COUNCIL MEETING

Municipal Building
175-5th Street North
Second Floor Council Chamber

CITY OF ST. PETERSBURG

May 15, 2014
3:00 PM

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, 1st 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 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 & Presentations

1. Spa Beach Skate Park Project Presentation by Tito Porrata.

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

Setting June 5, 2014 as the public hearing date for the following proposed Ordinances:

1. Approving a vacation of 7th Avenue South between 3rd Street South and 4th Street South; vacation of a 20-foot wide utility easement running north-south on the south side of 7th Avenue South between 3rd and 4th Streets South and a 30-foot wide utility easement running north-south on the north side of 7th Avenue South between 3rd Street South and 4th Street South. (City File 13-33000014)

2. Approving the vacations of: 1) a portion of 5th Street North lying south of 54th Avenue North, 2) a portion of 53rd Avenue North lying east of 5th Street North, 3) a 10-foot wide sanitary sewer easement, and 4) a 15-foot wide public utility easement. (City File 14-33000002)

3. Approving the designation of the Lang's Bungalow Court Historic District, located between 4th Avenue North, Calla Terrace North, and the east and west alleys of Lang Court North, as a local historic landmark. (City File HPC 14-90300002)

4. Consumption of certain alcoholic beverages by passengers on pedal buses:

(a) Amending Chapter 28 of the City Code to allow for the consumption of certain alcoholic beverages by passengers on pedal buses; and adding additional requirements.

(b) Amending Chapter 3 of the City Code to create an exemption for consumption of alcoholic beverages by passengers on pedal buses.

F. Reports

2. Resolution approving a consulting agreement with AECOM for a Downtown Waterfront Master Plan and authorizing the Mayor or his designee to execute the consulting agreement and all other documents necessary to effectuate this transaction.

3. Mahaffey Theater Update. (Oral) (4:30 p.m.)

4. FDOT Gandy Widening Project Update - Debbie Hunt & Jim Moulton (5:00 p.m.)

5. USF/All Children's Hospital Release of Restriction.

6. International Relations Committee (IRC). (Councilmember Kennedy) (Oral)

7. Awarding a contract to Hodge Management, LLC in the amount of $331,900 for the Mahaffey Theater Dressing Room Renovations Project; rescinding an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $57,467 from the Mahaffey Theater Catering project (12270); and approving a supplemental appropriation in the amount of $57,467 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from this rescission, to the Mahaffey Theater Dressing Room Renovations Project (14140). (Engineering Project No. 14216-119; Oracle No.14140)

G. New Business

1. Requesting City Council schedule a Committee of the Whole to consider using Weeki Wachee funds to construct a new, modern skate park that potentially could be done on a redesigned Pier approach or elsewhere in the city. (Councilmember Nurse)

2. Requesting City Council schedule a Committee of the Whole to consider possible changes in the levels of bonuses or exemptions in the downtown zoning district and consider if some current bonus items should be mandatory based upon our ten years of experience. (Councilmember Nurse)

3. Requesting City Council support a resolution opposing the increase in weight of trucks that utilized the interstate system in the state of Florida. (Councilmember Kennedy)

4. Requesting the City of St. Petersburg and the Homeless Outreach Team change policy and procedure for placement and support of homeless women/children/families. (Councilmember Foster)

5. Referring to the Public Services & Infrastructure Committee a discussion on pedestrian safety. (Councilmember Foster)

H. Council Committee Reports

1. Budget, Finance & Taxation Committee. (5/8/14)

2. Public Services & Infrastructure Committee. (5/8/14)

3. Legislative Affairs & Intergovernmental Relations Committee. (5/8/14)

I. Legal

J. Public Hearings and Quasi-Judicial Proceedings - 6:00 P.M.

Public Hearings

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

1. Confirming the preliminary assessment for Lot Clearing Number 1533.

2. Confirming the preliminary assessment for Building Securing Number 1188.

3. Confirming the preliminary assessment for Building Demolition Number 415.

4. Resolution approving the Skyway Marina District Plan.

5. Resolution by City Council approving an Interlocal Agreement with Pinellas County that establishes the purpose, scope, mutual duties of the City of St. Petersburg and Pinellas County, governance structure and funding mechanisms for the Southside St. Petersburg Community Redevelopment Area.

6. Ordinance109-H approving American Strategic Insurance (ASI) application for the St. Petersburg Economic Development Ad Valorem Tax Exemption.

7. Ordinance 110-H amending St. Petersburg City Code, Chapter 16 (Land Development Regulations) Section 16.40.040 "Fences, Walls and Hedges," to allow electrically charged fencing in all non-residentially zoned districts that allow outdoor storage. (City File LDR-2014-02)

8. Ordinance111-H authorizing the restrictions contained in the Joint Participation Agreement ("JPA"), including but not limited to the Aviation Assurances ("Grant Assurances") which are attached to the JPA, to be executed by the City, as a requirement for receipt of the Florida Department of Transportation ("FDOT") Grant in an amount not to exceed $300,000 for the Airport Maintenance and Rehab Project which inter alia require that the City will make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the date of the JPA; authorizing the Mayor or his designee to accept the Grant in an amount not to exceed $300,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; approving a transfer of $10,000 from the Airport Operating Fund (4031) to the Airport Capital Improvement Fund (4033); approving a transfer of $50.000 within the City Facilities Capital Improvements Fund (3031) from the Infrastructure - TBD (Project #14148) project to the Airport - Maintenance and Rehab Project (Project #TBD); and approving supplemental appropriations from the increase in the unappropriated balance of the Airport Capital Improvement Fund (4033) resulting from these additional revenues in the amount of

$325,000 to the Airport - Maintenance and Rehab Project (Project #TBD); providing an effective date; and providing for expiration.

9. Ordinance 112-H of the City of St. Petersburg deleting the existing Article V, Division 3 of Chapter 2; creating a new Article V, Division 3 of Chapter 2, Procurement Code; providing a purpose, intent and definitions; setting forth the duties and responsibilities of the Procurement Department; establishing approval authority; creating source selection processes; identifying construction delivery methods; requiring certain security for the procurement of supplies, services and construction; providing other necessary provisions to maximize the cost effective use of public funds in the procurement of supplies, services and construction and to provide safeguards to ensure quality, integrity and compliance with applicable laws; amending Section 2-426 (3) to be consistent with the Emergency Procurement Procedures; creating Division 6 to Article V, Grant Opportunities Through Grant Writers; and providing a purpose and process to evaluate certain grant opportunities.

K. Open Forum

L. Adjournment

CONSENT AGENDA

COUNCIL MEETING CITY OF ST. PETERSBURG

Consent Agenda A
May 15, 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. Resolution increasing the allocation to Dura-Cast Products, Inc., Wastequip Manufacturing Company, LLC, Iron Container, LLC, and Equipco Manufacturing, Inc. for refuse containers and compactors in the amount of $250,000 for an estimated annual contract cost of $750,000.

2. Awarding three-year blanket purchase agreements with Bayside Building Services, Inc., Creative Homes of Central Florida, Inc., Dave Ulm Builders, Inc., Grosz Construction Company, Inc. and Avatar Construction, Inc., for building repairs and maintenance in an amount not to exceed $1,395,000.

CONSENT AGENDA

COUNCIL MEETING **CITY OF ST. PETERSBURG**

Consent Agenda B
May 15, 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 blanket purchase agreement to Dell Marketing Limited Partnership for desktops, laptops, servers and computer peripherals at an estimated cost of $400,000; and approving a supplemental appropriation in the amount of $360,616 from the unappropriated balance of the Technology & Infrastructure Fund 5019.

2. Renewing a blanket purchase agreement with G.A. Food Services of Pinellas County, Inc. d/b/a G.A. Food Service, Inc. for the Summer Food Service Program for the Parks and Recreation Department at an estimated annual amount of $385,766.

3. Awarding a contract to Hodge Management, LLC in the amount of $331,900 for the Mahaffey Theater Dressing Room Renovations Project; rescinding an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $57,467 from the Mahaffey Theater Catering project (12270); and approving a supplemental appropriation in the amount of $57,467 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from this rescission, to the Mahaffey Theater Dressing Room Renovations Project (14140). (Engineering Project No. 14216-119; Oracle No.14140) [MOVED to Reports as F-6]

4. Approving the purchase of replacement riding mowers from Deere & Company for the Fleet Management Department at a total cost of $222,788.37

5. Awarding a three-year contract purchase agreement to Hertz Equipment Rental Corporation for equipment rental in an amount not to exceed $210,000.

6. Awarding a two-year agreement to Recycling Services of Florida, Inc. for the sale of material for recycling for the Sanitation Department at an estimated annual sales revenue of $168,184.

7. Accepting a bid from Odyssey Manufacturing Co. for aeration skids for the Water Resources Department at a total cost of $165,500.

8. Approving the cooperative purchase of application subscription services for the St. Petersburg Library System from the Pinellas Public Library Cooperative, Inc. (PPLC) at an annual fee of $144,055.

9. Awarding a contract to B.L. Smith General Contractors Inc. in the amount of $125,395.12 for the Jordan School Classroom Building 2, Renovations project. (Engineering Project No. 11232-019; Oracle No.10960)

(City Development)

10. Approving the 2013 Annual Report for the Gateway Areawide Development of Regional Impact (GADRI).

11. Approving the plat of Tradition Properties St. Pete, generally located east of 4th Street South and south of 15th Avenue South. (City File 13-20000008)

12. Approving the plat of Alexander's Subdivision, consisting of Blocks 1 and 2, with Block 1 being generally located south of Cortez Way South and west of 35th Terrace South and Block 2 being generally located south of Madrid Way South and west of Columbus Way South. (City Files 08-20000012 & 08-20000013)

13. Approving the plat of Tropicana, generally located at the northeast corner of Central Avenue and 2nd Street North. (City File 14-20000001)

14. Authorizing the Mayor or his designee to enter into a Locally Funded Agreement with the Florida Department of Transportation for the construction of roadway modifications to Carillon Parkway and Egret Drive at Ulmerton Road at a total project cost not to exceed $300,000; authorizing the City Attorney's Office to make non-substantive changes to such agreement; and approving a supplemental appropriation in the amount of $300,000 from the unappropriated balance of the Transportation Impact Fee Capital Projects Fund to Ulmerton/Egret/Carillon Project No. 14485 for FY 2014. [Revised language]

15. Authorizing the Mayor or his designee to execute a Joint Participation Agreement (FPN: 433385-1-94-01, Contract No: AR736 "JPA") between the City of St. Petersburg and the Florida Department of Transportation, which provides $50,000 for infrastructure repair at the Port, establishes an expiration date for the JPA of June 30, 2017, and requires City matching funds in the amount of $50,000; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

(Leisure & Community Services)

16. Authorizing the Mayor or his designee to accept a grant from the State of Florida Department of Agriculture and Consumer Services("Department") in an amount not to exceed $497,443 for the City's summer food program and to execute a grant agreement and all other documents necessary with the Department; and approving a supplemental appropriation in the amount of $497,443 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department.

(Public Works)

17. Resolution finding that $95,605 is an amount sufficient to pay for maintenance of the City of St. Petersburg Pedestrian Crossing Enhancement Project ("Project") at 50 various locations throughout the City of St. Petersburg, over its useful life of fifteen (15) years; authorizing a supplemental appropriation in the amount of $95,605 from the unappropriated balance of the General Fund to fund future pedestrian crossing maintenance required by the Local Agency Program Agreement ("Agreement") between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg, Florida ("City"); providing that the maintenance funds shall not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with only authorized expenditures being for maintenance of the pedestrian crossing improvements of the project; finding that execution of the Agreement shall not be

considered an unlawful act under Florida Statute §166.241; approving the agreement and authorizing the Mayor or his designee to execute the Agreement between the City and FDOT for participation by FDOT in the construction activities of the Project in an amount not to exceed $892,950; and authorizing a supplemental appropriation in the amount of $892,950 from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), resulting from these additional revenues, to the City of St. Petersburg Pedestrian Crossing Enhancement Project (12895). (FDOT Financial Project No. 424532 6 58/68 01) (Engineering Project No. 12018-112; Oracle No. 12895)

18. Resolution finding that $3,100 is an amount sufficient to pay for maintenance of the 112th Avenue North, from west of 4th Street North to east of 4th Street North Project ("Project"), over its useful life of fifteen (15) years; authorizing a supplemental appropriation in the amount of $3,100 from the unappropriated balance of the General Fund to fund future maintenance required by the Local Agency Program Agreement ("Agreement") between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg, Florida ("City"); providing that the maintenance funds shall not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with only authorized expenditures being for maintenance of the improvements of the project; finding that execution of the Agreement shall not be considered an unlawful act under Florida Statute §166.241; approving the agreement and authorizing the Mayor or his designee to execute the Agreement between the City of St. Petersburg, Florida, and the Florida Department of Transportation ("FDOT") for participation by FDOT in the construction activities of the112th Avenue North, from west of 4th Street North to east of 4th Street North Project in an amount not to exceed $129,000; and authorizing an appropriation in the amount of $129,000 from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), resulting from these additional revenues, to the 112th Avenue North, from west of 4th Street to east of 4th Street Project (TBD). (Engineering Project No. 08065-212; Oracle No. TBD) (FDOT Financial Project No. 434307 1 58/68/01)

(Appointments)

19. Confirming the appointment of Bob Devin Jones as a regular member to the Public Arts Commission to fill an unexpired four-year term ending April 30, 2017.

20. Confirming the appointment of Kimberly G. Jackson as a regular member to the Arts Advisory Committee to serve an unexpired three-year term ending September 30, 2014.

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

Budget, Finance & Taxation Committee
Thursday, May 8, 2014, 8:00 a.m., Room 100

Public Services & Infrastructure Committee
Thursday, May 8, 2014, 9:15 a.m., Room 100

Legislative Affairs & Intergovernmental Relations Committee
Thursday, May 8, 2014, 11:00 a.m., Room 100

CRA/Agenda Review & Administrative Updates
Thursday, May 8, 2014, 1:30 p.m., Room 100

City Council Meeting
Thursday, May 8, 2014, 3:00 p.m., Council Chamber

FY15 Operating Budget Workshop
Tuesday, May 13, 2014, 8:30 a.m., Room 100

FY 2015 Public Budget Summit - Wildwood Recreation Center
Wednesday, May 14, 2014, 1000 - 28th St, S., 6:00 p.m.

Fiscal Year 2015 Public Budget Summit
Wednesday, June 18, 2014, Willis S. Johns Recreation Center, 6635 Dr. MLK Jr. St. N., 6:00 p.m.

City Council Executive Session
Thursday, May 15, 2014, 2:00 p.m., Room 200

Consolidated Plan Review Committee
Thursday, May 15, 2014, 9:30 a.m., Room 100

CITY OF ST. PETERSBURG
Board and Commission Vacancies

Arts Advisory Committee
1 Regular Member
(Term expires 9/30/14)

City Beautiful Commission
1 Regular Member
(Term expires 12/31/16)

Civil Service Board
3 Alternate Members
(Terms expire 6/30/14 & 6/30/16)

Code Enforcement Board
1 Alternate Member
(Term expires 12/31/16)

Commission on Aging
4 Regular Members
(Terms expire 12/31/14 & 12/31/16)

Public Arts Commission
2 Regular Members
(Terms expire 4/30/14 & 4/30/17)

Committee to Advocate for Persons with Impairments (CAPI)
1 Regular & 2 Alternate Members
(Terms expire 12/31/14 & 12/31/16)

Nuisance Abatement Board
2 Alternate Members
(Terms expire 8/31/14 & 11/30/14)

Community Planning & Preservation Commission
1 Regular Member
(Term expires 1/1/15)

PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

1. **Anyone wishing to speak must fill out a yellow card and present the card to the Clerk. All speakers must be sworn prior to presenting testimony. No cards may be submitted after the close of the Public Hearing. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party.**

2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in variance application cases, the Applicant bears the burden of proof; in rezoning and Comprehensive Plan land use cases, the Owner bears the burden of proof except in cases initiated by the City Administration, in which event the City Administration bears the burden of proof. Waiver of Objection: at any time during this proceeding Council Members may leave the Council Chamber for short periods of time. At such times they continue to hear testimony because the audio portion of the hearing is transmitted throughout City Hall by speakers. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.

3. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation.

   a. Presentation by City Administration.

   b. Presentation by Applicant and/or Appellant. If Appellant and Applicant are different entities then each is allowed the allotted time for each part of these procedures. The Appellant shall speak before the Applicant. In connection with land use and zoning ordinances where the City is the applicant, the land owner(s) shall be given the time normally reserved for the Applicant/Appellant, unless the land owner is the Appellant.

   c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said individual shall register with the City Clerk at least one week prior to the scheduled public hearing.

4. Public Hearing. A Public Hearing will be conducted during which anyone may speak for 3 minutes. Speakers should limit their testimony to information relevant to the ordinance or application and criteria for review.

5. Cross Examination. Each party shall be allowed five (5) minutes for cross examination. All questions shall be addressed to the Chair and then (at the discretion of the Chair) asked either by the Chair or by the party conducting the cross examination of the speaker or of the appropriate representative of the party being cross examined. One (1) representative of each party shall conduct the cross examination. If anyone wishes to utilize the time provided for cross examination and rebuttal as an Opponent, and no one has previously registered with the Clerk, said individual shall notify the City Clerk prior to the conclusion of the Public Hearing. If no one gives such notice, there shall be no cross examination or rebuttal by Opponent(s). If more than one person wishes to utilize the time provided for Opponent(s), the City Council shall by motion determine who shall represent Opponent(s).

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

6. Rebuttal/Closing. Each party shall have five (5) minutes to provide a closing argument or rebuttal.
   a. Rebuttal by Opponents.
   b. Rebuttal by City Administration.
   c. Rebuttal by Appellant followed by the Applicant, if different.

CITY COUNCIL AGENDA
AWARDS & PRESENTATIONS

April 2, 2014

TO: The Mayor and Members of City Council

SUBJECT:

Spa Beach Skate Park Project Presentation by Tito Porrata

PRESENTER:

Karl Nurse
City Council

SCHEDULE FOR COUNCIL ON:

May 15, 2014

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SAINT PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair, and Members of City Council

SUBJECT: Ordinance approving a vacation of 7th Avenue South between 3rd Street South and 4th Street South; vacation of a 20' wide utility easement running north-south on the south side of 7th Avenue South between 3rd and 4th Street South and a 30' wide utility easement running north-south on the north side of 7th Avenue South between 3rd Street South and 4th Street South (City File No.: 13-33000014)

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 June 5, 2014.

Background: The applicant is the University of South Florida St. Petersburg. The right-of-way and easements proposed for vacation are depicted on the attached maps (Attachments "A" and "B"). The applicant's goal is to assemble the vacated areas, together with the abutting property for development of a new building for the University campus.

Discussion: As set forth in the attached staff 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, the City's Comprehensive Plan and the Bayboro Harbor Community Redevelopment Plan, subject to the suggested special conditions in the proposed ordinance.

Agency Review: The application was routed to City departments and non-City utility providers. No objections were noted, provided easements were dedicated for existing utilities or the applicant bears the cost of any required modifications.

DRC Action & Public Comments: On March 5, 2014, 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 recommend approval of the proposed vacations.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the street and easement vacations, subject to the conditions in the proposed ordinance.

1. Prior to the City Clerk recording the vacation ordinance, the applicant shall obtain City Council approval of a final replat for the areas to be vacated together with the abutting private property which will compose the proposed redevelopment site.

2. The applicant shall coordinate the necessary replacement easements, including any proposed air rights encroachments, on the replat with the Engineering Department and any applicable non-City utility providers.

3. All existing brick and granite curbing which exists within the right-of-way being vacated shall remain the property of the City of St. Petersburg. Prior to redevelopment of the site, the applicant shall be responsible for returning these materials to the City in the manner required by the Engineering Director. The applicant shall be responsible for all associated permits, work and inspections.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF 7TH AVENUE SOUTH BETWEEN 3RD STREET SOUTH AND 4TH STREET SOUTH; VACATION OF A 20' WIDE UTILITY EASEMENT RUNNING NORTH-SOUTH ON THE SOUTH SIDE OF 7TH AVENUE SOUTH BETWEEN 3RD AND 4TH STREET SOUTH AND A 30' WIDE UTILITY EASEMENT RUNNING NORTH-SOUTH ON THE NORTH SIDE OF 7TH AVENUE SOUTH BETWEEN 3RD STREET SOUTH AND 4TH STREET SOUTH; 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 and easements are hereby vacated as recommended by the Administration and the Development Review Commission:

See Exhibits "A", "B" and "C"

SECTION 2. The above-mentioned right-of-way and easements are not needed.

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

1. Prior to the City Clerk recording the vacation ordinance, the applicant shall obtain City Council approval of a final replat for the areas to be vacated together with the abutting private property which will compose the proposed redevelopment site.

2. The applicant shall coordinate the necessary replacement easements, including any proposed air rights encroachments, on the replat with the Engineering Department and any applicable non-City utility providers.

3. All existing brick and granite curbing which exists within the right-of-way being vacated shall remain the property of the City of St. Petersburg. Prior to redevelopment of the site, the applicant shall be responsible for returning these materials to the City in the manner required by the Engineering Director. The applicant shall be responsible for all associated permits, work and inspections.

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:

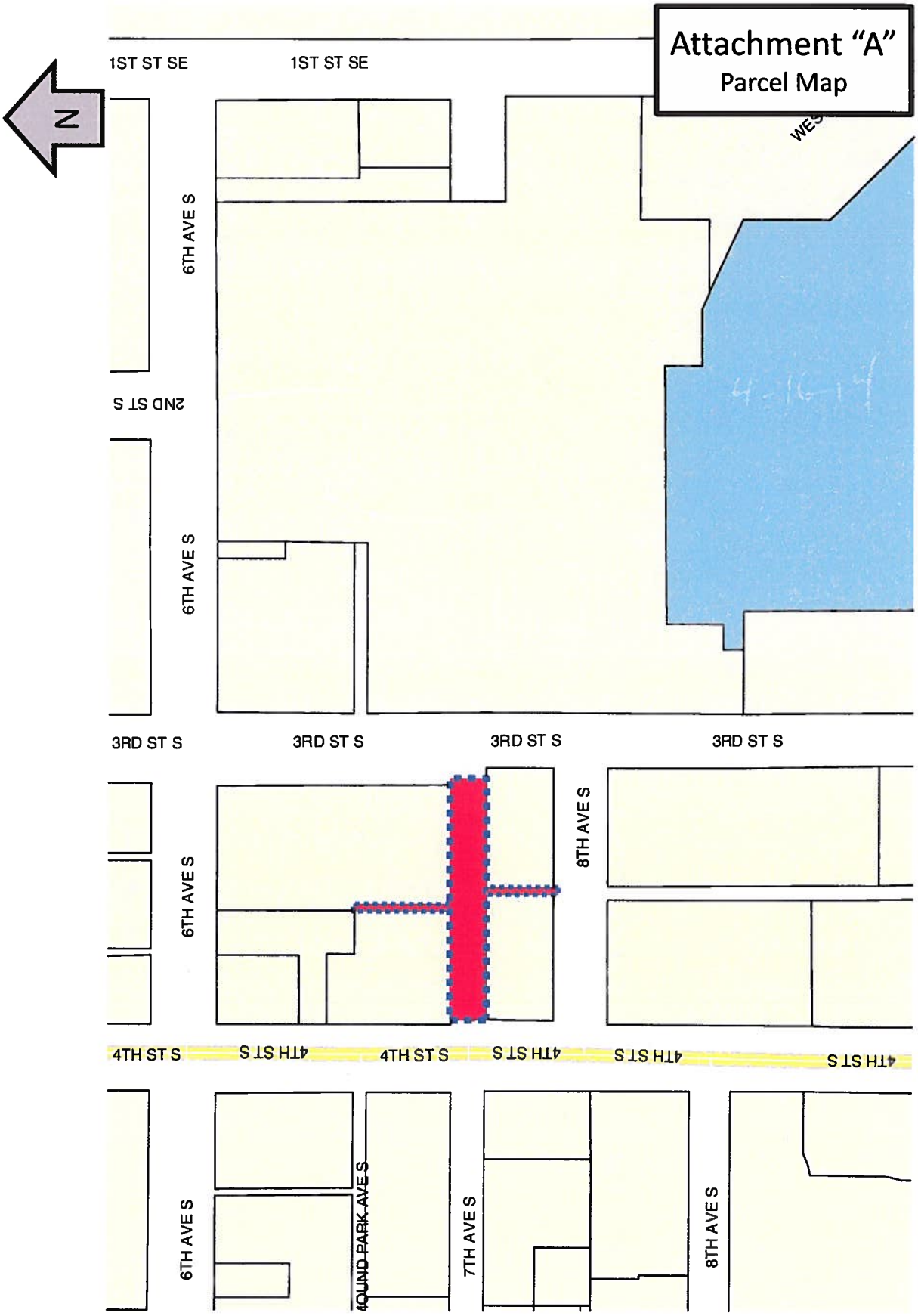
4-16-14

Planning & Economic Development Dept. Date

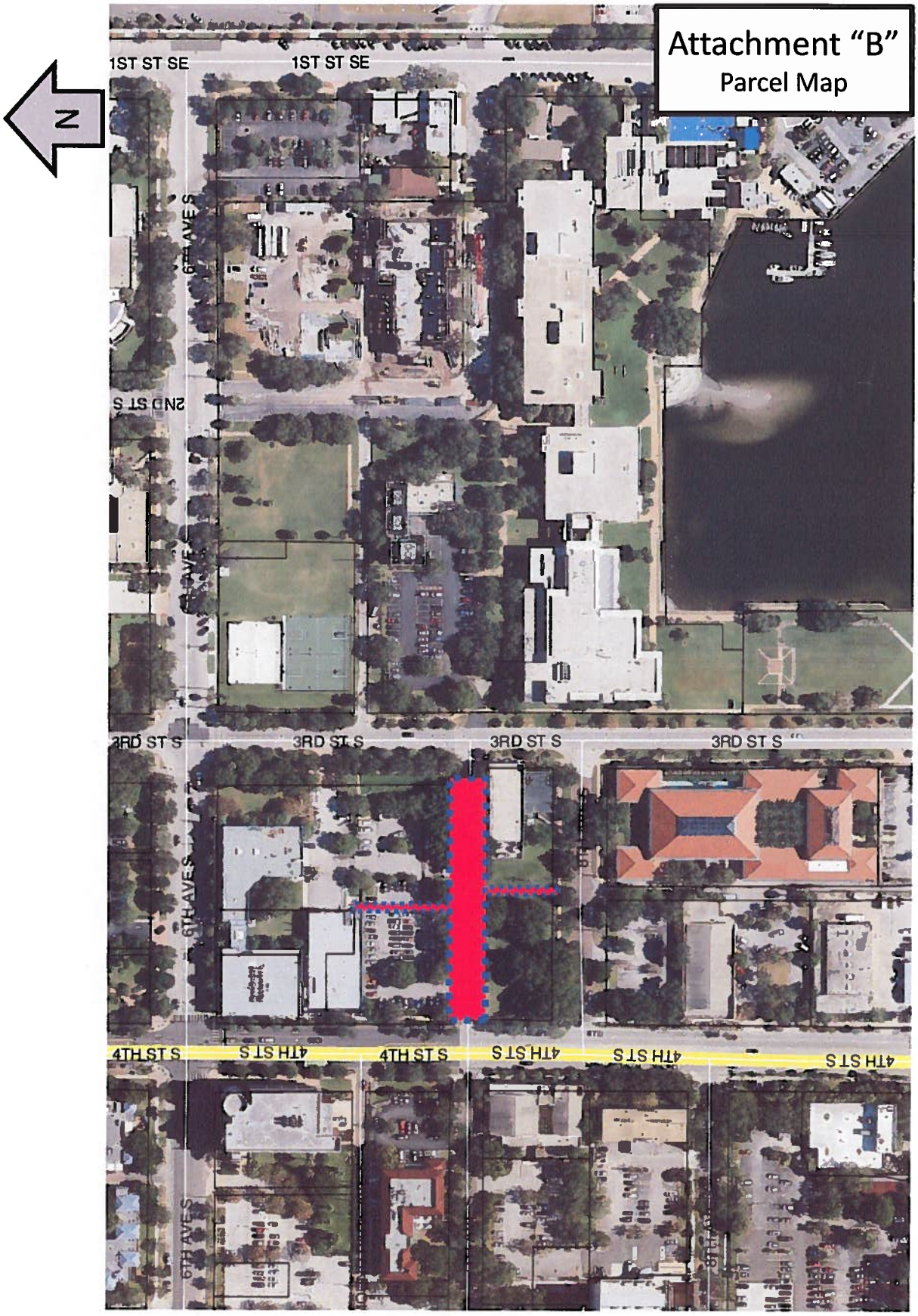
4/17/14

City Attorney (Designee) Date

Attachment "A"
Parcel Map



Attachment "B"
Parcel Map



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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

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 **March 5, 2014 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	13-33000014	**PLAT SHEET:**	E-3
REQUEST:	Approval of a vacation of 7th Avenue South between 3rd Street South and 4th Street South; vacation of a 20' wide utility easement running north-south on the south side of 7th Avenue South between 3rd and 4th Street South and a 30' wide utility easement running north-south on the north side of 7th Avenue South between 3rd Street South and 4th Street South.		
APPLICANT:	University of South Florida 140 7th Avenue South, TER100 Saint Petersburg, Florida 33701		
AGENT:	The Ash Group, Inc. 5802 Benjamin Center Drive Suite 101 Tampa, Florida 33634		
ADDRESS:	600 4th Street South		
PARCEL ID NO.:	19/31/17/93339/001/0020		
LEGAL DESCRIPTION:	On File		
ZONING:	IC		

Request
The request is to vacate a 350-foot long segment of 7th Avenue South between 3rd and 4th Streets South, as well as two utility easements. The right-of-way and easements proposed for vacation are depicted on the attached maps (Attachments "A" and "B"). The applicant's goal is

to assemble the vacated areas together with the abutting private property for development of a new building for the campus of USF St. Petersburg.

Analysis
Staff finds that the request is consistent with the City's Land Development Regulations (LDR's), the City's Comprehensive Plan and the Bayboro Harbor Redevelopment Plan.

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

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

Any necessary easements and/or relocation of existing infrastructure can be handled through the associated replatting process, which has been added as a special condition of this approval.

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 area proposed for vacation will not impair or deny public access or utility access to any lot of record outside the boundaries of the campus.

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 the requested vacation will not substantially impact public travel patterns. The public street proposed for vacation is primarily utilized by vehicles associated with the University. The Campus Master Plan approved by the City Council includes a number of accessibility improvements for vehicles, bicycles and pedestrians. A number of these improvements have been constructed throughout other areas of the campus where similar street and easement vacations have been approved.

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 existing right-of-way and easements were necessary to serve multiple lots within multiple blocks prior to the more recent land assembly by the University. Consolidation of these previously fragmented parcels into the rest of the abutting campus eliminates the need for which these encumbrances were originally granted. Any necessary replacement easements can be dedicated through the replatting process, which is a special condition of approval.

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

Approval of the requested vacation will facilitate implementation of the approved Campus Master Plan, which is consistent with the vision for the Bayboro Harbor Redevelopment Area. The Bayboro Harbor Community Redevelopment Plan references vacation of right-of-way to accommodate campus expansion.

Comments from Agencies and the Public
The proposed vacation was routed to various City departments and franchised utilities. No objections were noted, provided easements are provided for existing utilities or the applicant bears the cost of relocation or abandonment. No public comments have been received as of the date of this report.

RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed street and easement vacations. 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 replat the vacated alley, alley easement and the abutting property.**

2. **The replat shall dedicate utility and drainage easements, as necessary, to protect any existing infrastructure and/or franchised utilities.**

3. **The applicant shall be responsible for coordinating any necessary abandonment of existing infrastructure and/or franchised utilities, as well as the costs for all associated permits, work and inspections.**

4. **The applicant shall comply with all requirements of the Engineering Department memorandum dated February 13, 2014 (copy attached).**

REPORT PREPARED BY:

FEB 27, 2014

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

A PORTION OF LAND LYING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 17 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, U.S.F SECOND REPLAT, AS RECORDED IN PLAT BOOK 127, PAGES 65-66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF 7TH AVENUE SOUTH, RUN NORTH 89°26'04" EAST, A DISTANCE OF 350.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, RUN SOUTH 00°00'13" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF THE SOUTHERLY RIGHT OF WAY OF SAID 7TH AVENUE SOUTH; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 89°26'04" WEST, A DISTANCE OF 350.00 FEET TO THE NORTHWEST CORNER OF U.S.F. REPLAT NO. 2, AS RECORDED IN PLAT BOOK 121, PAGE 88 OF THE PUBLIC RECORDS OF PINELLAS COUNTY; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, RUN NORTH 00°00'13" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,500.0 SQUARE FEET, MORE OR LESS.

BEARINGS FOR THIS LEGAL DESCRIPTION ARE ROTATED TO THE NORTHERLY RIGHT OF WAY LINE OF 7TH AVENUE SOUTH, ALSO BEING THE SOUTHERLY BOUNDARY LINE OF U.S.F SECOND REPLAT, AS RECORDED IN PLAT BOOK 127, PAGES 65-66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID RECORD BERING BEING NORTH 89°26'04" EAST.

LEGAL DESCRIPTION

A portion of a 30 foot Utility Easement as shown on the plat of U.S.F. SECOND REPLAT, as recorded in Plat Book 127, Pages 65 and 66, Public Records of Pinellas County, Florida, more particularly described as follows:

From the Southeast corner of Lot 2, Block 1, U.S.F. SECOND REPLAT, as recorded in Plat Book 127, Pages 65 and 66, Public Records of Pinellas County, Florida, as a Point of Reference; thence N.00°36'15"W. along the East line of said Lot 2, Block 1, said line also being the West right-of-way line of 3rd Street South, 118.00 feet to the Southeast corner of a 30 foot Utility Easement as shown on the plat of said U.S.F. SECOND REPLAT; thence S.89°26'04"W. along the South line of said 30 foot Utility easement, 160.00 feet to the POINT OF BEGINNING; thence continue S.89°26'04"W., 30.00 feet to a point of intersection with the West line of said 30 foot Utility Easement; thence S.00°36'15"E. along the West line of said 30 foot Utility Easement, 118.00 feet to a point of intersection with the South line of said Lot 2, Block 1, and the North right-of-way line of 7th Avenue South; thence N.89°26'04"E. along the South line of said Lot 2, Block 1 and said North right-of-way line, 30.00 feet; thence N.00°36'15"W. along the East line of said 30 foot Utility Easement, 118.00 feet to the POINT OF BEGINNING.

Containing 3,540 square feet, or 0.081 acres, more or less.

St. Petersburg, Florida

NOTES

1. Basis of Bearings: N.00°36'15"W. along the West line of Lot 2, Block 1, U.S.F. SECOND REPLAT, as recorded in Plat Book 127, Pages 65 and 66, Public Records of Pinellas County, Florida.
2. NOT A BOUNDARY SURVEY.
3. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
4. This sketch is made without the benefit of a title report or commitment for title nsurance.
5. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

LB	Licensed Business	P.B.	Plat Book
LS	Land Surveyor	PSM	Professional Surveyor and Mapper
		R/W	Right of Way

PREPARED FOR:
USF - ST. PETERSBURG

LEGAL DESCRIPTION

SECTION 19 TOWNSHIP 31 S. RANGE 17 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	11/11/13
CHECKED	NMC	11/12/13
FIELD BOOK		
SCALE	1" = 40'	

Nicholas M. Circello PSM LS 4898
November 12, 2013
DATE

George F. Young, Inc.
Since 1919
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126
PHONE (727) 822-4317 FAX (727) 822-2919
LICENSED BUSINESS LB021
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES
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JOB NO. 12012500SC

SHEET NO. 1 OF 2

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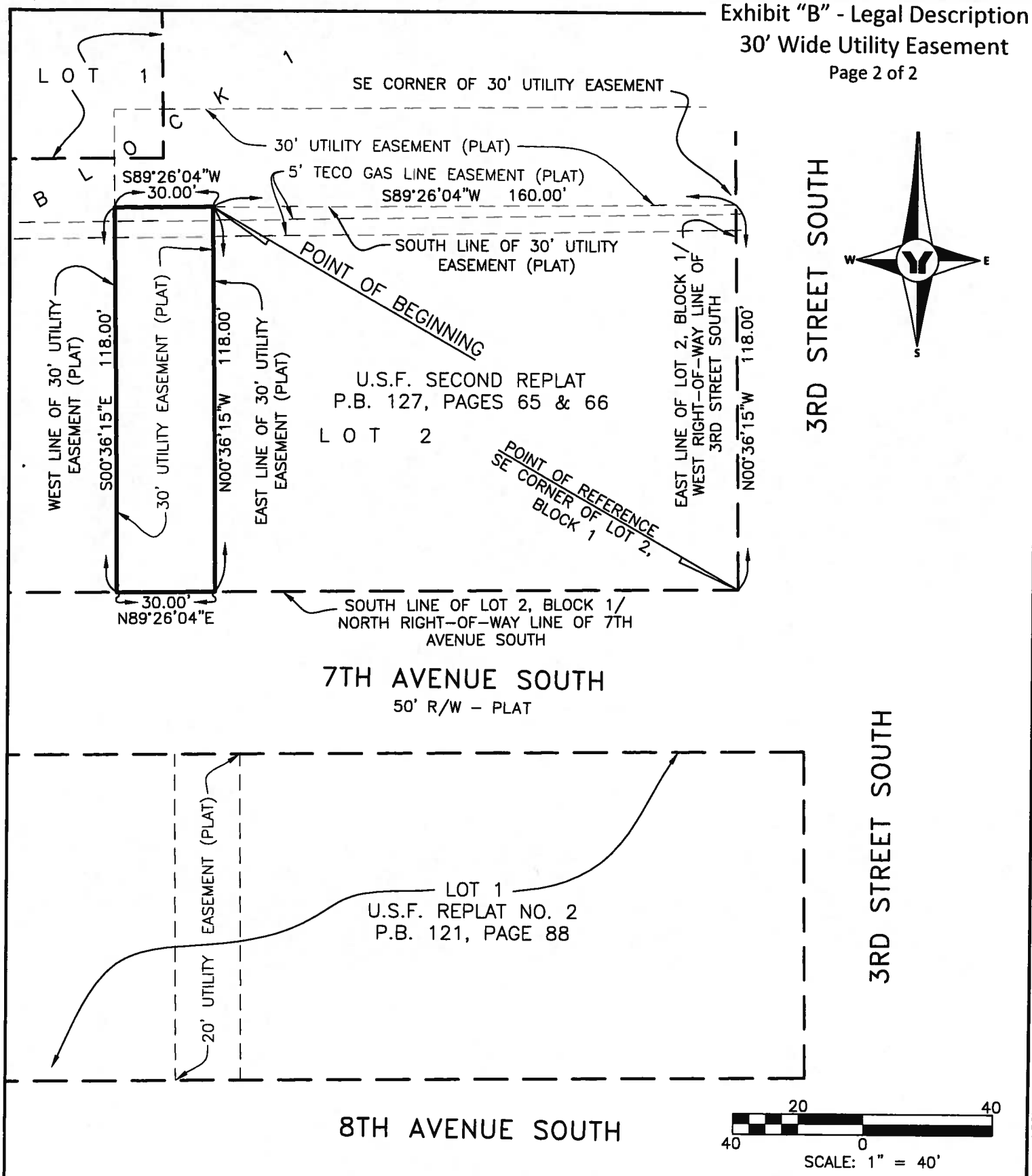
Exhibit "B" - Legal Description
30' Wide Utility Easement



PREPARED FOR:	LEGAL DESCRIPTION	REVISED	BY	DATE	DESCRIPTION
USF - ST. PETERSBURG	SECTION 19 TOWNSHIP 31 S. RANGE 17 E.				

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	11/11/13
CHECKED	NMC	11/12/13
FIELD BOOK		
SCALE	1" = 40'	

SEE SHEET 1 OF 2 FOR SIGNATURE AND SEAL

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JOB NO. 12012500SC

SHEET NO. 2 OF 2

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LEGAL DESCRIPTION

A 20 foot Utility Easement as shown on the plat of U.S.F. REPLAT NO. 2, as recorded in Plat Book 121, Page 88, Public Records of Pinellas County, Florida, more particularly described as follows:

From the Northeast corner of Lot 1, U.S.F. REPLAT NO. 2, as recorded in Plat Book 121, Page 88, Public Records of Pinellas County, Florida, as a Point of Reference; thence WEST along the North line of said Lot 1, said line also being the South right-of-way line of 7th Avenue South, 172.50 feet to the Northeast corner of a 20 foot Utility Easement as shown on said plat of U.S.F. REPLAT NO. 2, as the POINT OF BEGINNING; thence continue WEST along the North line of said Lot 1 and said South right-of-way line, 20.00 feet to the Northwest corner of said 20 foot Utility Easement; thence SOUTH along the West line of said 20 foot Utility Easement, 100.00 feet to the Southwest corner of said 20 foot Utility Easement, said point also being a point of intersection with the South line of said Lot 1, and the North right-of-way line of 8th Avenue South; thence EAST along the South line of said Lot 1 and said North right-of-way line, 20.00 feet to the Southeast corner of said 20 foot Utility Easement; thence NORTH along the East line of said 20 foot Utility Easement, 100.00 feet to the POINT OF BEGINNING.

Containing 2,000 square feet, or 0.046 acres, more or less.

St. Petersburg, Florida

NOTES

1. Basis of Bearings: WEST. along the North line of Lot 1, U.S.F. REPLAT NO. 2, as recorded in Plat Book 121, Page 88, Public Records of Pinellas County, Florida.
2. The plat of U.S.F. REPLAT NO. 2 does not indicate the East-West location of the 20 foot Utility Easement within said plat; dimensions shown hereon were computed from the previous record plat (W. J. OVERMAN'S REARRANGEMENT OF J. P. TITCOMB'S PLAN OF BAYBORO, as recorded in Plat Book 1, Page 19, Public Records of Pinellas County, Florida).
3. NOT A BOUNDARY SURVEY.
4. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
5. This sketch is made without the benefit of a title report or commitment for title nsurance.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

LB	Licensed Business	P.B.	Plat Book
LS	Land Surveyor	PSM	Professional Surveyor and Mapper
		R/W	Right of Way

PREPARED FOR:
USF – ST. PETERSBURG

LEGAL DESCRIPTION

SECTION 30 TOWNSHIP 31 S. RANGE 17 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	11/11/13
CHECKED	NMC	11/12/13
FIELD BOOK		
SCALE	1" = 40'	

Nicholas M. Circello PSM LS 4898
November 12, 2013
DATE

Since 1919

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JOB NO. 12012500SC
SHEET NO. 1 OF 2

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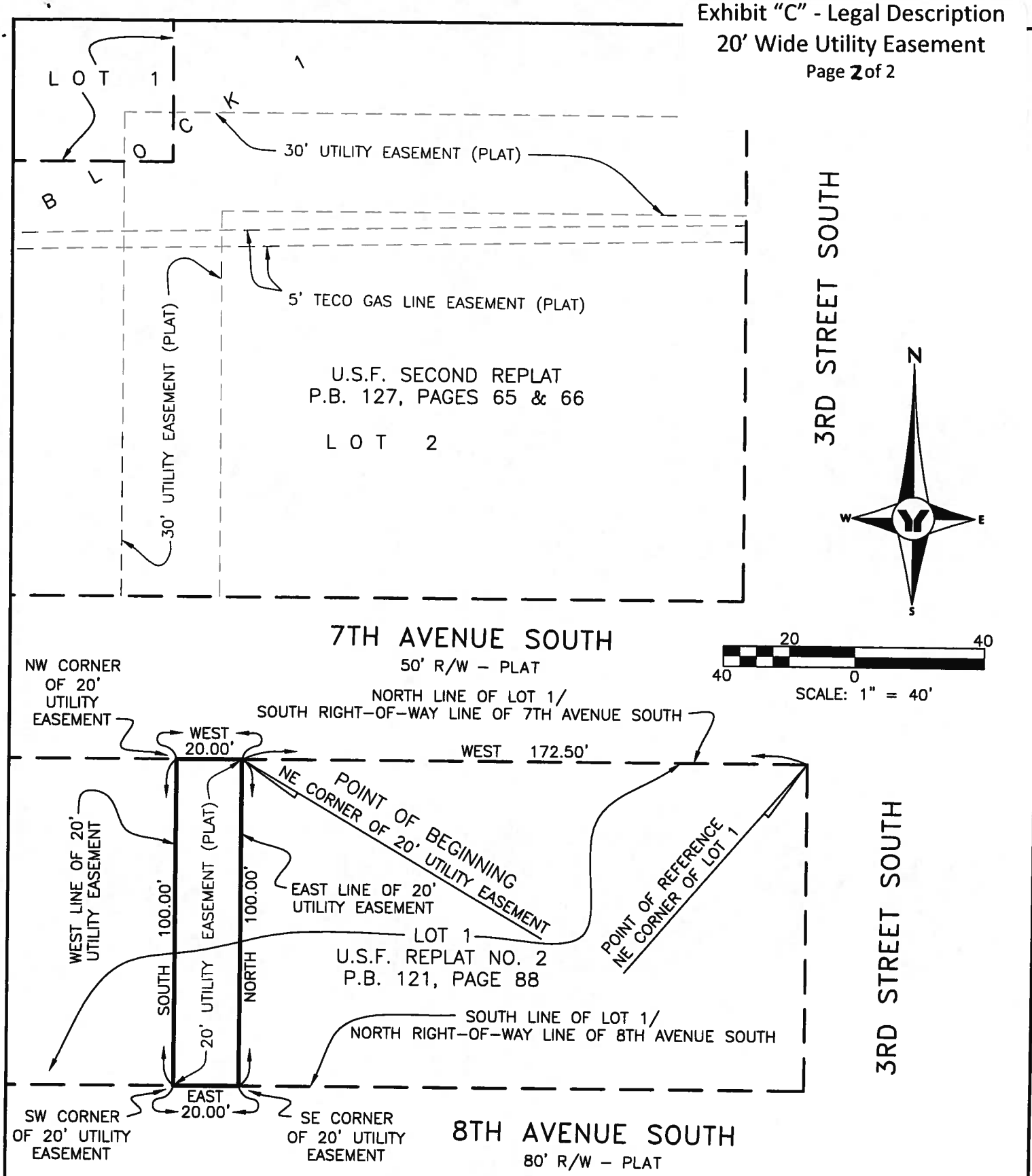

PREPARED FOR:
USF – ST. PETERSBURG

LEGAL DESCRIPTION

SECTION 30 TOWNSHIP 31 S. RANGE 17 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	11/11/13
CHECKED	NMC	11/12/13
FIELD BOOK		
SCALE	1" = 40'	

SEE SHEET 1 OF 2 FOR SIGNATURE AND SEAL

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JOB NO. 12012500SC

SHEET NO. 2 OF 2

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SAINT PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair, and Members of City Council

SUBJECT: Ordinance approving the vacations of: 1) a portion of 5th Street North lying south of 54th Avenue North, 2) a portion of 53rd Avenue North lying east of 5th Street North, 3) a 10-foot wide sanitary sewer easement and 4) a 15-foot wide public utility easement (City File No.: 14-33000002)

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 June 5, 2014.

Background: The applicant is D.R. Horton, Inc., which is the same company that developed the multi-family project on the land to the south in 2006. The right-of-way and the easements proposed for vacation are depicted on the attached maps (Attachments "A" and "B"). The purpose of the proposed vacations is to assemble the property for redevelopment with a 128-unit townhome project currently under review and subject to final approval by the Development Review Commission (DRC) at a future public hearing (Site Plan Review Case No. 14-31000002). The requested vacations were previously approved in 2006 and expired after the associated conditions of approval were not completed within the prescribed two-year period.

Discussion: As set forth in the attached report provided to the DRC, Staff finds that approval of the proposed vacations would be consistent with the criteria in the City Code. Staff is recommending approval of the proposed vacations to City Council, subject to the suggested special conditions in the proposed ordinance.

Agency Review: The application was routed to City departments and non-City utility providers. No objections were noted, provided that easements were dedicated for existing utilities or the applicant bears the cost of any required modifications.

DRC Action & Public Comments: On April 2, 2014, 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 recommend approval of the proposed vacation.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the street and easement vacations, subject to conditions in the proposed ordinance.

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE VACATIONS OF A PORTION OF 5TH STREET NORTH LYING SOUTH OF 54TH AVENUE NORTH, A PORTION OF 53RD AVENUE NORTH LYING EAST OF 5TH STREET NORTH, A 10-FOOT WIDE SANITARY SEWER EASEMENT AND A 15-FOOT WIDE PUBLIC UTILITY EASEMENT; 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 rights-of-way and easements are hereby vacated as recommended by the Administration and the Development Review Commission:

The rights-of-way described in Exhibit "A", together with

The 10-foot wide Sanitary Easement lying south of the intersection of 53rd Avenue North and 5th Street North as recorded in Official Records Book 710, Page 242 of the Public Records of Pinellas County, Florida, and

The 15-foot wide Utility Easement lying east of 5th Street North as depicted on the NORTHEAST CHRISTIAN CHURCH REPLAT, Lot 1, Block 1, as recorded in Plat Book 81, Page 79 of the Public Records of Pinellas County, Florida.

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. The vacated public right-of-way and easements shall be replatted together with the abutting private property pursuant to City standards.

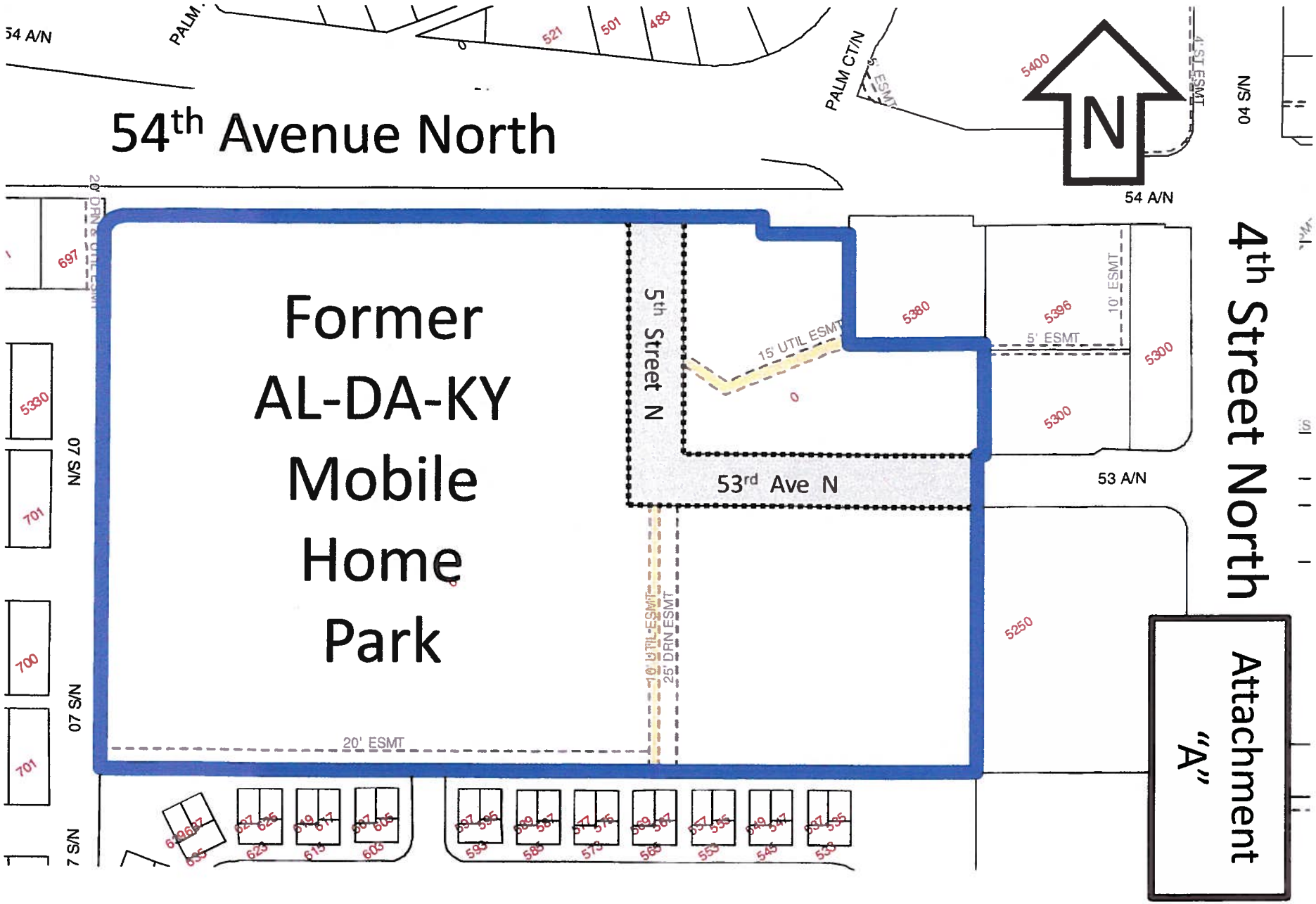
2. Through the replatting process, the applicant shall coordinate a plan for dedication of any necessary replacement easements or any required modification of existing infrastructure. The plan shall meet the requirements provided by the the Engineering Department.

3. The applicant shall be responsible for all associated applications, plans, permits, work, inspections and costs.

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:

	4-16-14
Planning & Economic Development Dept.	Date
	4/17/14
City Attorney (Designee)	Date


54th Avenue North
4th Street North
Former AL-DA-KY Mobile Home Park
5th Street N
53rd Ave N
54 A/N
53 A/N
PALM CT/N
N
15' UTIL ESMT
10' ESMT
5' ESMT
20' ESMT
10' UTIL ESMT
25' DRN ESMT
20' DRN & UTIL ESMT
4' ST ESMT
5' ESMT
07 S/N
04 S/N
5400
5380
5396
5300
5250
5330
697
701
700
521
501
483
Attachment "A"

Attachment
"B"
4th Street North
N
53rd Ave N
5th Street N
54th Avenue North

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

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 **April 2, 2014 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	14-33000002	**PLAT SHEET:**	F-28
REQUEST:	Approval of the vacations of: 1) a portion of 5th Street North lying south of 54th Avenue North, 2) a portion of 53rd Avenue North lying east of 5th Street North, 3) a 10-foot wide sanitary sewer easement and 4) a 15-foot wide public utility easement.		
APPLICANT:	D.R. Horton, Inc. Anne Mize 12602 Telecom Drive Tampa, Florida 33637-0935		
AGENT:	George F. Young, Inc. Michael E. Rissman, Jr. 299 Dr. Martin Luther King Jr. Street North Saint Petersburg, Florida 33701		
ADDRESS:	5222 4th Street North		
PARCEL ID NO.:	06/31/17/00324/000/0010; 06/31/17/60471/001/0010		
LEGAL DESCRIPTION:	On File		
ZONING:	NSM-1		

OVERVIEW & ANALYSIS:

Request – The applicant is requesting the following vacations:

1) 5th Street North between 53rd Avenue North and 54th Avenue North;
2) 53rd Avenue North commencing at 5th Street North and continuing east for approximately 342 feet;
3) The 10-foot wide, north-south sanitary sewer easement lying south of the existing intersection of 5th Street South and 53rd Avenue South; and
4) The 15-foot wide public utility easement lying east of 5th Street North and between 53rd Avenue North and 54th Avenue North.

The areas of right-of-way and the easements proposed for vacation are depicted on the attached maps. The purpose of the proposed vacations is to assemble the property for redevelopment with a 128-unit townhome project (DRC Case 14-31000002, April 2, 2014).

Analysis – In this case, Staff has determined that the request is **consistent** with the applicable City policies and regulations and is appropriate for approval.

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

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

Various public utility easements through the property will be necessary. These easements can be dedicated through the replatting process, which will be a condition of the approval, if the vacations are granted by the City.

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 only properties immediately affected by the proposed vacation are the lots owned by the applicant. The vacation will not deny access to any other lot.

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

The proposed vacation will not substantially impact the existing public roadway network. The City's Engineering Department has requested construction of a vehicular turnaround, which has been adopted as one of the special condition of approval suggested for adoption by the DRC.

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 rights-of-way and easements were dedicated to serve multiple parcels created as part of a previous subdivision. The assembly of the abutting private property for redevelopment with a townhouse project which will utilize a different system of internal streets and utilities eliminates the need for which the subject right-of-ways and easements were originally dedicated. There is no need for these public rights-of-way to remain in their originally platted configuration.

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

The requested vacations were previously approved in 2006 and expired after the associated conditions of approval were not completed within the prescribed two-year period.

Comments from Agencies and the Public
Comments from other City departments and outside utility providers have been addressed in the list of suggested special conditions of approval contained within this report. As of the date of this report, no questions or comments from the public have been received.

RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed right-of-way and easement vacations. If the DRC is inclined to support the vacations, Staff recommends the following special conditions of approval:

1. The vacated public right-of-way and easements shall be replatted together with the abutting private property pursuant to City standards.

2. The replat shall be designed to comply with the requirements set forth in the attached memorandum provided by the Engineering Department dated February 13, 2014, as may be amended by the Engineering Department.

3. The applicant shall be responsible for all associated applications, plans, permits, work, inspections and costs.

REPORT PREPARED BY:

MAR 17, 2014

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

LEGAL DESCRIPTION

A portion of the rights-of-way of 53rd Avenue North and 5th Street North, in the Northwest 1/4 of Section 6, Township 31 South, Range 17 East, Pinellas County, Florida, more particularly described as follows:

From the Southwest corner of Tract 1, AL-DA-KY BAY STATE REPLAT, as recorded in Plat Book 48, Page 56, Public Records of Pinellas County, Florida, as a Point of Reference; thence S.89°54'00"W., along the South line of said Tract 1, 1003.13 feet, to the Southwest corner of lands described in Official Records Book 15588, Pages 510 through 512, Public Records of Pinellas County, Florida; thence along the West line of said lands, NORTH, 300.31 feet to the Northwest corner of said lands, said point lying on the South right-of-way line of 53rd Avenue North, as the POINT OF BEGINNING; thence continue NORTH, 60.00 feet to a point on the North right-of-way line of 53rd Avenue South, said line also being the South line of Lot 1, Block 1, NORTHEAST CHRISTIAN CHURCH REPLAT, as recorded in Plat Book 81, Page 79, Public Records of Pinellas County, Florida; thence S.89°56'09"W. along said North right-of-way line and the South line of said Lot 1, 342.07 feet to the Southwest corner of said Lot 1; thence N.00°01'31"W. along the West line of said Lot 1, said line also being the East right-of-way line of 5th Street North, 269.53 feet to the Northwest corner of said Lot 1, said point also lying on the South right-of-way line of 54th Street North; thence S.89°57'42"W. along said South right-of-way line, 80.00 feet, to a point on the Westerly line of Tract 1 of said AL-DA-KY BAY STATE REPLAT, said point being a point of cusp; thence along the Easterly line of said Tract 1, said line also being the Westerly right-of-way line of 5th Street North, the following two courses: 31.42 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 20.00 feet, central angle 90°00'47", chord length 28.29 feet, chord bearing S.45°01'55"E., to a point of tangency; thence S.00°01'31"E., 309.55 feet, to a point of intersection with the South right-of-way line of 53rd Avenue North, said point also being a corner of said Tract 1; thence N.89°56'09"E. along the Northerly line of said Tract 1 and the South right-of-way line of 53rd Avenue North, 402.04 feet, to the POINT OF BEGINNING.

Containing 40,382 square feet, or 0.927 acres, more or less.

St. Petersburg, Florida

Exhibit "A"

Page 1 of 2

NOTES

1. Basis of Bearings: S.89°54'00"W. (assumed) along the South line of Tract 1, AL-DA-KY BAY STATE REPLAT, as recorded in Plat Book 48, Page 56, Public Records of Pinellas County, as per boundary survey prepared by American Surveying and Mapping, job number ASM51423, revision date 05/25/2006.
2. NOT A BOUNDARY SURVEY.
3. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

A	Arc Length	P.B.	Plat Book
C	Chord Length	P.O.B.	Point of Beginning
Δ	Delta (Central Angle)	PSM	Professional Surveyor and Mapper
LB	Licensed Business	RAD.	Radius
LS	Land Surveyor	R/W	Right-of-way
O.R.	Official Records Book		

PREPARED FOR:
D.R. HORTON, INC.
14055 RIVEREDGE DRIVE, SUITE 200
TAMPA FL 33637

LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION
SECTION 6 TOWNSHIP 31 S. RANGE 17 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	06/30/12
CHECKED	NMC	07/02/12
FIELD BOOK		
SCALE	1" = 200'	

Nicholas M. Circello PSM LS 4898
July 2, 2012
DATE

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126
PHONE (727) 822-4317 FAX (727) 822-2919
LICENSED BUSINESS LB021
ARCHITECTURE · ENGINEERING · ENVIRONMENTAL · LANDSCAPE · PLANNING · SURVEYING · UTILITIES
GAINESVILLE · LAKEWOOD RANCH · ORLANDO · PALM BEACH GARDENS · ST. PETERSBURG · TAMPA · VENICE

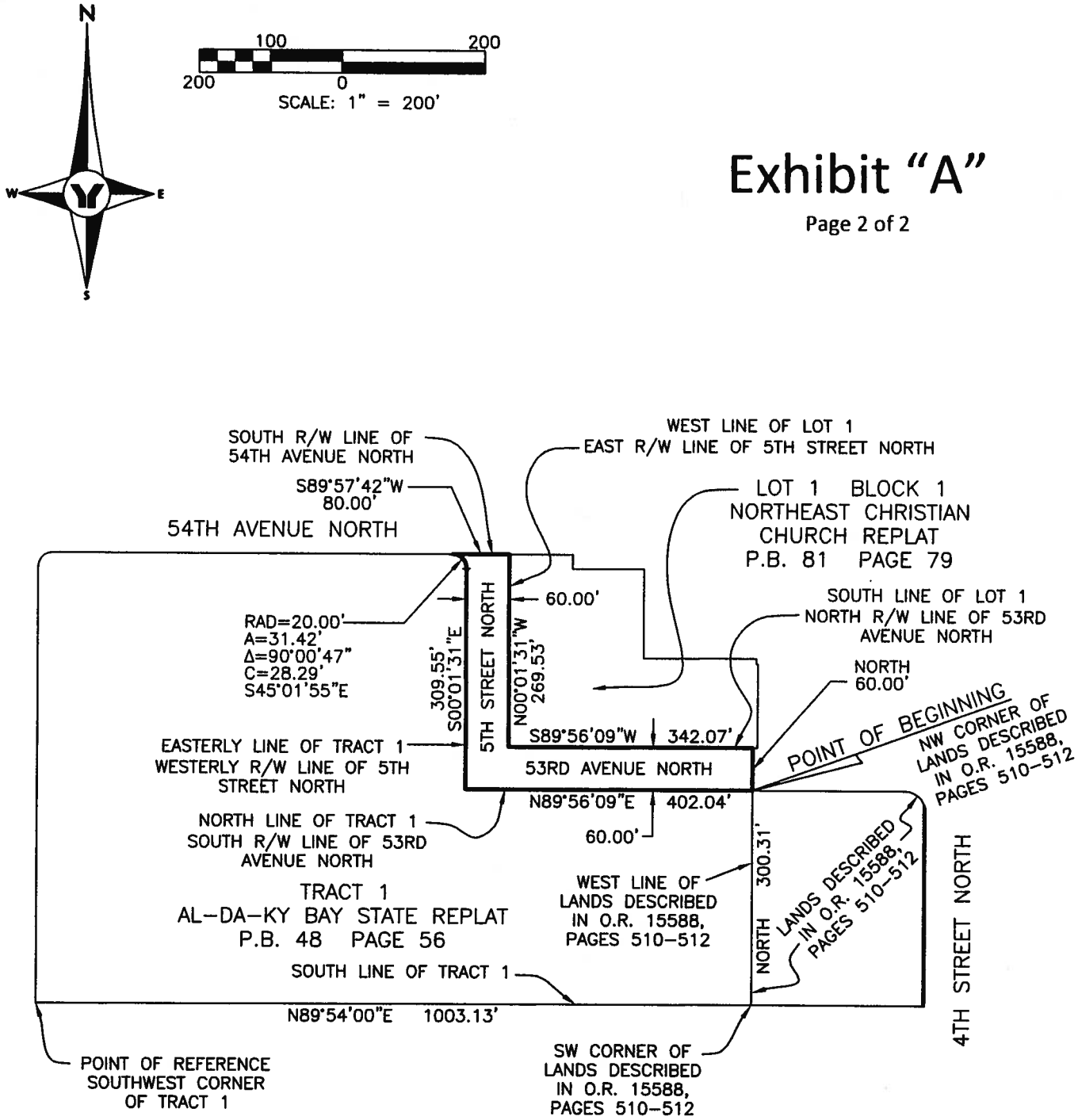
JOB NO. 12008600SC

SHEET NO. 1 OF 2

FILE: I:\PROJECT\SUR\12008600SC\DWG\12008600SCOOSK.DWG LOGIN: WMK PLOTTED: 07/02/12 08:18:04

Exhibit "A"

Page 2 of 2



PREPARED FOR:
D.R. HORTON, INC.
14055 RIVEREDGE DRIVE, SUITE 200
TAMPA FL 33637

LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION

SECTION 6 TOWNSHIP 31 S. RANGE 17 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	06/30/12
CHECKED	NMC	07/02/12
FIELD BOOK		
SCALE	1" = 200'	

SEE SHEET 1 FOR LEGAL DESCRIPTION, NOTES, LEGEND, SIGNATURE AND SEAL

George F. Young, Inc.
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Since 1919

JOB NO. 12008600SC

SHEET NO. 2 OF 2

FILE: I:\PROJECT\SUR\12008600SC\DWG\12008600SC00SK.DWG LOGIN: WMK PLOTTED: 07/02/12 08:18:04

ST. PETERSBURG CITY COUNCIL
Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair, and Members of City Council

SUBJECT: Owner initiated Historic Landmark Designation of the Lang's Bungalow Court Historic District, located between 4th Avenue North, Calla Terrace North, and the east and west alleys of Lang Court North (HPC Case No. 14-90300002)

An analysis of the request is provided in the attached Staff Report.

REQUEST: The request is to designate the Lang's Bungalow Court Historic District as a local historic landmark.

RECOMMENDATION:

Administration: Administration recommends approval.

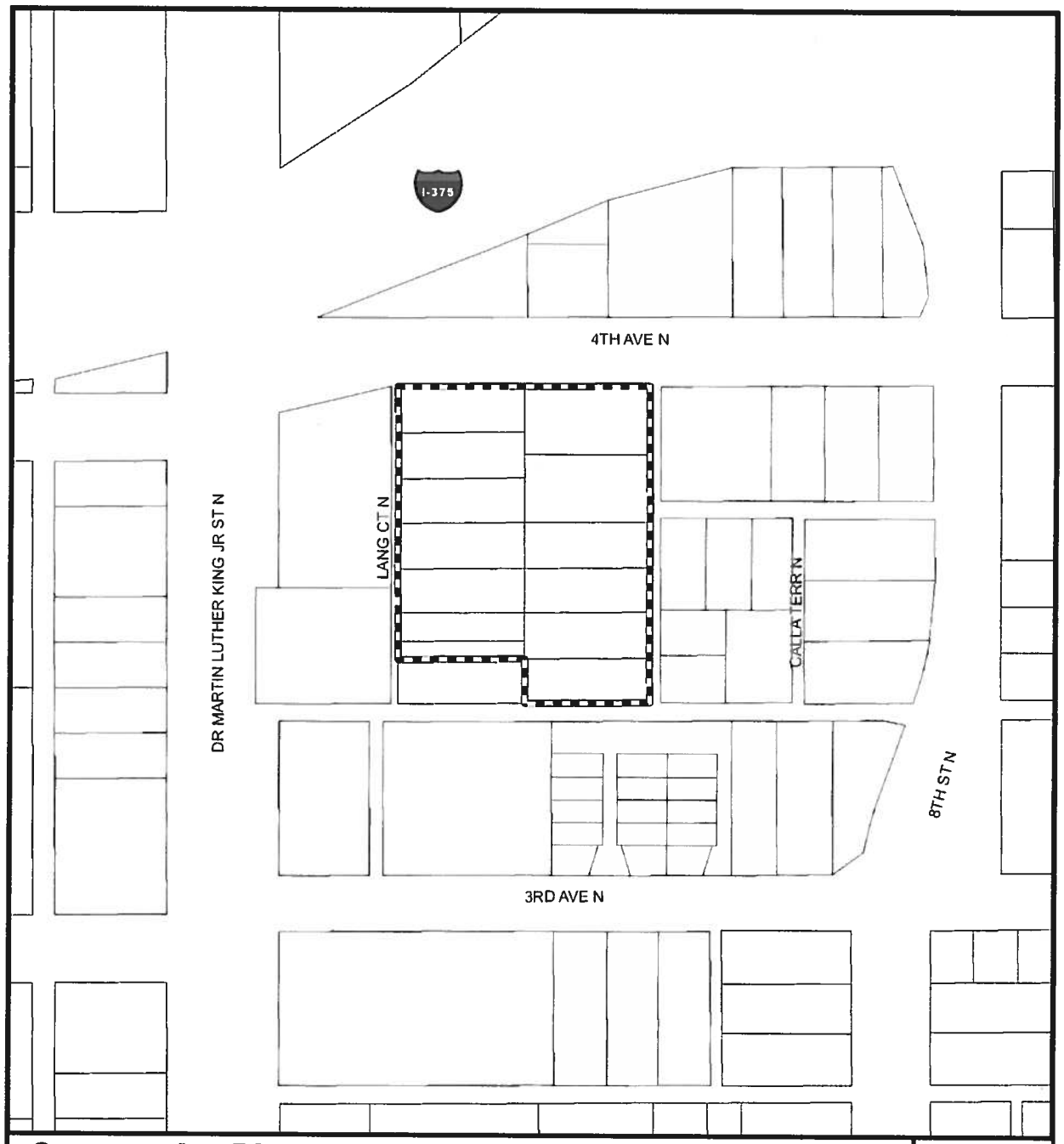
Community Planning and Preservation Commission: On April 8, 2014 the Community Planning and Preservation Commission held a public hearing on this matter, and voted 6-0 to recommend approval of the landmark designation to City Council.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinance; AND 2) SET the second reading and the quasi-judicial public hearing for June 5, 2014.

Additional Information: This application for designation was initiated by the owners of property in the Lang Court Neighborhood and St. Petersburg Preservation. Of the thirteen properties included in the designation boundaries, nine or 69% indicated their support for initiating the designation.

Public Input: At the time this report was completed, staff has received 165 comments in support of the designation and one comment in opposition to the designation of the Lang's Bungalow Court Historic District.

Attachments: Ordinance (Including Map), Staff Report to the CPPC, Designation Application



Community Planning and Preservation Commission

Lang's Bungalow Court

AREA TO BE APPROVED,

SHOWN IN

CASE NUMBER

14-90300002

N

SCALE:

Not to Scale

Community Planning and Preservation Commission

Lang's Bungalow Court

AREA TO BE APPROVED,

SHOWN IN

CASE NUMBER

14-90300002

N

SCALE:

Not to Scale

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE LANG'S BUNGALOW COURT HISTORIC DISTRICT (LOCATED BETWEEN 4TH AVENUE NORTH, CALLA TERRACE NORTH, AND THE EAST AND WEST ALLEYS OF LANG COURT NORTH) AS A LOCAL LANDMARK AND ADDING THE PROPERTY TO THE LOCAL REGISTER PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Lang's Bungalow Court Historic District, which was platted in 1912, meets five of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following criteria:

(1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.
(3) It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
(6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
(7) Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects, or structures united in past events of aesthetically by plan or physical development.
(8) Its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.

SECTION 2. The Lang's Bungalow Court Historic District, located upon the following described property, is hereby designated as a local landmark and shall be added to the local register listing of designated landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:

Lots 1 thru 6 and Lots 8 thru 14, Lang's Bungalow Court, according to the map or plat thereof as recorded in Plat Book 1, Page 12, of the Public Records of Pinellas County, Florida.

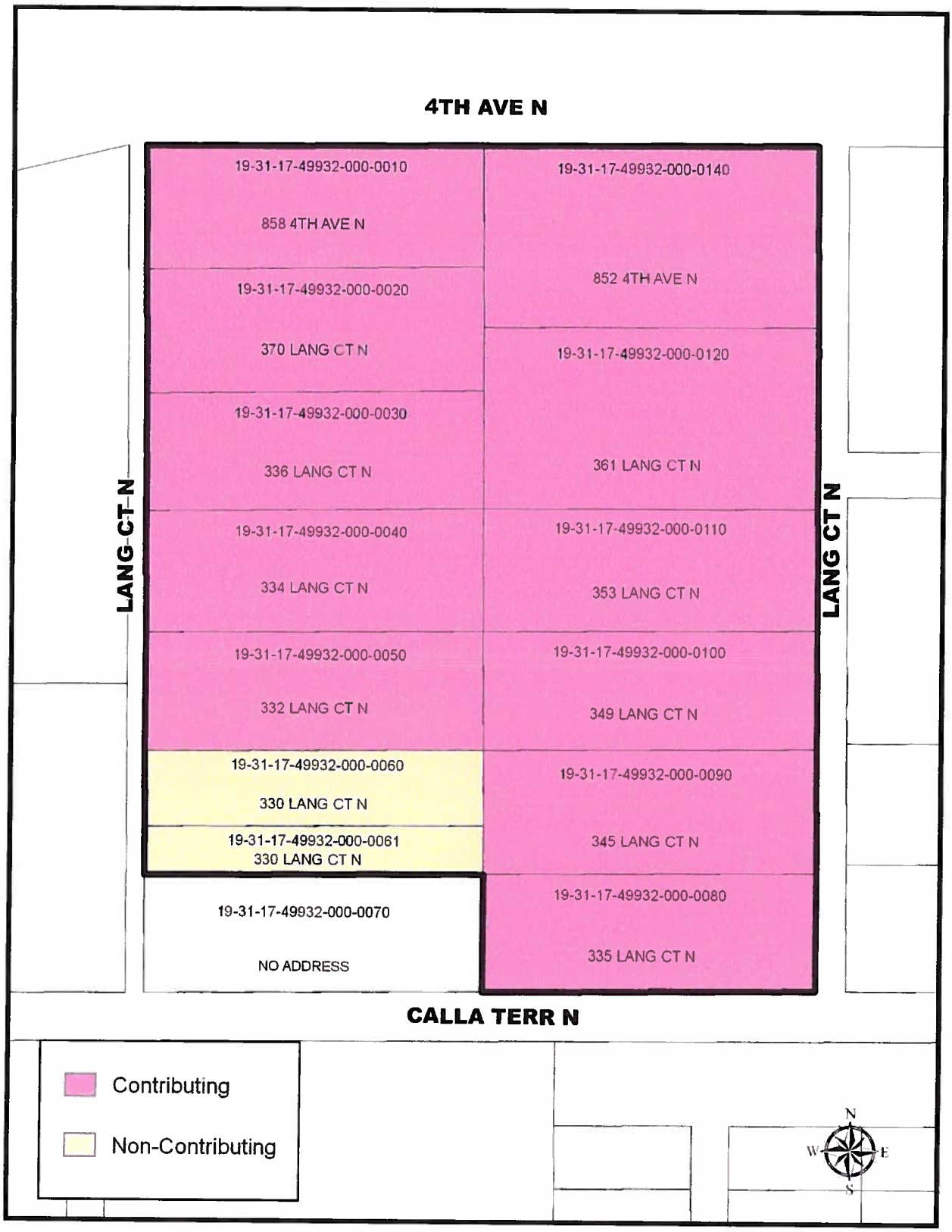
The attached Exhibit "A" provides a plat map that depicts the boundary of the designated landmark.

SECTION 3. This ordinance is effective immediately upon adoption.

Approved as to Form and Substance:

City Attorney (or Designee) — Date 5/1/14

Planning and Economic Development Department — Date 4-29-14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LANG CT N
CALLA TERR N
Contributing
Non-Contributing
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EXHIBIT "A"

STAFF REPORT TO CPPC

CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

st.petersburg
www.stpete.org

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION
LOCAL DESIGNATION REQUEST

For **Public Hearing** and **Recommendation to City Council** on **April 8, 2014** beginning at 3:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, Lisa Wannemacher 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.

CASE NO.:	**HPC 14-90300002**	
STREET ADDRESSES:	858 4th Avenue North	852 4th Avenue North
	370 Lang Court North	361 Lang Court North
	353 Lang Court North	349 Lang Court North
	345 Lang Court North	336 Lang Court North
	335 Lang Court North	334 Lang Court North
	332 Lang Court North	330 Lang Court North (2 parcels)
LANDMARK:	Lang's Bungalow Court Historic District	
OWNER:	Various	
APPLICANT:	Lang Court Neighborhood and St. Petersburg Preservation	
REQUEST:	Local Designation of Lang's Bungalow Court Historic District	

Al Lang in front of his home at 336 Lang Court North

BACKGROUND

On February 21, 2014, the homeowners of the Lang Court Neighborhood and Saint Petersburg Preservation, Inc. (SPP) submitted a local designation application for Lang's Bungalow Court Historic District. Prepared by Emily Kleine Elwyn, Howard Fenford, and Danielle LaTendre, the application provides extensive information concerning the role, history and architecture of the district. Staff determined that the designation application was complete and required no further elaboration to identify the character defining features and to determine the significance of the district.

STAFF FINDINGS

Staff finds that Lang's Bungalow Court is eligible to be designated as a local landmark district. The district designation application includes three (3) objects: 1) sidewalk along the center of the district; 2) metal arbor feature at the front entrance to the sidewalk; and 3) rusticated block retaining wall along the front of the court, parallel to 4th Avenue North. The district designation application also includes the buildings located at:

858 4th Avenue North	852 4th Avenue North
370 Lang Court North	361 Lang Court North
353 Lang Court North	349 Lang Court North
345 Lang Court North	336 Lang Court North
335 Lang Court North	334 Lang Court North
332 Lang Court North	330 Lang Court North (2 parcels)

The local designation application demonstrates that Lang's Bungalow Court is significant at the local level in the areas of COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE under the local landmark designation criteria found in Section 16.30.070.2.5(D) of the City Code:

(1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.
(3) It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
(6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
(7) Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects, or structures united in past events of aesthetically by plan or physical development.
(8) Its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.

Only one criterion must be met in order for a property to be designated as a local landmark.

Staff concurs that Lang's Bungalow Court is significant at the local level in the areas of COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE and meets Criteria 1, 3, 6, 7, and 8 found in Section 16.30.070.2.5(D) of the City Code for designation of a landmark property. Albert Fielding Lang filed the plat for Lang's Bungalow Court on February 19, 1912. Lang created this subdivision between 3rd and 4th Avenues North and 8th and 9th Streets North soon after his arrival in St. Petersburg. Planning to develop it along the lines of a California bungalow court, he built and lived in the bungalow at 336 Lang Court North from the time of its construction until around 1917. During this period, he served as Mayor of St. Petersburg, from 1916 until 1919. Architecturally, this subdivision is unique with all of the residences facing the

central hex block sidewalk and auto access through the alleys which flank the development. Many of the buildings are well preserved Craftsman style bungalows and a rusticated concrete block wall and wrought iron gate border the property along 4th Avenue North. Part of the rusticated concrete block retaining wall remains along the southeast boundary, Calla Terrace. The southwest corner parcel in the subdivision is vacant. As this parcel does not contain any resources, it is excluded from the district boundaries.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

This application for designation was initiated by the owners of property in the Lang Court Neighborhood and St. Petersburg Preservation. Of the thirteen properties included in the designation boundaries, nine or 69% indicated their support for initiating the designation.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the city, the local ad valorem tax exemption and Federal Tax Credit for rehabilitation, some relief from the requirements of the Florida Building Code and FEMA regulations, and grants available to local governments and nonprofit entities to preserve and interpret historic sites.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed local historic landmark district designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The local landmark designation will not affect the FLUM or zoning designations nor will it significantly constrain any existing or future plans for the development of the City.

The proposed landmark designation is consistent with Objectives LU26, LU10 and HP2 of the City's Comprehensive Plan, shown below.

OBJECTIVE LU26: The City's LDRs shall continue to support the adaptive reuse of existing and historic buildings in order to maximize the use of existing infrastructure, preserve natural areas from being harvested for the production of construction materials, minimize the vehicle miles traveled for transporting new construction materials over long distances, preserve existing natural carbon sinks within the City, and encourage the use of alternative transportation options.

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and Community [Planning and] Preservation Commission (CPPC) shall be incorporated onto the Land Use Map or map series at the time of original adoption, or through the amendment process, and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1 Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3 The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6 Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria and policies outlined in the Historic Preservation Ordinance and the Comprehensive Plan. The City will use the following selection criteria [for city initiated landmark designations] as a guideline for staff recommendations to the CPC and City Council:

- National Register or DOE status
- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support

RELATIONSHIP BETWEEN THE PROPOSED DESIGNATION AND EXISTING AND FUTURE PLANS FOR THE DEVELOPMENT OF THE CITY

The subject property is within the Intown Activity Center and has a Future Land Use Plan designation of CBD. The property is zoned DC-2 (Downtown Center), which provides for intense residential development and allows complementary land use types, that provide non-residential support services to individuals living within walking distance. The interconnected relationship of these horizontal and vertical mixed-uses helps reduce traffic, consolidate service delivery and generally improves the residents' quality of life.

Residential density is unregulated within the DC-2 zoning district and limited only by the maximum floor area ratio (FAR). Secondary limitations are also imposed by market trends and design constraints including, but not limited to, minimum desirable unit size, minimum parking expectations and requirements, minimum building setbacks and maximum height restrictions.

Regarding FAR, each property within the DC-2 zoning district has a base intensity. The maximum base FAR for the subject property is 3.0 FAR or 173,505 square feet. FAR bonuses may be utilized to achieve additional development rights above the maximum base intensity. These bonuses prioritize the public benefits of affordable housing, historic preservation, downtown transit and public art. Further, these bonuses help mitigate secondary impacts associated with the additional development rights. Proposals using FAR bonuses and securing *streamline* approval may develop to a maximum 5.0 FAR or 289,175 square feet. Proposals using FAR bonuses and securing *public hearing* approval may develop to a maximum 7.0 FAR or 404,845 square feet.

Lang Bungalow Court, unlike a large portion of the Intown Activity Center, is not located within a designated community redevelopment area. Therefore, the City has no specific plans for redevelopment of the subject properties.

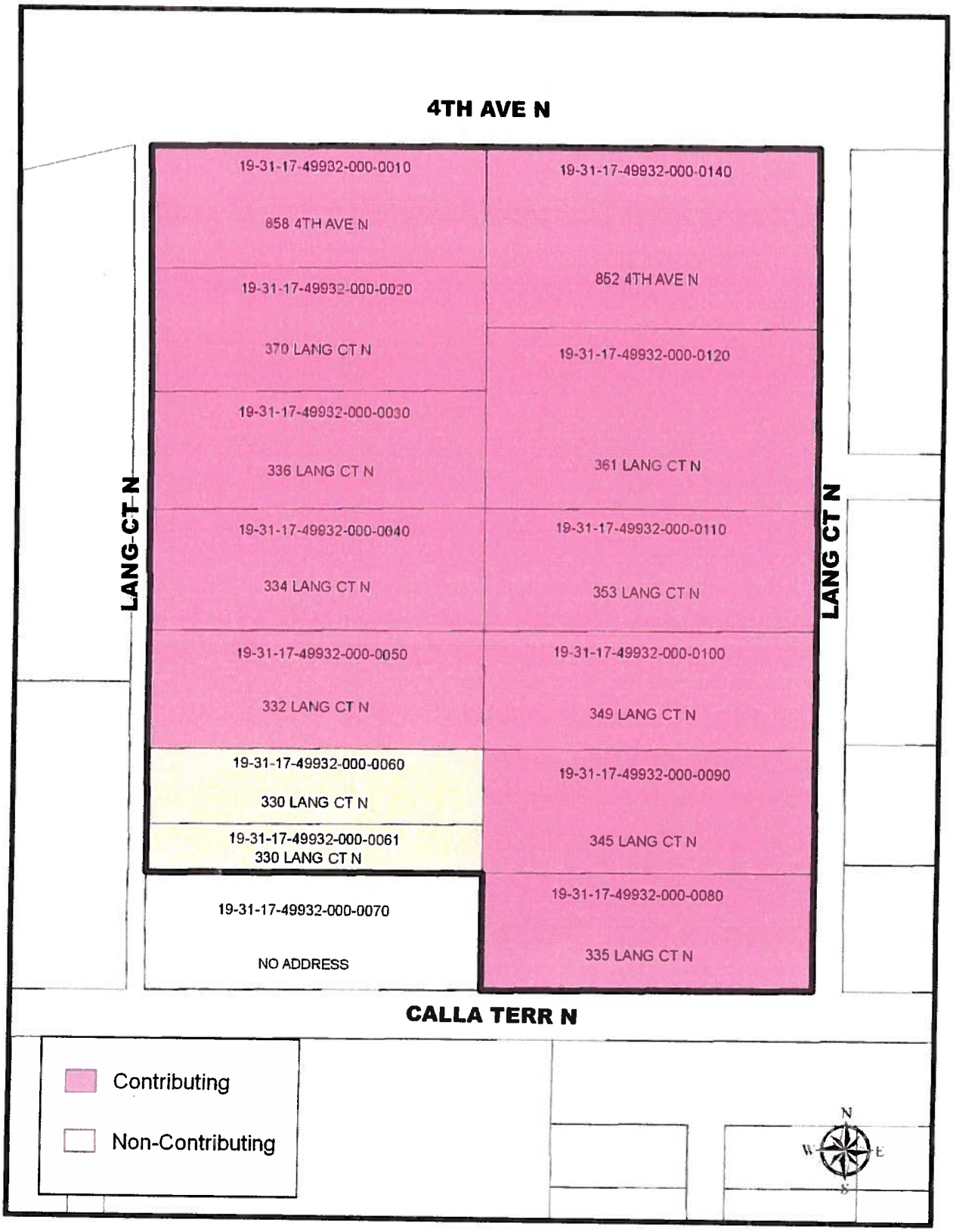
The physical characteristics of Lang Bungalow Court provide a diverse housing arrangement that is historically unique and, although less dense than allowed in DC-2, it is pedestrian-oriented and complementary to the residential goals of the DC-2 zoning district. The need to

consolidate independently-owned, fee-simple lots, satisfy market trends and comply with the required site orientation and building design standards, will constrain any attempt to fully realize the development potential of the properties. The designation of the properties, as described in this report, does make available incentives for restoration and investment in the structures which could have a positive impact on adjacent properties.

RECOMMENDATION

Staff recommends **APPROVAL** of the request to designate Lang's Bungalow Court as a local historic landmark district as depicted on the maps attached to this staff report, and thereby referring the application to City Council for first and second reading and public hearing.

ATTACHMENTS: DESIGNATION APPLICATION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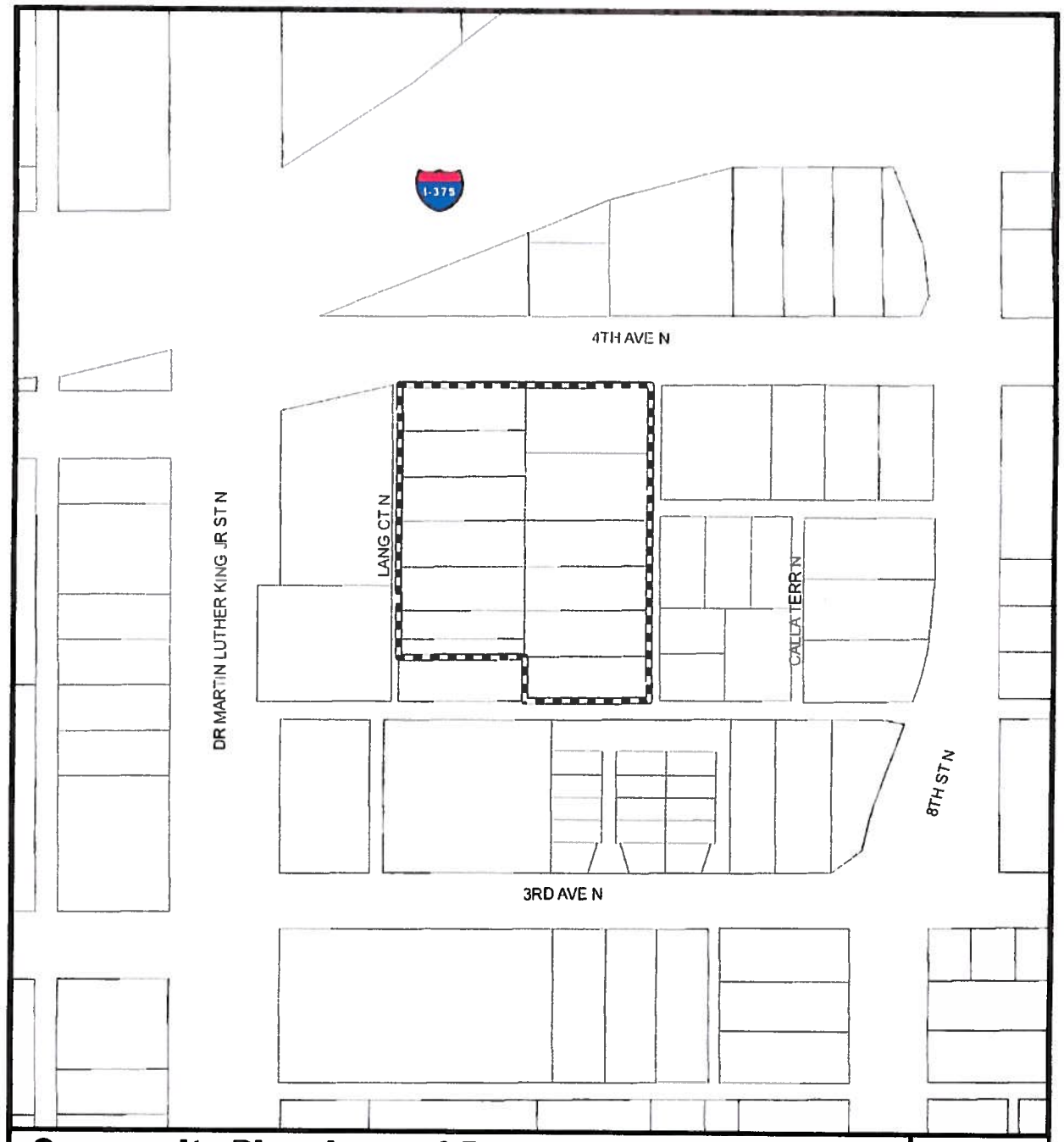


Community Planning and Preservation Commission

Lang's Bungalow Court

AREA TO BE APPROVED,

SHOWN IN

CASE NUMBER

14-90300002

N

SCALE:
Not to Scale

Community Planning and Preservation Commission

Lang's Bungalow Court

AREA TO BE APPROVED,

SHOWN IN

CASE NUMBER

14-90300002

N

SCALE:
Not to Scale

DESIGNATION APPLICATION

City of St. Petersburg
Division of Urban Planning, Design, and Historic Preservation

Local Landmark Designation Application

Type of property nominated (for staff use only)
☐ building ☐structure ☐ site ☐ object
☒ historic district ☐multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name: Lang's Bungalow Court

other names/site number: Lang Court

address:

historic address: Lang Court North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name: See attached

street and number:

city or town: St. Petersburg state: FL zip code:

phone number (h): (w): e-mail:

3. NOMINATION PREPARED BY

name/title: Howard Ferebee Hansen, Emily Elwyn, Danielle LaTendre

organization: St. Petersburg Preservation, Inc., Lang Court Neighborhood

street and number: P.O. Box 838

city or town: St. Petersburg state: FL zip code: 33731

phone number (h): (w): 515-4509 e-mail: eelwyn@mac.com

danni.letendre@gmail.com

date prepared: 2/21/2014 signature:

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

SEE CONTINUATION SHEET.

5. GEOGRAPHICAL DATA

acreage of property: More than 1 acre

property identification number:

Lang's Bungalow Court Historic District

Name of Property

6. FUNCTION OR USE

Historic Functions	Current Functions
RESIDENTIAL/single-family	RESIDENTIAL/single-family
RESIDENTIAL/multi-family	RESIDENTIAL/multi-family
RESIDENTIAL/hotel	

7. DESCRIPTION

Architectural Classification (See Appendix A for list)	Materials
Arts and Crafts/Craftsman	Wood
Queen Anne	Shingle
Minimal Tradational	Brick
	Stucco over hollow tile

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

Contributing	Noncontributing	Resource Type	Contributing resources previously listed on the National Register or Local Register
17	1	Buildings	11 homes, 6 garages,
		Sites	
		Structures	
3		Objects	Number of multiple property listings
21		Total	homes, garages, walkway, walls, gates

Lang's Bungalow Court Historic District

Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance
(mark one or more boxes for the appropriate criteria)

- ☒ Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- ☐ Its location is the site of a significant local, state, or national event.
- ☒ It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- ☐ It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- ☐ Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- ☒ It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- ☒ Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- ☒ Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- ☐ It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance
(see Attachment B for detailed list of categories)

Community Planning and Development

Architecture

Assocaition with Al Lang

Period of Significance

1912-1956

Significant Dates (date constructed & altered)

1912-1956

Significant Person(s)

Al Lang

Cultural Affiliation/Historic Period

Builder

Architect

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known. Please use parenthetical notations, footnotes or endnotes for citations of work used.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Please list bibliographical references.

BOUNDARY DESCRIPTION AND JUSTIFICATION

The boundary of Lang's Bungalow Court consists of all of the lots contained within the Subdivision Plat of Lang's Bungalow Court as recorded in Pinellas County Plat Book 1, page 12, and the City of St. Petersburg Zoning Atlas Book 2, sheet F-4, with the exception of lot 7 of the said plat. This lot, at the southwestern corner of the district, now contains an asphalt surface parking lot (lot 7). Lang's Bungalow is located between 4th Avenue North and Calla Terrace and between the western and eastern service alleys.

SUMMARY

The Lang's Bungalow Court Historic District consists of a small neighborhoods of bungalows built between 1912 and 1925 and one 1950s infill house that is now considered historic due to its age. A non-contributing modern townhouse is also contained in the district. All structures face a central pedestrian path with alley access to the rear of the homes. The district was platted by Al Lang, one of the most significant mayors in the City's history. It is significant at the local level in the areas of architecture, community planning and development and for its association with Al Lang. The historic resources within this district have retained a high level of their original integrity and by their design, materials, and craftsmanship convey the historic sense of place.

SETTING

Lang's Bungalow Court is located in the square block bounded by Eighth Street North, Ninth Street North, Third Avenue North, and Fourth Avenue North. This area located near the NW corner of the city's original plat is composed of small subdivision plats created between the 1890s and the 1910s of varying layouts, street, alley and lot alignments creating a piecemeal effect. Ninth Street, a major thoroughfare lined with one and two story commercial buildings dating from the 1890s to the present.

The neighborhood west of Ninth Street is known as Methodist Town. It was one the city's first African American residential enclaves dating from the origins of the city. Much of this neighborhood was demolished by "urban renewal" programs in the 1970s. Methodist town is still a predominantly African American neighborhood with lower density public housing and much vacant land.

To the east of Eighth Street is the Mirror Lake neighborhood, a mixed use area of former public schools, churches, public parkland, and recreational facilities which was developed from the 1910s through the 1920s. In 2014 this area retains most of its varied pre-1945 structures and has high potential as a historic district.

The adjacent neighborhood north of Lang's Court was an area of single and multi-family housing built between the 1910s and 1920s. The square block immediately north of Lang's Bungalow Court was largely demolished by the Interstate 375 ramp construction in the mid- 1970s. The widening and one-way designations of Ninth and Eighth Streets as "interstate traffic feeders" which was ancillary to the I-375 ramp project also seriously affected the integrity of this neighborhood.

The area adjacent to Lang's Court to the south developed historically as a mixed-use commercial and residential area. The U.S. Post Office Substation "A", a large multi-story masonry building was constructed in 1927. The early 20th century historic residential structures on the remainder of the square block that contains Lang's Court have been demolished in the past 15 years or face imminent demolition. Much of this property in 2014 is vacant land the remainder is residential townhouse or high-rise buildings. This area is currently zoned CB-2.

PHYSICAL DESCRIPTION

The subdivision site is relatively flat terrain composed of well-drained sandy soil. The subdivision, approximately 240' running east to west and 277' running north to south, it is composed of two rows of lots that average 40' in width (N to S) and 111.5' in length (E to W). The western service alley is 7' wide extending along the entire western edge of the plat and the eastern service alley is 10' running along the entire eastern edge of the plat. These two alleys connect to 4th Ave. N. to the north and Calla Terrace, a wide mid-block alley, to the south. These three alleys provide vehicle access and circulation for deliveries and connect to the garages of the homes along the court. Along the mid-line of the subdivision running north to south is a pedestrian walkway 9' wide made of 18" wide hex block pavers that are natural concrete and dark grey concrete in color and laid in a random repeat pattern.

The Fourth Avenue edge of the subdivision has a low perimeter wall of rusticated concrete blocks 26" high. The blocks are grey in color and unpainted and set in two courses with cast capstones. Two 16" X 16" corner piers of rusticated blocks with cast caps 43" high flank the central walkway. Rising from the piers are 2"dia. galvanized iron pipes that rise about 8' high and form an arch with two wrought iron finials. A third pipe rises from the center of the walkway and intersects at the top of the arch. Two more identical corner piers flank the

poured in place concrete driveway of 852 4th Ave. N. A similar low perimeter wall of rusticated blocks with piers at walkway runs along the Calla Terrace boundary of the subdivision.

The houses within the subdivision are oriented with their front porches facing the central walkway and garden area. They share a common setback of from the walkway. This central garden area originally had no perimeter fencing along lot lines, but now many lots are defined with a fence. The rear service entrance of the houses face the alleys, as do their single car detached garages. Garages are built almost to the alley right of way.

858 4th Ave. N. (lot #1) One-story with attic, rectangular plan, on 18" high masonry foundation piers, balloon frame sheathed in clapboard siding, gable ends clad in sawn wood shingles. Windows are wood; DHS 1/1, 3/1 casement, 4/1 casement. Brick chimney located on exterior north side of house. Roof; projecting gable clad in composition shingles, soffits are wood with exposed rafter ends. No garage or outbuildings, modern board fencing at lot perimeter. Style; Craftsman bungalow. Condition; excellent, Exterior alterations; none visible. Construction date ca. 1925.

370 Lang Court N. (lot #2) One story with attic, rectangular plan, conc. block on continuous footer foundation, gable roof house. Condition; good. Style; Post World War II, Masonry Vernacular, Minimal Traditional style, bungalow house type. Construction date 1956.

336 Lang Court N. (lot #3) One and 1/2 story, rectangular plan, 24" high continuous concrete block foundation wall on footer, first floor rusticated concrete block, 2nd floor balloon frame clad in sawn wood shingles. Porch is recessed, fronts East. Windows are wood; DHS 4/1, and casement in dormers. Interior central red brick chimney. Roof; projecting gable with shed dormers clad in composition shingles, soffits are wood with exposed rafter ends and wood knee braces. Garage; detached one story rusticated conc. block, gable roof clad in comp. shingles, 4 wood, fixed, 6 light windows, door faces North. Yard; original hexblock walkway, old citrus trees, modern wood picket fence. Style; Craftsman bungalow. Condition; excellent. Exterior alterations; none visible. Construction date ca. 1912-1917.

334 Lang Court N. (lot #4) One and 1/2 story, rectangular plan 2832 sq. ft., on 18" high masonry foundation piers, balloon frame clad in clapboard with aluminum siding. Porch fronts East with shed roof supported by 4 rusticated concrete block piers supporting tapered wood posts enclosed with aluminum awning windows, porch steps & side walls are concrete. Window; replacement aluminum awning windows. Interior central brick chimney. Roof; projecting gable with front shed dormer clad in composition shingles. House has a historic rear addition, rectangular plan, 2 story, terra cotta block (hollow tile) clad in sand

finish concrete stucco, with a flat, built-up roof. No garage or outbuildings, modern chain link perimeter fence, modern concrete front walkway. Style; Craftsman bungalow. Condition; good. Exterior alterations; see text above. Construction date ca. 1915, rear addition 23 Feb. 1926.

332 Lang Court N. (lot #5) Two story with attic, rectangular plan, 1589 sq. ft., on 24" high brick foundation piers, balloon frame clad in novelty wood siding, gable ends clad in sawn wood shingles. Porch; recessed, faces east, has 4 wood support posts. Windows; are wood DHS 1/1. Interior central brick chimney. Roof; projecting gable clad in composition shingles, soffits wood with exposed rafter ends, four ornate wood brackets on east gable end. Yard; no garage or outbuilding, original hexblock walkway to house, modern wood picket perimeter fence. Style; vernacular with Craftsman influence. Condition; excellent. Exterior alterations; none visible. Construction date ca. 1912.

330 Lang Court (lot #6) Non-contributing structure. Three story, flat roof, masonry walls, clad in stucco, two unit townhouses,1920 sq. ft. per unit, built in 2004-5.

335 Lang Court N. (lot #8) Two story, rectangular plan, duplex, on continuous footing and foundation wall, terra cotta block (hollow tile) clad in sand finish conc. stucco. Two story front porch faces west entrance steps are brick, porch supported by 4 stuccoed masonry piers, ornamented with 6 wood knee braces, 1st floor enclosed with casement windows (original) 2nd floor open, wood ceiling, flat roof with parapet walls. Windows; wood casement 2/1, brick window sills. Roof; flat with, built- up surface (low pitched shed that drains east), parapet walls (except east). Interior central chimney. Detached one story masonry clad in stucco garage with flat roof, door faces south. Front yard contains; original hexblock walkway and small patio adjacent to south side of front porch, a perimeter wall of 2 courses of rusticated conc. blocks with cast cap and a corner pier flanking central walkway, the wall extends east to the front porch of house. Style; Craftsman. Condition; fair. Exterior alterations; none visible. Construction date 7 Nov. 1924.

345 Lang Court N (lot #9) Two story with attic, rectangular plan, on 24" high brick foundation piers, balloon frame clad with wood novelty siding. One story front porch faces west, roof supported by two wood posts, entrance steps are conc. with rusticated block side walls. Windows; wood casement, 1 light. Roof; projecting cross gable clad in composition shingles, soffits are wood with exposed rafter ends, wood knee braces on west soffit, interior central brick chimney. Yard; original hexblock walkway to west front of house, very large old Jacaranda tree and lush vegetation in front yard, at rear (east) detached one story gable roof wood frame garage clad in novelty siding with original wood doors that face south. Style; frame vernacular with Craftsman influence.

Condition; fair. Exterior alterations; none visible. Construction date ca. 1912-1915.

349 Lang Court N (lot #10) One and 1/2 story, rectangular plan, on 24" high brick foundation piers, balloon frame clad in wood novelty siding. Front (west) porch is recessed with 4 wood Tuscan style columns, conc. porch steps with side walls. Windows; wood DHS 1/1. Roof; projecting gable clad in composition shingles with a front shed dormer with wood 6 light windows, soffits are wood. Interior central brick chimney. Yard; original hexblock front walkway. Attached one story frame shed garage. Style; frame vernacular with Craftsman style influence. Condition; good. Exterior alterations; none visible. Construction date ca. 1912.

353 Lang Court N. (lot # 11) Two story with attic, irregular rectangle plan, continuous masonry wall 24" high on a conc. continuous footing, terra cotta block (hollow tile) with concrete stucco with sand finish. Windows; wood casement 3/1, DHS 1/1, brick window sills. Roof; projecting hip clad in original sheet metal shingles, soffits are wood with exposed rafter ends. Interior central painted brick chimney. Yard; very old, large camphor tree, original poured in place conc. front walkway. Detached one story, stucco 1 car garage with hip roof clad in composite shingles, door faces north. Style; Craftsman with Prairie School influence. Condition; good. Exterior alterations; none visible. Construction date ca. 1918-1925.

361 Lang Court N (lots #12 & south 20' of lot #13) Two story with attic, irregular square plan of 3524 sq. ft., on 24" foundation wall of rusticated conc. block on continuous conc. footing, balloon frame clad in wood siding (now covered in asbestos shingles). Window; wood DHS 1/1. Front (west) recessed porch and projecting side (north) porch with wood posts on conc. pier supports. Fronts steps are conc. with rusticated conc. block side walls topped with two original cast conc. urns. Roof; cross gable clad in composition shingles, interior central brick chimney. Attached two story garage/ apartment wing on east side, 1st floor garage is rusticated conc. block, 2nd floor is balloon frame clad in wood siding (now covered with asbestos shingles). Yard; modern rabbit wire perimeter fence. Style; vernacular with Craftsman influence. Condition; good. Exterior alterations; walls covered in asbestos siding. Construction date ca. 1920-1925.

852 Fourth Avenue N (lots #14 & north 20' of lot 13) One and 1/2 story, square plan, masonry continuous 18" high foundation wall on conc. footing, exterior walls of golden color brick with red tinted mortar joints, gable ends are clad in original grey asphalt shingles. Two gabled entrance porticos on north and west sides with paired wood Tuscan style columns on conc. and brick stoops. Window; wood casement 1 light, DHS 1/1, wood frame "Palladian style" 3- part window in N. gable end. Roof; cross gable clad in composition shingles, soffits wood (now clad in newer alum. siding). Interior central brick chimney. Detached

golden brick 1 car garage with gable roof clad in composition shingles. The north 6' of garage has a modern stucco coated extension. Yard; rusticated conc. block perimeter wall on north side adj. 4th Ave., original poured in place walkways to entrance porticoes. Style; Colonial Revival. Condition; good. Exterior alterations; north front of garage. Construction date ca. 1920-1925.

Integrity

The Lang's Bungalow Court Historic district has retained excellent integrity of setting, design, materials and workmanship. Modern alterations of the homes are minimal and all still retain integrity of design and material. Most still have their original windows and original siding. The infill construction of the 1954 concrete block minimal traditional bungalow follows the same plan and massing as the original structures and is an example of post-World War II boom-era construction and should be considered contributing to the historic district. The retention of the central hexblock sidewalk and the cast concrete walls and gates, as well as the mature tropical landscaping further contributes to the integrity of the setting.

The home of Mayor Al Lang at 336 Lang Court is still clearly readable as an early bungalow in the development and as the first and only real estate development retaining his name. Al Lang platted the development soon after his arrival in St. Petersburg, reflecting the first boom period of St. Petersburg real estate. The Lang's Bungalow Court district retains its integrity of association with Al Lang.

STATEMENT OF SIGNIFICANCE

Historical Context

The First Boom Period in St. Petersburg 1909- 1914

The city of St. Petersburg experienced dramatic population growth and real estate development in the brief period beginning in 1909 and ending with the outbreak of World War I. The population was 4,500 in the 1910 Federal Census and rose to 14,237 in the 1920 Census, an increase of 245%. The county's property tax evaluation for the city in 1911 was $3,546,130 and it grew to $8,977,930 in 1915 (Fuller, Walter, *St. Petersburg and its People* (1972) p. 142). In 1909 local voters approved a large municipal bond issuance that provided for major upgrades to the potable water, sewer system, and brick paving of city streets (Grismer, Karl, *The Story of St. Petersburg* (1948) p. 120). The City's western municipal limits in 1907 were at 7th Street N., jogging at Central Ave. to 12th St. S., but by 1914 the City stretched to Boca Ciega Bay (Fuller 1972:132). The city's trolley system grew from 3 miles in 1909 to 23 miles by 1917

(Arsenault, Raymond, *St. Petersburg and the Florida Dream 1888- 1950* (1988) p. 136).

This explosive growth was the result of residential real estate subdivision projects created by local developers; H. Walter Fuller, Noel Mitchell, Perry Snell, and many smaller speculators (Arsenault 1988:136). The expansion was in all directions from original plat of the town, bounded roughly by 5th Avenues North and South, west to 12th Street, and followed new streetcar lines largely financed by the private developers. The buyers of these 22,000 lots that existed in 1914 (Fuller 1972:131) were the seasonal winter tourists who were lured to the city in ever increasing numbers by a sophisticated national advertising campaign. An estimate of the 1910-1911 tourist season made by the Board of Trade, claimed 4,518 seasonal visitors registered at their welcome station, but this was likely only 50% of the real total. The majority came from Ohio, Indiana, Illinois, and New York (*Evening Independent* 7 Mar. 1911, p.6).

A major difference between this real estate boom and the larger one of 1920 to 1926, was the emphasis on selling suburban houses versus selling vacant lots. These houses were intended as winter homes to be used as investment rentals until the owners retired to St. Petersburg. A brisk business for both residential and commercial properties began in the winter of 1908-1909. Each winter thereafter the demand increased. By the winter of 1912-1913 it became a "boomlet of the super- dooper variety". This boom was short lived, by the fall of 1913 it began to taper off and during the early months of 1914 real estate advertising almost disappeared from the newspapers. The market had been oversold and there was a public fear that the country seemed headed for another depression.

The outbreak of World War I in July 1914 completely stopped the boom. Although tourism remained strong during the 1914-1915 tourist season, buyers became reluctant to invest in vacation homes and bankers became stingy in extending more credit to the developers. There was no "crash" in the local real estate market, home prices and tax evaluations did not deflate, but cash flow problems crippled the developers who had to bide their time till the end of war in 1918 (Grismer 1948:235-6).

Mayor Al Lang and Lang's Bungalow Court

Albert Fielding Lang was born in Pittsburgh, PA on 16 Nov. 1870 (Straub, William, *History of Pinellas County, Florida* (1929) p. 361). As a teenager in Pittsburgh he worked driving a laundry wagon and became an ardent baseball fan spending hours hanging around the local team players (Lieb, Fred, *The Pittsburgh Pirates* (1948) p. 8). The 1895 Pittsburgh city directory lists him as an assistant superintendent at Brace Brothers Laundry, which was one of the largest in the city. The 1900 and 1902 R. L. Polk city directories of Pittsburgh list him as partner with William V. Aul of the Aul & Lang Laundry. Neither Lang, Aul, nor a laundry of that name appear in Pittsburgh city directories after 1908. On 15 Nov. 1910 Lang married Miss Katherine Marie Fagen (b. 1871 Camden, NJ, d. St. Pete Fl 1954) in Philadelphia (Straub 1929:361). At 40 it was Lang's first marriage, the spinster bride appears to have come from an elite Camden family, her brother J. Edward Fagen (1885-1937) was a wealthy attorney, real estate investor, and president of the Camden County League of Building & Loan Associations who committed suicide over his financial losses ("New Jersey Mirror" 26 May 1937, p.1, col. 5). Newspaper articles of the 1890s show that she was an active member of the Camden Women's Club. Lang's will (dated 1955) makes a bequest to "Thomas Ziegler, manager of Lang's Bridge Plaza Garage property in Camden NJ". The newlywed Langs left Camden and spent the winter of 1910-1911 on a honeymoon to Southern California.

During the winter of 1911- 1912, the Langs went on a tour of Florida resort towns and fell in love with St. Petersburg. Within ten days of arrival Lang purchased about two acres of land on the northwestern edge of town on Fourth Avenue North between Eighth and Ninth Streets, one parcel that he bought was an orange and grapefruit grove. On 27 Jan. 1912 Lang announced in a newspaper article in the *Evening Independent* his plan to build fourteen plans in the California bungalow court tradition.

> "A. F. Lang recently of Pittsburgh is having the land plotted into a court on which 14 bungalows will be erected. The plan of the California courts and bungalows in Pasadena and Los Angeles will be followed very closely. Mr. Lang having made a study of this plan while on a trip through Southern California last winter. Mr. Lang states that he believes by building the houses and supervising the work and making cement blocks for the construction, he can figure the cost of the bungalows down to a smaller cost than other houses in the city"... "At present two houses are under construction"... ""He estimates the entire project when completed including the cost of the land at approximately $40,000"... (*St. Petersburg Evening Independent*, 27 Jan. 1912, p. 10).

Newspaper notices said "Come out and see the "pioneer" bungalow court at Fourth Avenue North and Ninth Street" and "Two new bungalows ready for your inspection." (*Evening Independent*, 9 Feb. 1912, p.5) and "Lang's Bungalow Court is a strictly exclusive, modern, California style court. Come and see (Ibid, 15 Feb. 1912, p.7).

The Evening Independent - Feb 8, 1912 Browse this

Worth imitating—Lang's Bungalow Court, now ready for your inspection. Fourth avenue north, near Eighth street. 79-1w

Lang's Bungalow Court is a strictly exclusive, modern California style court. Come and see. 87-1w

Lang's Bungalow Court is now ready for inspection. Fourth avenue north, near Eighth street. 123-1w

The Evening Independent - Mar 19, 1912 Browse this ne

Want a home? See Lang's Bungalow Court today. Nobby, new and strictly up to date. 115-w

The 1916 city directory lists four residences on Lang Court with A.F. and Kate Lang occupying #336. The 1918 city directory lists eight residences and #329 was the home of Ernest H. & Nell B. Lewis. Lewis was a building contractor who came to St. Pete ca. 1912 and it is likely that he was the builder of the earliest houses in Lang's Court. Lewis went on to become a major local building contractor in the city during the 1920s, was elected to city council in 1920, and built an impressive brick home (local landmark in 1999) for his family in 1925 at 1604 22nd Avenue S (Straub 1924:383). In 1918 #324 was occupied by Tobias Chew, principal of the high school and Robert Hunter teacher at the high school. In 1920-1921 the city directory lists eight residences on Lang's Court with #334 occupied by George Lynch superintendent of city schools. Lynch would become the most important figure in the development of the local school system (Fuller 1972:333).

The 1924 city directory lists nine homes and the 1925 directory shows eleven homes in the court. The last of the early homes to be erected in the court was #335, a two story masonry duplex built in 1925 for G.L. Buchannon, cost $7000. The frame bungalow at #334 had a two-story masonry rear addition built 23 Feb. 1926, this was the end of construction within the court until 1954. (City of St. Petersburg, property cards).

In 1952 the one story minimal traditional masonry bungalow was constructed at 370 Lang Court.

In June of 1914 officers of the new Jungle Country Club golf course were elected and Al Lang was named as president of the corporation. Lang was not a stockholder of this company controlled by H. Walter Fuller, but an employee who oversaw the daily operations of the course and clubhouse located on the 500-700 blocks of Park Street N (now site of Admiral Farragut Academy). As part of his compensation he was given a new house on a waterfront lot adjacent to the club. He remained at this job for 15 years (Fuller 1972:144- 5).

Also during 1914 Lang visited Philadelphia and persuaded the manager of the Philadelphia "Phillies" baseball team to hold their spring training in St. Petersburg in 1915. A private corporation was formed in 1913 to finance spring training events in the city on a new field built near 22nd Ave. N and First Street on Coffee Pot Bayou. This group brought the St. Louis Browns to town for their spring training in 1914, but the corporation lost $1000 on the venture. The Phillies came at their own expense and rented the new baseball field. The team returned in 1917 and 1918 for spring training. Each following season a major league team came here for spring training and in 1922 a new field was built for them located

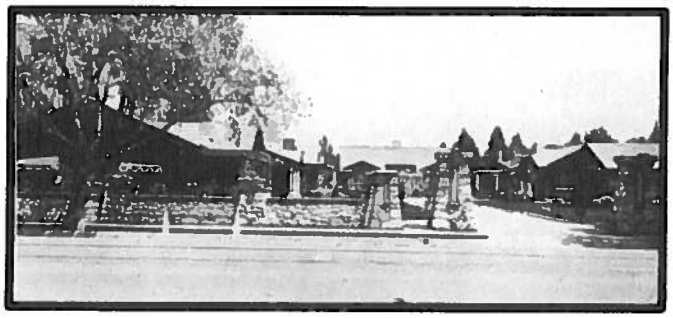
one block north of the present day Al Lang Stadium which was built in 1947 (Grismer 1948:236). Because of Lang's tireless volunteer efforts over the following decades, Florida became the home of baseball's spring training for all the major leagues. In the press he was called "St. Petersburg's baseball ambassador," the "daddy of spring training," and "father of the Grapefruit League" (Grismer 1948:237).

Lang ran for mayor of St. Petersburg in the spring of 1916 and won, defeating four other candidates including Noel Mitchell. However, to qualify for the office Lang had to reside within the city limits and his new home in the Jungle was two blocks outside it, so his "legal residence" became once again 336 Lang's Court and the other became his "vacation home in the country" (Fuller 1972: 145). Lang was a popular mayor and during his term he paid special attention planning, zoning, and beautification efforts so that the city would not look like a "hick town." He ordered that all the new wooden benches lining downtown sidewalks would be painted a uniform green, overhanging shop signs were removed, and parks were landscaped (Fuller 1972: 145).

Lang spent the rest of his life in his adopted city and amassed a considerable net worth through real estate investments (Fuller 1972: 145). He died aged 89 on 27 Feb. 1960 (*St. Petersburg Times* 28 Feb. 1960, sec. 1, p. 1). He left an estate valued at $682,500, his will made a $200,000 bequest to Florida Presbyterian College (now Eckerd) for scholarships, $100,000 bequest to the Children's Home Society of Jacksonville, a $100,000 bequest to his nephew Edward Fagen III of Gulfport, FL, and numerous small bequests to the children of friends and former employees (*St. Petersburg Times,* 5 Mar. 1960, sec. B, p. 1).

Bungalow Courts

The bungalow house type is generally defined as a low house or cottage, usually of one story and an attic. This term was adopted by adherents of the American Arts & Crafts movement in the late 1800s for their ideal of a new style of house that incorporated recent technological innovations of building construction and amenities with an aesthetic expression of simple handcrafted utilitarian design principles. Their inspiration came from many sources and the resulting homes varied in appearance from the Prairie School style of the Midwest to the California bungalow style influenced by



Japanese architecture. The publications of Elbert Hubbard at the Roycroft community and the periodical "The Craftsman" quickly disseminated this new aesthetic credo and it became widely adopted by builders across the country during the 1910s through the 1920s.

The bungalow court is a suburban residential neighborhood design that was created in Southern California and quickly spread across the U.S. In 1909 Sylvanus Marston a young architect educated at Cornell was commissioned to design a group of bungalows in Pasadena for a local developer, called the St. Francis Court. He placed the 11 Craftsman style frame homes on narrow lots facing a central garden courtyard. This concept was repeated in 1910 with Bowen Court, also in Pasadena, designed by Arthur S. Heineman with 23 homes built on a L- shaped lot. These bungalow courts became instantly popular with both developers and home buyers in the city (Winter, Robert. *American Bungalow Style* (1996) p. 20). By the 1930s there were 414 bungalow courts spread throughout the city of Pasadena. By 2009, 39 were listed in the National Register of Historic places or had obtained local historic designations. The Pasadena courts were all less than one acre in size, the most common plan was an elongated "U-shape" with the open end facing the main street and all had a common central court and a perimeter of service alleys with the homes' garages facing them. The number of units ranged from 9 to 23. The 1909 to 1914 courts were mainly Craftsman in style and later courts designed in a variety of historic revival styles (Sicha, Richard, "Bungalow Courts in Pasadena" multiple property N.R. nomination (1981-3) FHR- 8- 300a).

Bungalow courts were also popular in the suburbs of Los Angeles and were the predominant form of multi-family housing in Southern California from the 1910s through the 1930s (*Pasadena Star News*, 7 Nov. 2009). The famous California Arts and Crafts style architect, Charles S. Greene was aghast at this clever speculative real estate concept saying, "...they have no other reason for being than that of making money for the investor." However, it was a sensible alternative to the apartment houses appearing in American cities in the 1920s (Winter 1996:21). "The courts filled a real need in home building... by furnishing for the same money greater comfort and independence than is possible in an apartment" (Byers, Charles, "The Bungalow Court Idea Shown in Practical Operation", *The Craftsman*, #27 (1914) p. 317). The bungalow courts were a manifestation of the housing construction boom of the Progressive Era that brought greater wealth to the middle classes allowing them to become home owners instead of renters.

The idea of the Bungalow Court never caught on in St. Petersburg as a community planning model. In January of 1912, Charles McNabb proposed a plan to build a bungalow court at Ninth Avenue North and Bay Street, spurred on by the popularity of Lang's development (*Evening Independent,* 31 Jan 1912). However, this plan does not appear to have been built.

Significance

Architecture

Lang's Bungalow Court is significant in the area of architecture. The Bungalow Court consists of the remaining bungalows facing an interior pedestrian courtyard and walkway. The surviving historic structures of Lang Court are also significant as fine representative samples, with minimal modern alterations, of the range of styles and types of detached single family homes built in St. Petersburg between 1912 and 1925 and after WWII. No two are alike in appearance. One is brick masonry (852 4th Ave. N), two are stucco over hollow tile (335 & 353 Lang Court), one is rusticated concrete block and frame (336 Lang Court), and the remainder are frame, clad in wood siding. Their architectural styles range from classic Craftsman bungalow (336 Lang Court), Colonial Revival (852 4th Ave. N), to Prairie (353 Lang Court), to traditional frame vernacular with minor Craftsman ornament (345 Lang Court), and a post World War II boom era minimal traditional bungalow infill (370 Lang Court).

The post World War II bungalow infill at 370 Lang Court should be considered contributing because of its age. It is an example of the continued viability of the bungalow house type. The bungalow retains the same massing, scale and setback as the other structures in the bungalow court and is an excellent example of sensitive infill.

As the only example of a bungalow court in St. Petersburg and one of a very few constructed in the Tampa Bay area the district represents unique design. The remarkable architectural cohesiveness of the neighborhood's design, workmanship, and materials contribute to the significance of the district by clearly conveying the early boom-era architectural preferences in St. Petersburg and adapting the styles of the similar California climate to St. Petersburg.

(1) It has distinguishing characteristics of an architectural style valuable for the sturdy of a period, method or construction of use of indigenous materials.

Community Planning and Development

Lang's Bungalow Court subdivision is significant to the history of city planning and urban development of St. Petersburg because it was the only bungalow court built within the city. Historic resource field surveys and archival records record no other subdivision of this type in the area. The only other known bungalow court in the Tampa Bay area is locally designated, Bungalow Terrace located near Swann & Inman Streets in the Hyde Park neighborhood of Tampa.

The surviving historic bungalows and outbuildings of Lang's Bungalow Court are also significant as fine representative samples, with minimal modern alterations, of the range of styles and types of detached homes built in St. Petersburg between 1912 and 1925 and after WWII.

(1) Its character is a geographically definable area possessing a significant concentration or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.

(2) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.

(3) Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

Al Lang

Lang's Bungalow Court and the residence at 336 Lang Court are is deeply associated with Al Lang, prominent citizen and popular mayor. The historic district was designed and developed by Mayor Al Lang between 1912 and 1925. Elected in 1916, Lang paid special attention planning, zoning, and beautification efforts in St. Petersburg. He is recognized the creation of St. Petersburg's famous "green benches," when he required all street benches be uniform and painted a consistent shade of green. In 1914, while residing in Lang Court, Lang visited Philadelphia and persuaded the manager of the Philadelphia "Phillies" baseball team to hold their spring training in St. Petersburg in 1915. Because of Lang's tireless efforts over the following decades, Florida became the home of baseball's spring training for the major leagues. He is referred to as the "father of the Grapefruit League."

(1) It is identified with a person or persons who has significantly contributed to the city, state or nation.

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Mormino, Gary R. *Land of Sunshine State of Dreams; A social history of Modern Florida.* Gainesville; University of Florida Press, 2005.

National Park Service, United Stated Department of the Interior, National Register of Historic Places Program.

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Sicha, Richard, "Bungalow Courts in Pasadena" multiple property N.R. nomination (1981-3) FHR- 8- 300a).

Straub, William, *History of Pinellas County, Florida,* 1929.

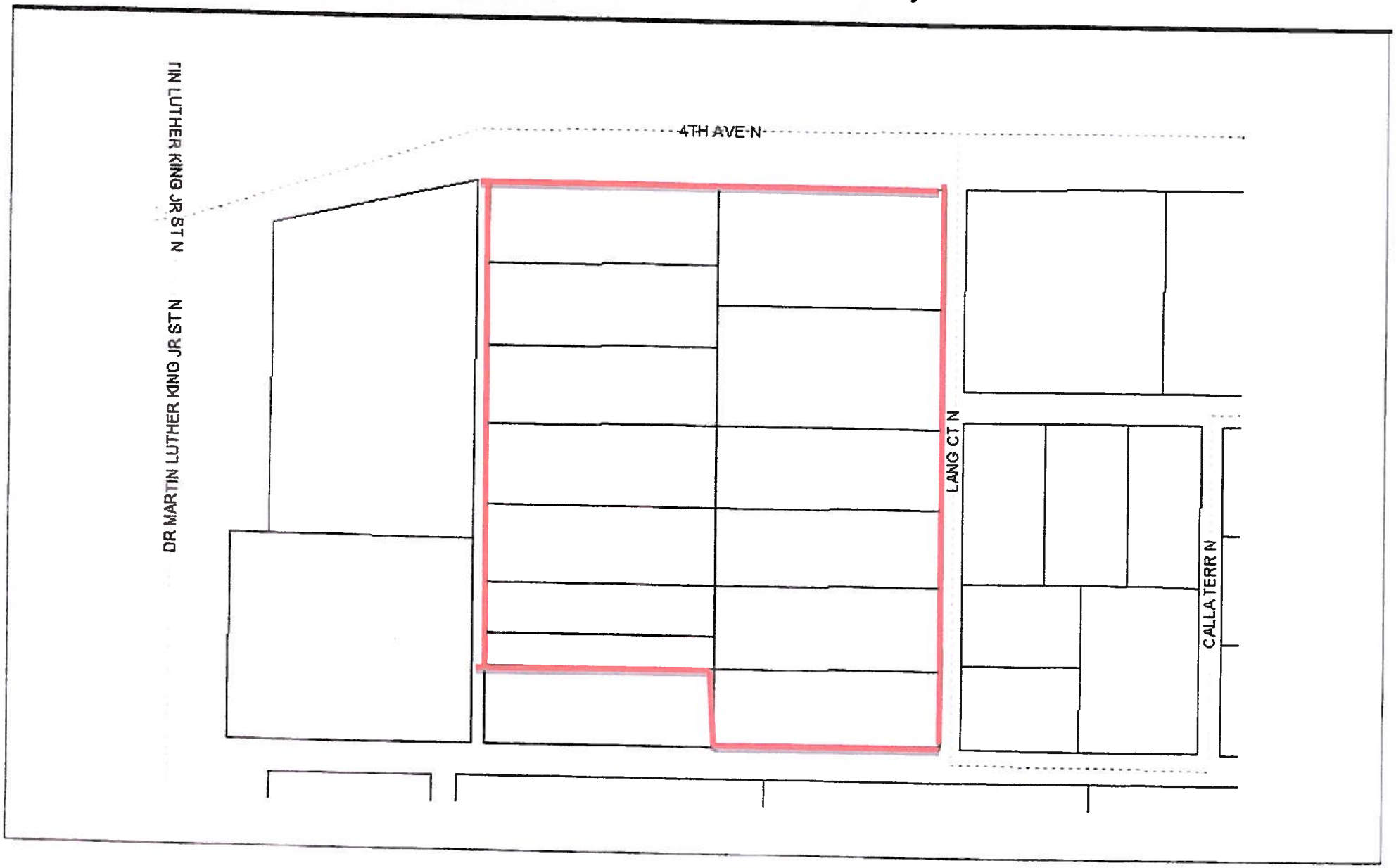
Winter, Robert. *American Bungalow Style*, 1996.

Property Owners for Designation

Properties Considered a "yes" for designation
1.) Ronald Bott: 858 4th Ave N.
2.) Dennis Kokott: 370 Lang Ct. N
3.) Kerry and Robert Rund: 336 Lang Ct. N.
4.) Jose and Belinda Feguierias: 334 Lang Ct. N
5.) Klas Norrhed: 332 Lang Ct. N
6.) Cynthia Sands and Thomas Nelson: 361 Lang Ct. N
7.) Chris Bukay and Richard Broderick: 353 Lang Ct. N
8.) Mark Voigt: 349 Lang Ct. N
9.) Gary Sanford and Stewart Larson: 330 Lang Ct. N

Properties considered a "no" for designation
1.) 852 4th Ave. N
2.) 345 Lang Ct. N
3.) 335 Lang Ct. N
4.) 330 Lang Ct. N

Proposed Local Landmark District Boundary



Name of Proposed Local Landmark District: LANG COURT

Page: 18

St. Petersburg Landmark Designation Application

PHOTOGRAPHS

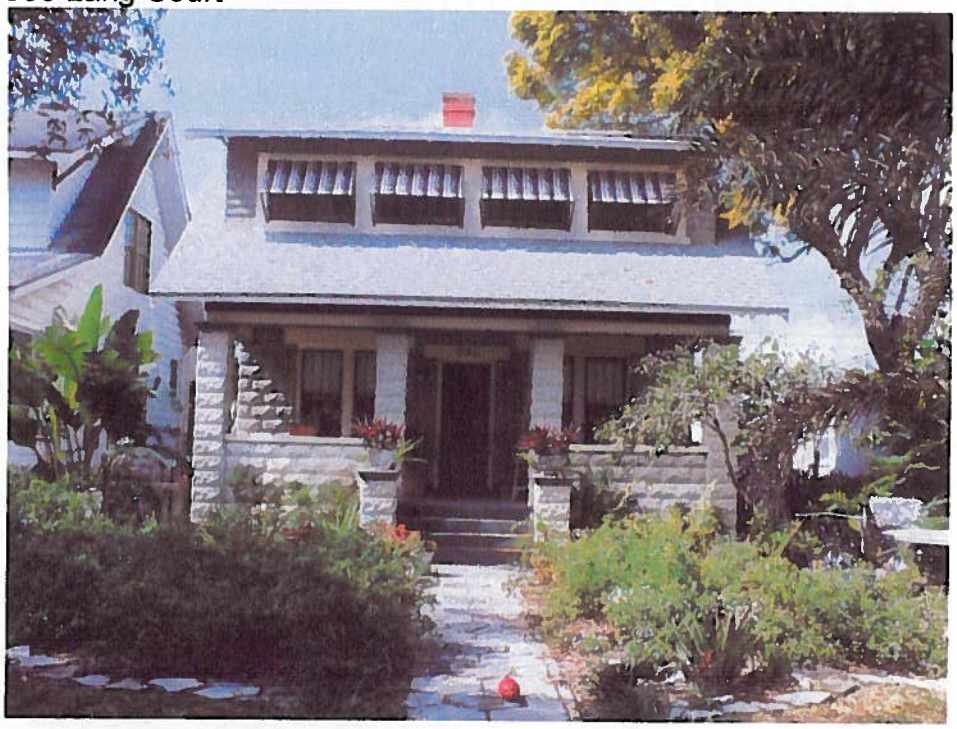
858 4th Avenue North

852 4th Avenue North

852 4th Ave N garage

370 Lang Court

336 Lang Court



336 garage

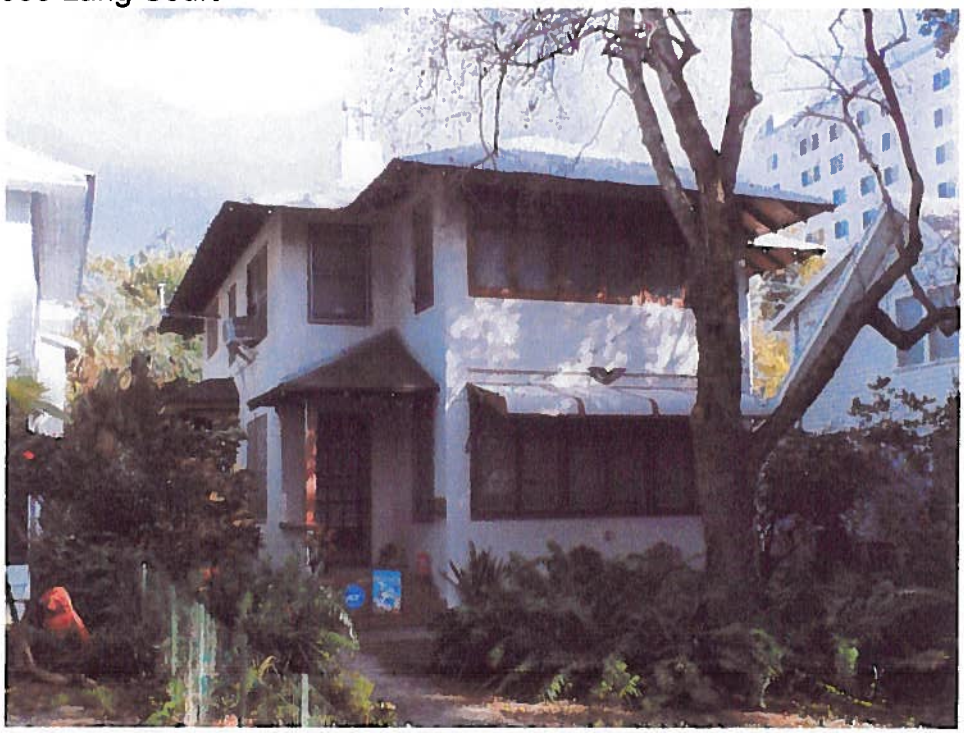
334 Lang Court

332 Lang Court

361 Lang Court

361 Lang Court garage

353 Lang Court



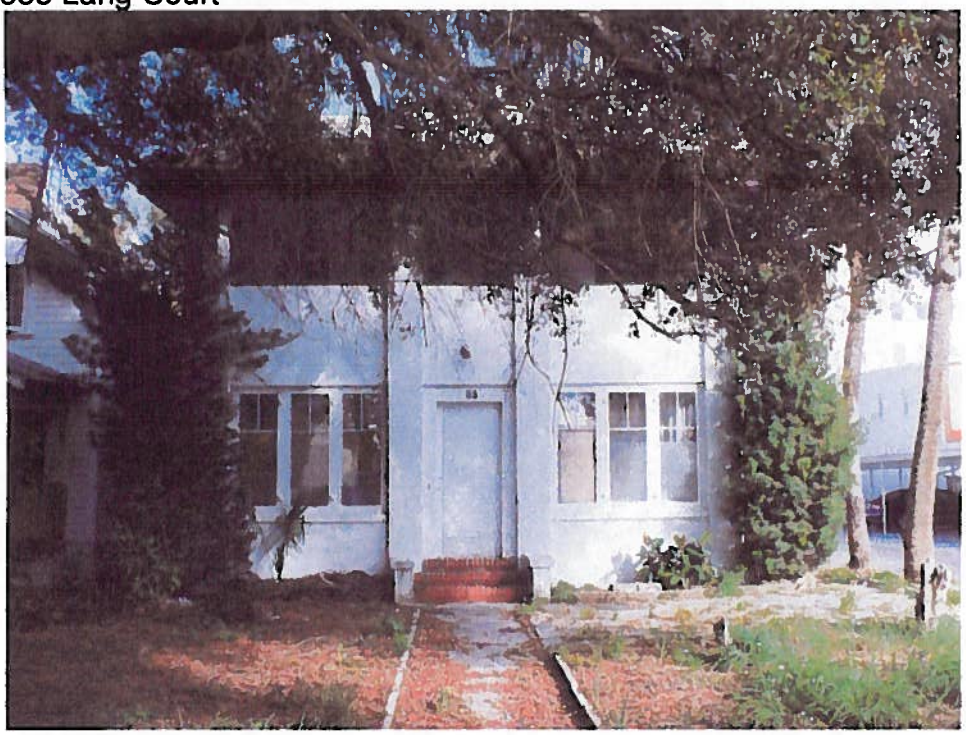
353 Lang Court garage

349 Lang Court

345 Lang Court

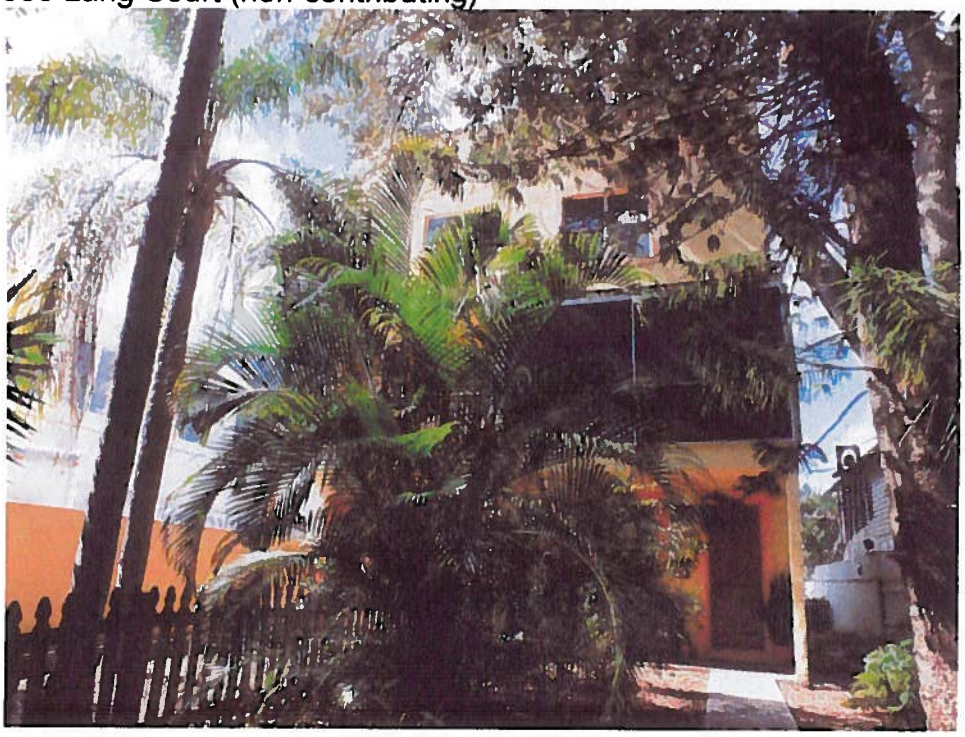
345 Lang Court garage

335 Lang Court



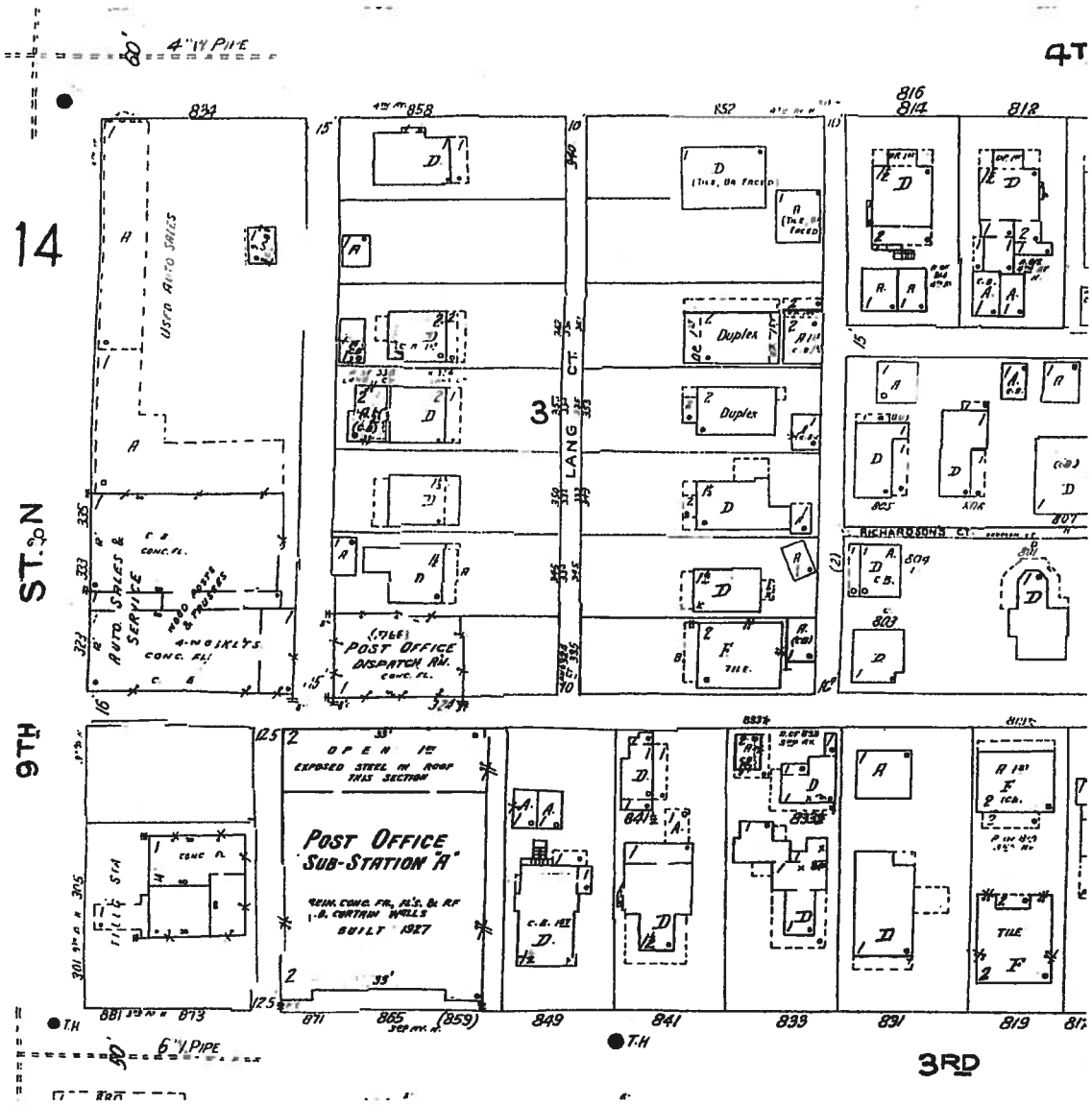
335 garage

330 Lang Court (non-contributing)

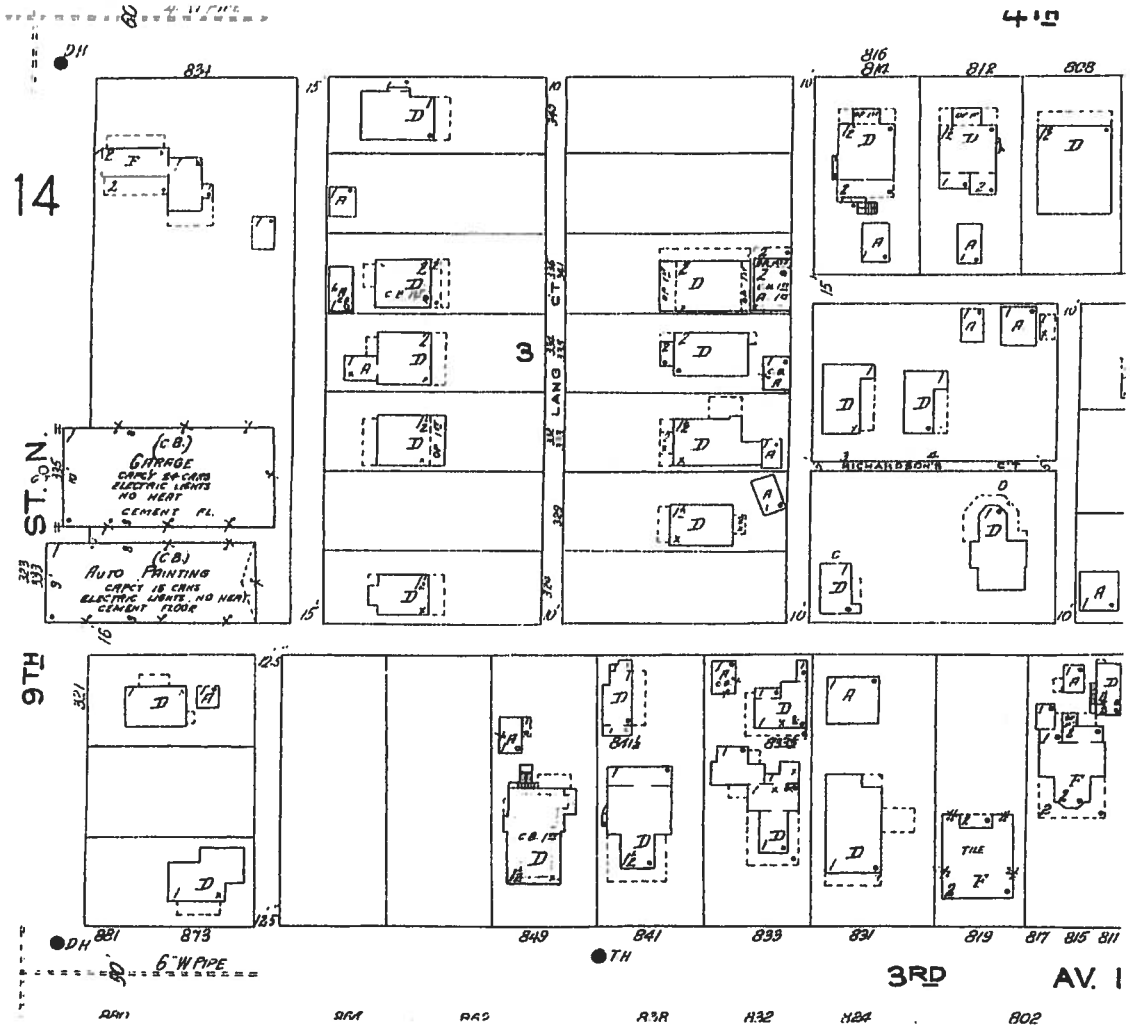


SANBORN MAPS

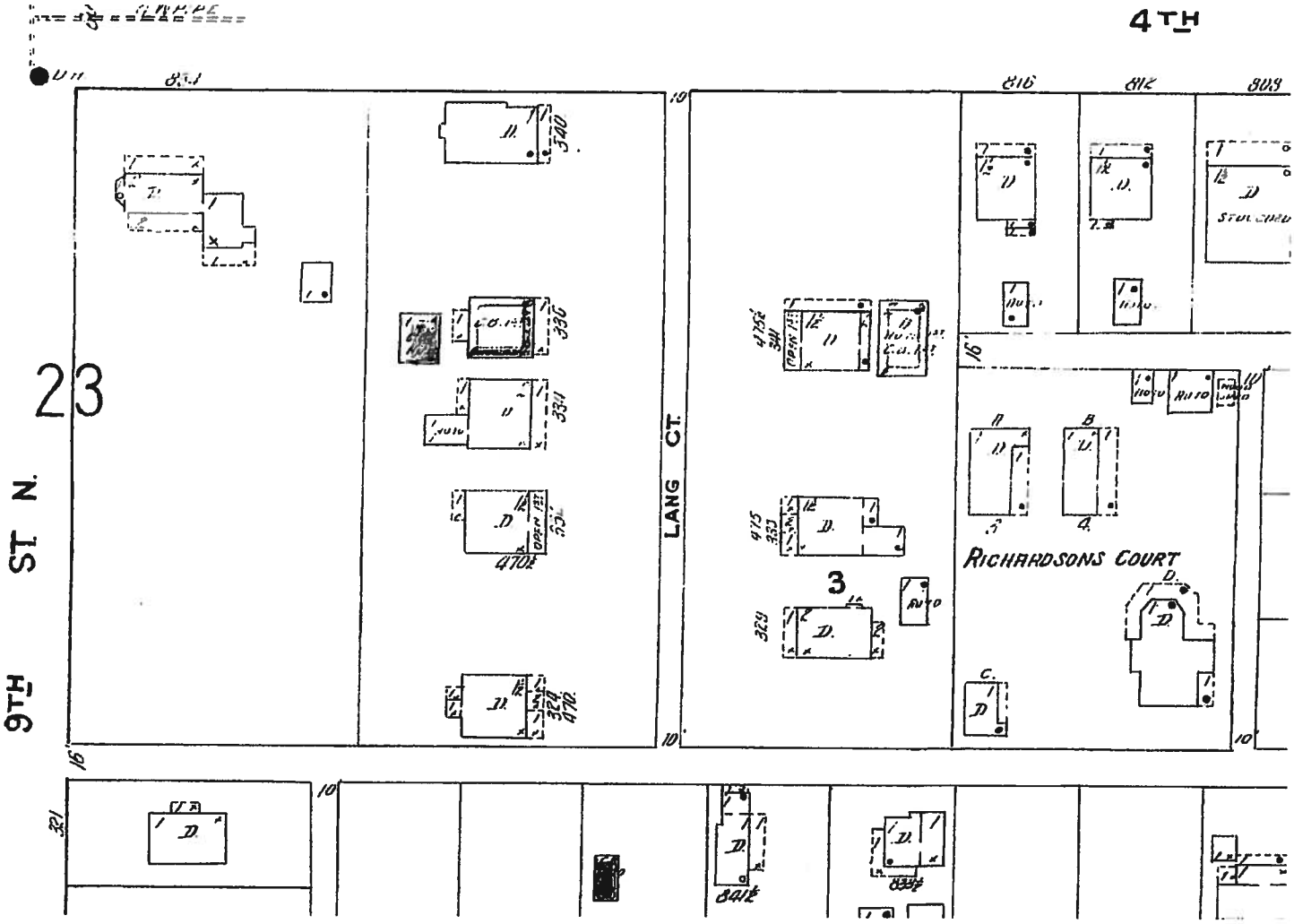
1951 Sanborn map, sheet 15



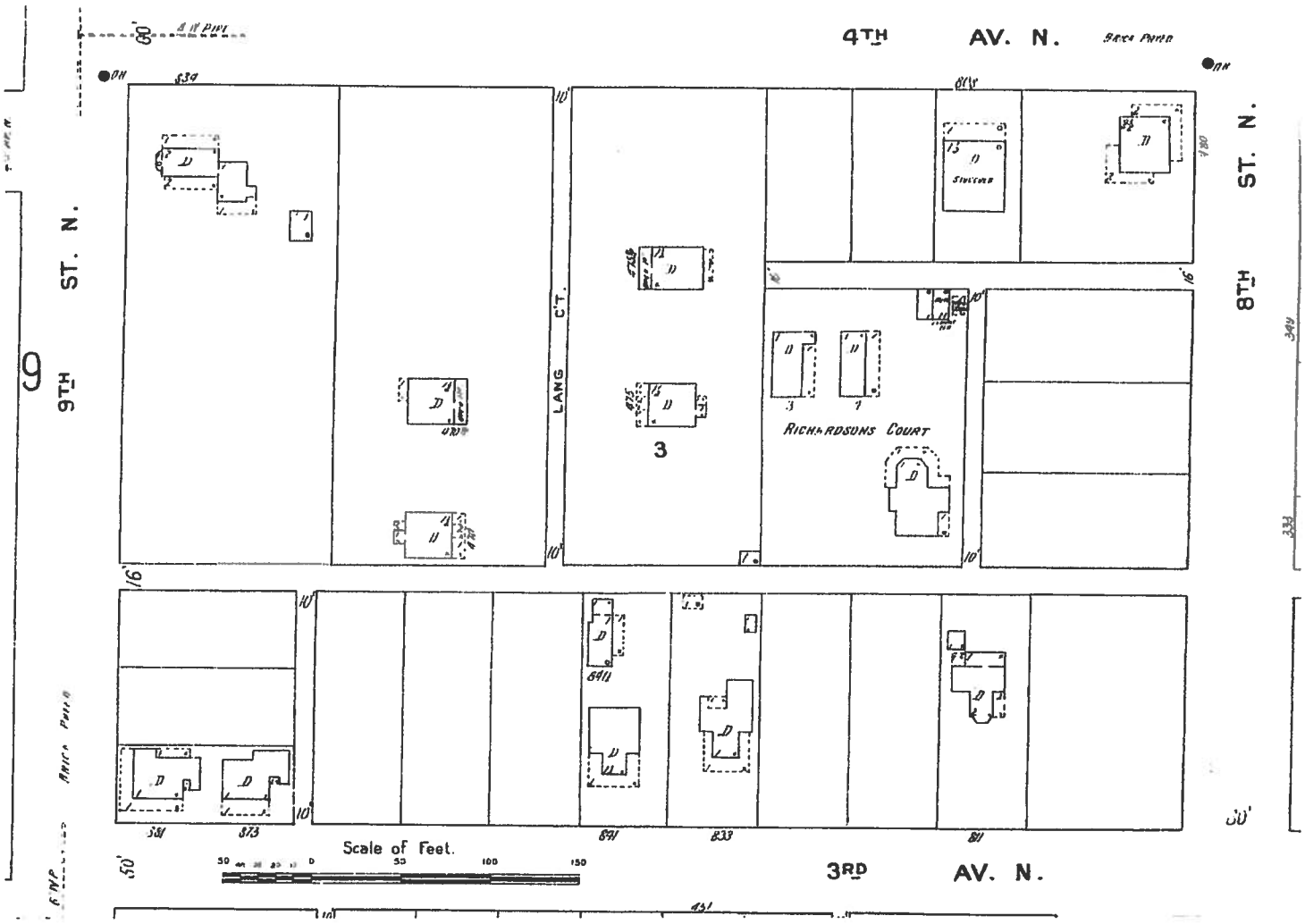
1923 Sanborn, sheet 15



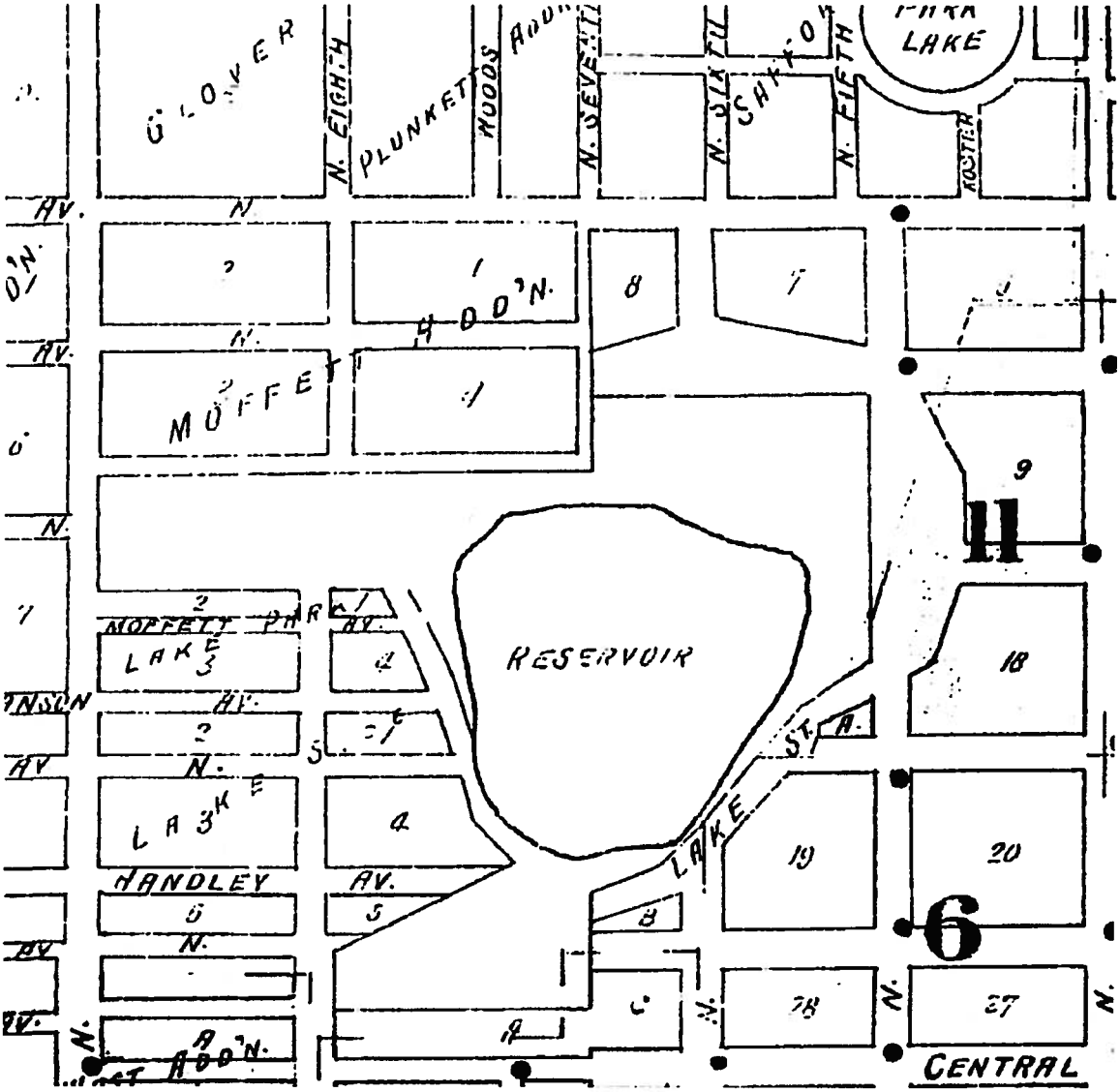
1918 Sanborn, sheet 4



1913 Sanborn, sheet 10



1908 Sanborn, no coverage of Lang Ct area – not yet platted as Lang Ct.



st.petersburg
www.stpete.org

LOCAL LANDMARK DISTRICT NOMINATION FORM

This is a petition in support of nominating ____LANG COURT____ as a Local Landmark (Historic) District. The City's Historic Preservation Ordinance (Section 16.30.070; http://www.stpete.org/development/Land_Development_Regs.asp) requires evidence of approval of the owners of two-thirds of the property owners within the proposed area to be designated. This application is forwarded to the Community Planning and Preservation Commission which then makes a recommendation to City Council. If City Council approves the designation, exterior alterations, demolition and new construction shall be reviewed through the Certificate of Appropriateness process as provided in Section 16.30.070. If you have any questions or require additional information, please contact the City of St. Petersburg's Urban Planning and Historic Preservation Division at (727) 892-5451.

By signing below, I attest that I own property within the proposed historic district AND support initiation of the Local Landmark District designation process.

PARCEL ID	ADDRESS	OWNER	SIGNATURE	DATE
19-31-17-49932-000-0010	858 4th Avenue North	Ronald E. Bott		2/7/14
19-31-17-49932-000-0020	370 Lang Ct. North	Dennis P. Kokott		2/12/14
	370 Lang Ct. North	Ellen C. Kokott	Ellen C Kokott	2/12/14
19-31-17-49932-000-0030	336 Lang Ct. North	Robert A. Rund Jr.		2/9/14
	336 Lang Ct. North	Kerry B. Rund		
19-31-17-49932-000-0040	334 Lang Ct. North	Jose Felgueiras		2/8/14
	334 Lang Ct. North	Belinda Felgueiras	Belinda Felgueiras	2-8-14

Name of Proposed Local Landmark District: LANG COURT

Page: 2

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PARCEL ID	ADDRESS	OWNER	SIGNATURE	DATE
19-31-17-49932-000-0050	332 Lang Ct. North	332 Lang LLC	[illegible]	2/12/14
19-31-17-49932-000-0060	330 Lang Ct. North	Gary D. Sanford		
	330 Lang Ct. North	Stewart E. Larson		
19-31-17-49932-000-0061	330 Lang Ct. North	Federal Home Loan Mortgage Corporation		
19-31-17-49932-000-0070	Vacant, No Address	St. Petersburg Free Clinic		
19-31-17-49932-000-0140	852 4th Ave. North	St. Petersburg Free Clinic		
19-31-17-49932-000-0120	361 Lang Ct. North	Cynthia ~~Sands~~ Nelson	Cynthia Nelson	
	361 Lang Ct. North	Thomas Nelson	Tom Nelson	
19-31-17-49932-000-0110	353 Lang Ct. North	Richard J. Broderick		
	353 Lang Ct. North	Chris A. Bukay		
19-31-17-49932-000-0100	349 Lang Ct. North	Mark Voigt		
19-31-17-49932-000-0090	345 Lang Ct. North	Robert G. Wade Estate		
19-31-17-49932-000-0080	335 Land Ct. North	Paul A. Vogel		

Name of Proposed Local Landmark District: LANG COURT
Page: 2

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PARCEL ID	ADDRESS	OWNER	SIGNATURE	DATE
19-31-17-49932-000-0050	332 Lang Ct. North	332 Lang LLC		
19-31-17-49932-000-0060	330 Lang Ct. North	Gary D. Sanford	Gary D. Sanford	02/19/14
	330 Lang Ct. North	Stewart E. Larson	Stewart E. Larson	2-19-14
19-31-17-49932-000-0061	330 Lang Ct. North	Federal Home Loan Mortgage Corporation		
19-31-17-49932-000-0070	Vacant, No Address	St. Petersburg Free Clinic		
19-31-17-49932-000-0140	852 4th Ave. North	St. Petersburg Free Clinic		
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19-31-17-49932-000-0110	353 Lang Ct. North	Richard J. Broderick		
	353 Lang Ct. North	Chris A. Bukay		
19-31-17-49932-000-0100	349 Lang Ct. North	Mark Voigt		
19-31-17-49932-000-0090	345 Lang Ct. North	Robert G. Wade Estate		
19-31-17-49932-000-0080	335 Land Ct. North	Paul A. Vogel		

Name of Proposed Local Landmark District: LANG COURT

Page: 3

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PARCEL ID	ADDRESS	OWNER	SIGNATURE	DATE
19-31-17-49932-000-0050	332 Lang Ct. North	332 Lang LLC		
19-31-17-49932-000-0060	330 Lang Ct. North	Gary D. Sanford		
	330 Lang Ct. North	Stewart E. Larson		
19-31-17-49932-000-0061	330 Lang Ct. North	Federal Home Loan Mortgage Corporation		
19-31-17-49932-000-0070	Vacant, No Address	St. Petersburg Free Clinic		
19-31-17-49932-000-0140	852 4th Ave. North	St. Petersburg Free Clinic		
19-31-17-49932-000-0120	361 Lang Ct. North	Cynthia Sands		
	361 Lang Ct. North	Thomas Nelson		
19-31-17-49932-000-0110	353 Lang Ct. North	Richard J. Broderick		
	353 Lang Ct. North	Chris A. Bukay		
19-31-17-49932-000-0100	349 Lang Ct. North	Mark Voigt	Mark W. Voigt	2/18/14
19-31-17-49932-000-0090	345 Lang Ct. North	Robert G. Wade Estate		
19-31-17-49932-000-0080	335 Land Ct. North	Paul A. Vogel		

Name of Proposed Local Landmark District: LANG COURT

Page: 4

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nas Nelson		
ard J. Broderick	Richard Broderick	2-11-14
s A. Bukay	Chris Bukay	2-11-14
: Voigt		

Name of Proposed Local Landmark District: LANG COL

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MEMORANDUM

TO: Council Chair Bill Dudley and Members of City Council

FROM: Kimberly Proano, Assistant City Attorney KP

DATE: April 30, 2014

RE: Ordinances Allowing for Alcohol Consumption by Pedal Bus Passengers and Additional Requirements

---

A Public Services and Infrastructure (PSI) Committee Meeting was held on March 27, 2014. At that meeting, PSI requested Legal to provide ordinances for City Council's consideration to allow for consumption of alcoholic beverages for pedal bus passengers. The attached ordinances reflect such changes to the Vehicle for Hire (Chapter 28) and Open Container (Chapter 3) ordinances.

In addition to allowing for alcoholic beverages for pedal bus passengers, Chapter 28 was also revised as requested by Staff. The following summarizes the additional changes.

Licensee shall be required to have a valid, current license agreement with the City prior to issuance of a public vehicle certificate and failure to maintain a valid license agreement would result in immediate revocation of the public vehicle certificate.

The public vehicle certificate shall be visible from the exterior of the pedal bus on the rear of the vehicle.

Executed waivers shall be available upon request.

For Tropicana Field events, pedal buses shall not be allowed to operate between 6th Street and 20th Street and 5th Avenue North to 5th Avenue South during an event but it is limited 1.5 hours prior to and 1.5 hours after an event as opposed to the current 3 hour requirement before and after an event.

The requirement that pedal buses not obstruct vehicular traffic be removed as the pedal buses tend to slow down traffic with their max speed between 10 to 15 mph.

Pedal bus drivers obtain a current commercial driver's license with passenger endorsement similar to the requirement for limousines.

Licensee also obtain liquor liability insurance with a sublimit of $1,000,000.00

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 3 OF THE CITY CODE TO CREATE AN EXEMPTION FOR CONSUMPTION OF ALCOHOLIC BEVERAGES BY PASSENGERS ON PEDAL BUSES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

Section 1. Section 3-7 is hereby amended by adding a paragraph (e) (6) to read:

(e) *Exemption.* It shall not be a violation of subsection (c) or (d) of this section or for a person to engage in the activity prohibited by the applicable subsection if <u>any of the following apply</u>:

(1) The activity is permitted pursuant to an exemption granted pursuant to subsection (f) of this section.

(2) The activity is in an area designated for an event which has been designated as a City sponsored event by the Mayor or a co-sponsored event by the City Council and the sale of alcoholic beverages is permitted as part of that event. This exception shall only apply on the days and during the times the event is allowed.

(3) The activity is in an area designated for a sidewalk cafe pursuant to <u>chapter 16</u>. This exception shall only apply on the days and during the times for which the operation of the sidewalk cafe is allowed pursuant to the sidewalk cafe permit.

(4) The activity is in an area designated for an event for which a street closure permit has been issued by the City Police Department. This exception shall only apply on the days and during the times the street is closed pursuant to the permit; provided, that all conditions and requirements of the permit are complied with and the permit specifically allows the consumption of alcohol in the right-of-way. Where the street closure permit permits the consumption of alcohol in the right-of-way, the granting of the permit may be conditioned upon requirements including the provision of adequate security, placement of barriers, limited hours of operation and other conditions and requirements to insure that adverse impacts to surrounding areas are minimized and to provide for the health safety and welfare of those individuals inside the right-of-way closure area. The permit shall be posted in the same manner that is required under subsection (c)(3) of this section. This section shall not be construed to

limit the imposition of conditions and restrictions on street closure permits that do not permit the consumption of alcohol. If a permit is issued, it shall be a violation of the Code for an individual within the street right-of-way closure area to violate any of the requirements or conditions of the permit. A law enforcement officer who views a person violating a requirement or condition of the permit shall first warn the individual that the individual is violating a permit requirement or condition and therefore is violating a City ordinance. The officer shall order the person to immediately cease and desist from continuing the violation. If the individual so warned continues the violation or repeats the violation within the time frame for which the permit has been issued, the individual may be cited or arrested for a violation of the code.

(5) The activity consists of carrying a closed but unsealed container containing an alcoholic beverage inside another container having a mechanical closure; provided that the outer container is kept closed and the alcoholic beverage is not consumed in the public right-of-way.

(6) The activity consists of being a passenger on a pedal bus authorized pursuant to Chapter 28. Notwithstanding the foregoing, any passenger not physically on the pedal bus is subject to the open container prohibitions contained in subsections (c) or (d) of this section.

Section two. As used in this ordinance, language appearing in struck-through type is language in the City Code to be deleted, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

Section three. 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 take effect 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 OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 28 OF THE CITY CODE TO ALLOW FOR THE CONSUMPTION OF CERTAIN ALCOHOLIC BEVERAGES BY PASSENGERS ON PEDAL BUSES; ADDING ADDITIONAL REQUIRMENTS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

Section one. Subsection (8) in Section 28-14 (f) of the St. Petersburg City Code is hereby amended to read as follows:

(f) Non-motorized vehicles are required to comply with the following:

(1) Non-motorized vehicles shall be equipped with:

a. All safety equipment required for vehicles including horn, lights, reflectors and seatbelts, where applicable;

b. A signaling device, which may be human powered such as a whistle;

c. A clean, sanitary interior, free from torn upholstery or floor covering and from damaged or broken seats;

d. Doors which operate easily and close securely and door hinges and latches in good mechanical working order, if the vehicle is designed to have doors; and

e. Tires of the size appropriate for the vehicle, with no mismatched "sized" tires.

(2) Non-motorized vehicles may not be operated on any City sidewalk;

(3) Non-motorized vehicles shall comply with posted regulations for stopping and standing. Non-motorized vehicles may not stop or stand in on-street spaces reserved for bus stops and trolley stops;

(4) Non-motorized vehicles may use available public parking spaces for stopping or standing but shall comply with posted time requirements and are subject to ticketing for failure to comply with such requirement;

(5) There shall be a place provided in the vehicle for the public vehicle driver's permit to be displayed;

(6) Non-motorized vehicles with passengers, except for pedal buses, may only operate between 9th Avenue South and 9th Avenue North and between 32nd Street and Tampa Bay;

(7) Non-motorized vehicles shall enter into a license agreement with the City prior to transporting passengers;

(8) For pedal buses, the following additional requirements shall be met:

a. A public vehicle certificate shall be issued provided the applicant meets all the requirements set forth in this chapter and provides a copy of a current, valid ~~a~~ license agreement with the City. The public vehicle certificate shall be visible from the exterior of the pedal bus on the rear of the vehicle. Failure to have a current, valid license agreement shall result in immediate revocation of the public vehicle certificate.

b. A public vehicle certificate holder shall operate the pedal bus within 30 days of obtaining a public vehicle certificate.

c. ~~No alcohol shall be served on the pedal bus or brought on board the pedal bus.~~ No alcoholic beverages other than beer, wine, hard cider, or malt-based beverages below six (6) percent alcohol may be consumed by passengers on the pedal bus. No persons under the age of twenty one (21) are allowed on the pedal bus during a ride where alcohol is or is planned on being consumed.

d. All public vehicle certificate holders shall require passengers to execute a waiver, approved by the City, prior to boarding the pedal bus. Licensee shall make available for inspection such executed waivers upon the City's request.

e. A public vehicle certificate holder shall require all passengers under age 16 to wear helmets and offer helmets for all other passengers, regardless of age, at no cost.

f. All pedal buses may only be used on public streets designated with a speed limit of 30 miles per hour or less subject to the following exceptions:

1. *Special events.* Pedal buses shall not operate within half a mile of any boundary of any event declared to be a special event by a resolution

adopted by the City Council during the event and for two hours prior to and two hours after the event. The resolution shall delineate the boundaries within which the special event declaration is to be effective.

2. *Co-sponsored and City-sponsored events.* The pedal bus shall not operate within half a mile of any boundary of an outdoor event co-sponsored by the City under its co-sponsorship procedures or any boundary of a City-sponsored event that is specifically listed in the license agreement and shall not operate two hours prior to and two hours after the event. The POD may increase or decrease the distance and time limitations as determined necessary based upon the size of the event and may add outdoor events to this list if such event is anticipated to generate more than 10,000 attendees. In such a case the POD shall notify the public vehicle certificate holder in writing, at least ten days in advance of such restriction. Notwithstanding the foregoing, the pedal bus shall not operate on December 31 and July 4 between and including 5th Avenue North to 5th Avenue South from Tampa Bay to Interstate I-275 after 500 p.m. The POD may increase or decrease the distance and time limitations as determined necessary to have unobstructed pedestrian and vehicular access.

3. *Tropicana Field Events.* Pedal buses shall not operate between and including ~~2nd~~ 6th Street and ~~22nd~~ 20th Street and 5th Avenue North to 5th Avenue South during an event held at Tropicana Field and for ~~three~~ 1.5 hours prior to and ~~two~~ 1.5 hours after an event.

4. *Crossing streets.* Pedal buses are allowed on streets designated with a speed limit of over 30 miles per hour for the sole purpose of crossing such portion where a 30 miles per hour or less speed zone is designated on both sides of the street. The pedal bus shall obey all State laws with regards to road crossings and travelling upon State and county roads.

5. *Street closures.* Pedal buses are not allowed on streets which have been closed except that if such closure is in association with a parade permit and the pedal bus is an authorized participant in such parade.

g. Public vehicle certificate holders shall carry the following insurance at its own expense:

1. Commercial general liability insurance in an amount of at least $5,000,000.00 per occurrence, with $5,000,000.00 aggregate, and $5,000.00 medical payments coverage. This policy shall include coverage for (i) personal injury or death or property damage or destruction; (ii) participant and passenger liability; ~~and~~ (iii) contractual liability under this agreement; and (iv) Liquor Liability coverage with a minimum sublimit of $1,000,000.00.

2. Automobile liability insurance of $1,000,000.00 combined single limit.

3. Workers' compensation insurance as required by Florida law and employers' liability insurance in an amount of at least $100,000.00 each accident, $100,000.00 per employee, and $500,000.00 for all diseases.

h. Pedal buses shall obey all traffic laws and shall not obstruct ~~vehicular or~~ pedestrian traffic.

i. No glassware of any kind shall be allowed on a pedal bus including but not limited to bottles, receptacles or drinking glasses.

j. Licensee shall require all drivers to obtain and keep current a commercial driver's license with passenger endorsement.

~~i.~~ k. A violation of the requirements in this section shall constitute a violation of this Code pursuant to Section 1-7~~article~~ and may be grounds to revoke a public vehicle certificate.

Section two. As used in this ordinance, language appearing in struck-through type is language in the City Code Chapter 28 to be deleted, and underlined language is language to be added to the City Code Chapter 28, in the section, subsection, or other location where indicated. Language in the City Code Chapter 28 not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

Section three. 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 take effect 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)

ST. PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair and Members of City Council

SUBJECT: USF / All Children's Hospital Release of Deed Restrictions

BACKGROUND: City Administration received a joint letter from the University of South Florida ("USF") and All Children's Hospital Inc, a Florida non-profit corporation, a member of Johns Hopkins Medicine, ("ACH/JHM") on April 7, 2014 requesting the removal of certain restrictions on a portion of real property that was transferred by the City to the Board of Regents of the State of Florida ("Regents") pursuant to an Agreement between the City and the Regents dated December 2, 1975 ("1975 Agreement") and recorded in O. R. Book 4607, Page 1649, et seq. The property ("Property") is legally described as:

> Lots 4, 5, and 7 through 9, inclusive, Block 7 and the South 90 feet of Lot 6, Block 7, Mound Park Additions, according to the map or plat thereof recorded in Plat Book 2, Page 60, in the Public Records of Hillsborough County of which Pinellas County, Florida was formerly a part. Parcel No. 19/31/17/59256/007/0040
>
> AND
>
> The North 110 feet of Lot 6, Block 7, Mound Park Additions, according to the map or plat thereof recorded in Plat Book 2, Page 60, in the Public Records of Hillsborough County of which Pinellas County, Florida was formerly a part. Parcel No. 19/31/17/59256/007/0061

The 1975 Agreement provided for the City to acquire and donate certain property adjacent to the Bayboro Harbor Campus of USF, for expansion. The acquisition efforts by the City were completed and the properties transferred, in accordance with the 1975 Agreement, to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("Board of Trustees") with a reversionary interest to the City if the property was not used for educational purposes.

PRESENT SITUATION: On January 22, 2014, the Florida Cabinet approved a transfer of three parcels of land comprising ±2 acres, from the Board of Trustees to USF. These parcels are located at the southwest corner of Fourth Street South and Sixth Avenue South and are currently occupied by the Children's Research Institute and its associated parking lot. The approved transfer further provides that USF shall transfer the two parcels that comprise the Property to ACH/JHM not later than June 30, 2014 which will allow ACH/JHM to build a facility that will house a research, training and education center. The approved transfer stipulates that construction must begin within 10 years from the date that ACH/JHM is vested in the Property.

Paragraph 4 of the 1975 Agreement and the subsequent deeds of conveyance contain certain restrictions that require the Property to be used for educational purposes ("Restrictions") that the Parties desire to remove to permit USF to transfer the Property to ACH/JHM for the purpose of allowing ACH/JHM to further its mission of Treatment, Research, Education and Advocacy related to children's health issues.

The transfer from the Board of Trustees to USF contains two conditions that would trigger a Right of Reentry defined in the conveyance. One is USF's failure to transfer the Property to ACH/JHM by June 30, 2014. Two is the failure of ACH/JHM to begin construction on the required research and education facility within 10 years of the date that ACH/JHM is vested in the Property.

The transfer from the USF to ACH/JHM also contains a condition that would trigger a Right of Reentry defined in the conveyance. USF's Right of Reentry would occur if subsequent to the commencement of construction of the required improvements on the Property, ACH/JHM fails to use the Property in a manner consistent with its mission of Treatment, Research, Education and Advocacy related to children's health issues.

In the event that USF exercises its Right of Reentry, the Agreement to Remove Restrictions between the City and USF, provides that the Restrictions set forth in Paragraph 4 of the 1975 Agreement (that the property be used for educational purposes) are automatically reinstated on the date that USF exercises its Right of Reentry.

The request indicates that the transfer of property will allow ACH to continue its short and long term campus expansion planning as ACH/JHM currently anticipates that the Property will be developed with a facility that will house clinical researchers, provide state of the art medical education, and further spur the healthcare corridor and related economic development.

On a related issue, USF's attorney discovered that there was a scrivener's error in the quit claim deed releasing the City's mineral rights related to the City's original conveyance of the property to the Regents recorded at O.R. Book 10212, Page 2580, Public Records of Pinellas County, Florida. Accordingly, a Quit Claim deed to correct the scrivener's error in the conveyance of the City's interest in the Mineral Rights will be required.

As pointed out in their request, the benefits of the transaction include providing ACH/JHM the ability to continue its leadership role in research and educational development opportunities while providing enhanced medical services to the community. Further, the agreement provides the opportunity for ACH/JHM and USF to enhance their existing partnership including improvements to the existing residency agreement as well as providing new joint research opportunities.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute an Agreement to Remove Restrictions by and between the City of St. Petersburg, Florida ("City"), and University of South Florida Board of Trustees, a Public Body Corporate, ("USF"), to remove certain restrictions on a

portion of real property that was transferred by the City to the Board of Regents of the State of Florida ("Regents") pursuant to an Agreement between the City and the Regents dated December 2, 1975 ("1975 Agreement") recorded in O. R. Book 4607, Page 1649, et seq., Public Records of Pinellas County, Florida; to execute a quit claim deed to correct the scrivener's error in the prior conveyance of the City's interest in the Mineral Rights; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: USF ACH Letter, Illustration, Resolution

APPROVALS: Administration: _____

Budget: N/A

Legal: _____

(As to consistency w/attached legal documents)

Legal: 00193417.doc V. 5

UNIVERSITY OF SOUTH FLORIDA

all children's hospital
JOHNS HOPKINS MEDICINE

March 20, 2014

RECEIVED
APR - 7 - 2014
REAL ESTATE & PROP MGMT

Mr. Bruce Grimes
Director of Real Estate and Property Management
City of St. Petersburg
PO Box 2842
St Petersburg, FL 33731

Dear Mr. Grimes:

All Children's Hospital, a member of Johns Hopkins Medicine (ACH/JHM), and the University of South Florida (USF) are currently collaborating in the transfer of property from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (the State) to USF with a portion of that property then transferred to ACH/JHM. The property in question is subject to a 1975 agreement between the City of St. Petersburg (City) and the State. This agreement provides the City with a right of reversion which is triggered if the land is not used for educational purposes. ACH/JHM and USF are jointly requesting that the City release the land from the requirements of the 1975 agreement in order that ACH/JHM and USF may proceed with this transfer. As part of our land transfer, ACH/JHM and USF will include a deed restriction that the two parcels being transferred to ACH are to be used for purposes in support of the All Children's Hospital mission.

On January 22, 2014 the Florida Cabinet approved the transfer of three parcels of land, comprising approximately 2 acres, from the State to USF. This property is located at the southwest corner of Fourth Street South and Sixth Avenue South and is currently occupied by the Children's Research Institute (CRI) and its associated parking lot. The Cabinet approved transfer provides that USF is to further transfer two of the parcels to ACH/JHM by June 30, 2014. The two parcels that ACH/JHM will receive are currently the parking lot for the CRI building. ACH/JHM will have 10 years from the recorded transfer to construct a research and education facility on the property. If ACH/JHM fails to construct this facility, the two parcels transferred to ACH/JHM will revert back to the State. A copy of the State Quitclaim Deed is attached to this request for your convenience.

As you are aware the majority of ACH/JHM's clinical services shifted to the north end of our campus after the opening of our new hospital in 2010. This property transfer will allow ACH/JHM to continue our short and long term campus expansion planning to enable growth of our mission tenets: Patient Care, Education, Research, and Advocacy. We currently anticipate developing a facility that will house and provide bench space for our expanding cadre of clinical researchers and will allow state of the art medical

education to take place in the heart of downtown St. Petersburg. The property would further spur the healthcare corridor and our commitment in St. Petersburg and provide extensive economic development.

ACH/JHM and USF are also in discussions regarding enhancements to our ongoing affiliation agreement. These discussions are focused on areas of existing and new collaboration to include extending the existing USF Pediatric Residency program at All Children's along with creating joint opportunities for research to combat childhood diseases and to develop specific treatments which can be jointly commercialized and widely distributed.

The following is a summary of the proposed transaction.

Parties: Board of Trustees of the Internal Improvement Trust Fund (State)
University of South Florida (USF)
All Children's Hospital / Johns Hopkins Medicine (ACH/JHM)

Land Transactions:

- State will convey to USF its fee simple ownership in three (3) parcels of land totaling +/- 2 acres located at the SW corner of 4th St. South and 6th Avenue South.
  - PIN: 19-31-17-59256-007-0010 (approx. 28,000 s.f.)
  - PIN: 19-31-17-59256-007-0040 (approx. 54,500 s.f.)
  - PIN: 19-31-17-59256-007-0061 (approx. 5,500 s.f.)

- State will convey to USF its fee simple ownership in the ten (10) foot wide north/south alley lying between Lots 3 and 4, Block 7 Mound Park Addition.

- USF will convey to ACH/JHM its fee simple ownership in two (2) parcels of land totaling ±1.4 acres located immediately west of the existing Children's Research Institute at the corner of 4th Street S. and 6th Avenue S.
  - PIN: 19-31-17-59256-007-0040 (approx. 54,500 s.f.)
  - PIN: 19-31-17-59256-007-0061 (approx. 5,500 s.f.)
  - ACH/JHM and USF will separately agree on various issues related to parking and required easements as a result of the transaction.

Benefits of transaction:

- Provides ACH / JHM the ability to continue its leadership role in research and educational development opportunities, while providing enhanced medical services to the community.
- Allows ACH/JHM and USF to enhance their exiting partnership including improvements to the existing residency agreement as well as providing new joint research opportunities.
- Advocacy and expansion of the City's Medical District.

UNIVERSITY OF SOUTH FLORIDA

all children's hospital
JOHNS HOPKINS MEDICINE

- Estimated creation of many permanent high income jobs generated from ACH/JHM and USF clinical and academic programs.
- Creation of hundreds of construction jobs.
- Project would enhance the Bayboro Community Redevelopment Area and the Medical Center complex south of I-175.

Procedural Requirements

- Proposal is subject to approval by the St. Petersburg City Council.

In summary, we are requesting that the City release the aforementioned parcels from the 1975 agreement including any right of reversion to the City. ACH/JHM and USF will agree to a deed restriction requiring that the land being transferred to ACH/JHM be used for purposes in support of the All Children's Hospital mission.

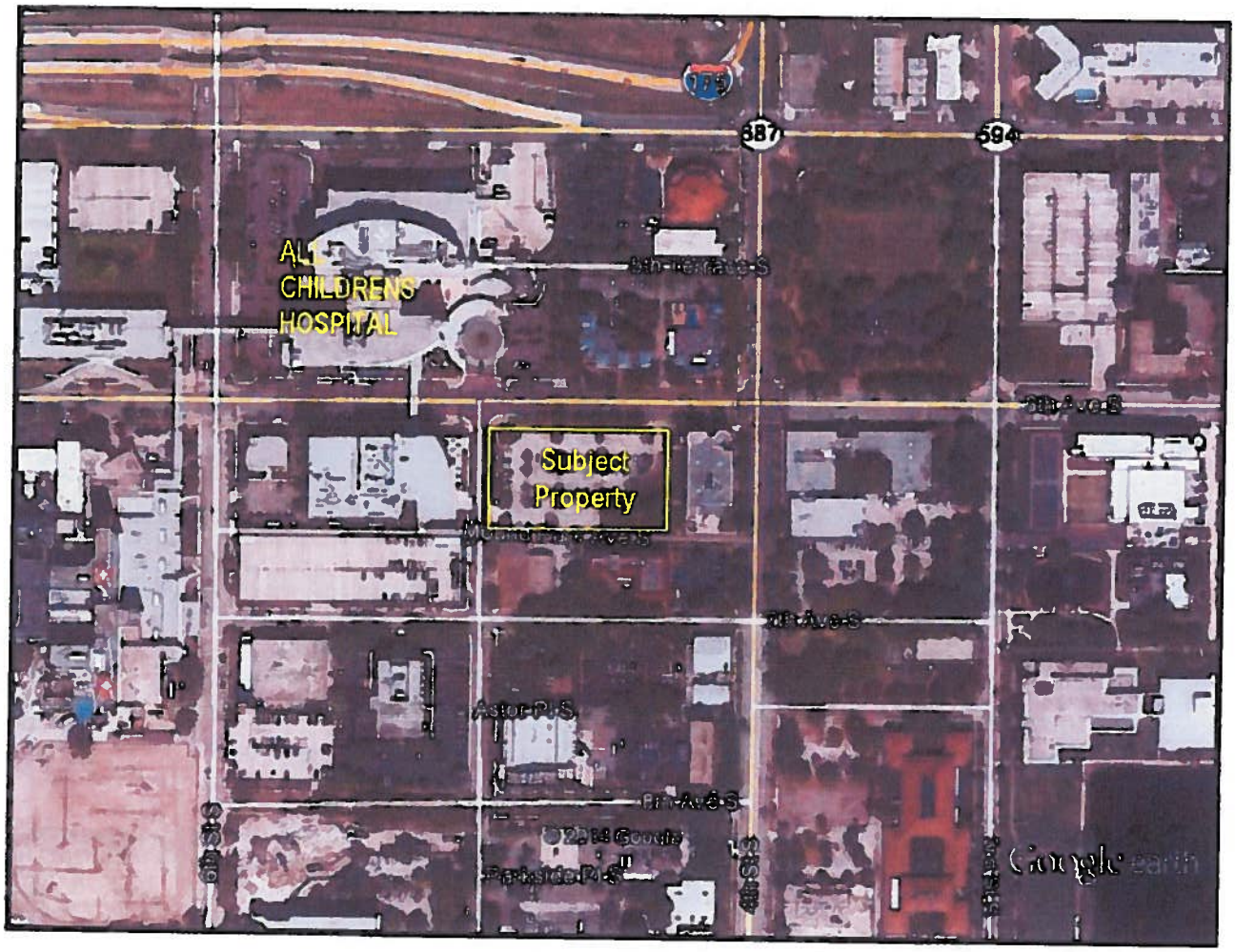
We appreciate the opportunity to present this proposal as we believe this transaction will provide significant benefits not only to the two institutions involved but also to the City as a whole. Thank you and we look forward to working with you on this transaction.

Sincerely,

Jonathan M. Ellen, M.D.
President and Physician-In-Chief,
All Children's Hospital Johns Hopkins Medicine
Vice Dean and Professor of Pediatrics,
Johns Hopkins University School of Medicine

Judy Genshaft, Ph.D.
USF System President

ILLUSTRATION



Resolution No. 2014 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE AN AGREEMENT TO REMOVE RESTRICTIONS BY AND BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA ("CITY"), AND UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES, A PUBLIC BODY CORPORATE, ("USF"), TO REMOVE CERTAIN RESTRICTIONS ON A PORTION OF REAL PROPERTY THAT WAS TRANSFERRED BY THE CITY TO THE BOARD OF REGENTS OF THE STATE OF FLORIDA ("REGENTS") PURSUANT TO AN AGREEMENT BETWEEN THE CITY AND THE REGENTS DATED DECEMBER 2, 1975 ("1975 AGREEMENT") RECORDED IN O. R. BOOK 4607, PAGE 1649, ET SEQ., PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TO EXECUTE A QUIT CLAIM DEED TO CORRECT THE SCRIVENER'S ERROR IN THE PRIOR CONVEYANCE OF THE CITY'S INTEREST IN THE MINERAL RIGHTS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration received a joint letter from the University of South Florida ("USF") and All Children's Hospital, Inc., a Florida non-profit corporation, a member of Johns Hopkins Medicine, ("ACH/JHM") on April 7, 2014 requesting the removal of certain restrictions on a portion of real property that was the subject of an Agreement between the City and the Board of Regents of the State of Florida dated December 2, 1975 ("1975 Agreement") and recorded in O. R. Book 4607, Page 1649, et seq.; and

WHEREAS, the property ("Property") is legally described as:

Lots 4, 5, and 7 through 9, inclusive, Block 7 and the South 90 feet of Lot 6, Block 7, Mound Park Additions, according to the map or plat thereof recorded in Plat Book 2, Page 60, in the Public Records of Hillsborough County of which Pinellas County, Florida was formerly a part. Parcel No. 19/31/17/59256/007/0040

AND

The North 110 feet of Lot 6, Block 7, Mound Park Additions, according to the map or plat thereof recorded in Plat Book 2, Page 60, in the Public Records of Hillsborough County of which Pinellas County, Florida was formerly a part. Parcel No. 19/31/17/59256/007/0061; and

WHEREAS, the 1975 Agreement provided for the City to acquire and donate certain property adjacent to the Bayboro Harbor Campus of USF, for expansion; and

WHEREAS, the acquisition efforts by the City were completed and the properties transferred, in accordance with the 1975 Agreement, to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("Board of Trustees") with a reversionary interest to the City if the property was not used for educational purposes; and

WHEREAS, on January 22, 2014, the Florida Cabinet approved a transfer of three parcels of land comprising ±2 acres, from the Board of Trustees to USF; and

WHEREAS, these parcels are located at the southwest corner of Fourth Street South and Sixth Avenue South and is currently occupied by the Children's Research Institute and its associated parking lot; and

WHEREAS, the Florida Cabinet approved transfer further provides that USF shall transfer the two parcels that comprise the Property to ACH/JHM not later than June 30, 2014 which will allow ACH/JHM to construct a facility that will house a research, training and education center; and

WHEREAS, the approved transfer stipulates that construction must begin within 10 years from the date that ACH/JHM is vested in the Property; and

WHEREAS, Paragraph 4 of the 1975 Agreement and the subsequent deeds of conveyance contain certain restrictions that require the Property to be used for educational purposes ("Restrictions") that the Parties desire to remove to permit USF to transfer the Property to ACH/JHM for the purpose of allowing ACH/JHM to further its mission of Treatment, Research, Education and Advocacy related to children's health issues; and

WHEREAS, the transfer from the Board of Trustees to USF contains two conditions that would trigger a Right of Reentry defined in the conveyance, one is USF's failure to transfer the Property to ACH by June 30, 2014 and two is the failure of ACH/JHM to begin construction on the required building(s) within 10 years of date that ACH/JHM is vested in the Property; and

WHEREAS, the transfer from the USF to ACH/JHM also contains a condition that would trigger a Right of Reentry defined in the conveyance, which would occur if subsequent to the commencement of the required improvements on the Property, ACH/JHM fails to use the Property in a manner consistent with its mission of Treatment, Research, Education and Advocacy related to children's health issues; and

WHEREAS, in the event that USF exercises its Right of Reentry, the Agreement to Remove Restrictions between the City and USF provides that the Restrictions set forth in Paragraph 4 of the 1975 Agreement (that the Property be used for educational purposes) are automatically reinstated on the date that USF exercises its Right of Reentry; and

WHEREAS, the request indicates that the transfer of property will allow ACH/JHM to continue its short and long term campus expansion planning as ACH/JHM currently anticipates that the Property will be developed with a facility that will house clinical researchers, provide state of the art medical education, and further spur the healthcare corridor and related economic development; and

WHEREAS, USF's attorney discovered that there was a scrivener's error in the quit claim deed releasing the City's mineral rights in its original conveyance of the property to the Regents recorded at O.R. Book 10212, Page 2580, Public Records of Pinellas County, Florida, which will require a Quit Claim deed to correct the scrivener's error in the conveyance of the City's interest in the Mineral Rights; and

WHEREAS, the benefits of the transaction include providing ACH/JHM the ability to continue its leadership role in research and educational development opportunities while providing enhanced medical services to the community and providing the opportunity for ACH/JHM and USF to enhance their existing partnership including improvements to the existing residency agreement as well as providing new joint research opportunities.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute an Agreement to Remove Restrictions by and between the City of St. Petersburg, Florida ("City"), and University of South Florida Board of Trustees, a Public Body Corporate, ("USF"), to remove certain restrictions on a portion of real property legally described herein that was transferred by the City to the Board of Regents of the State of Florida ("Regents") pursuant to an Agreement between the City and the Regents dated December 2, 1975 ("1975 Agreement") recorded in O. R. Book 4607, Page 1649, et seq., Public Records of Pinellas Couty, Florida; to execute a quit claim deed to correct the scrivener's error in the prior conveyance of the City's interest in the Mineral Rights; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (designee)
Legal: 00193417.doc V. 5

APPROVED BY:

Bruce E. Grimes, Director
Real Estate & Property Management

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of May 15, 2014

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

Subject: Awarding a contract to Hodge Management, LLC in the amount of $331,900 for the Mahaffey Theater Dressing Room Renovations Project; rescinding an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $57,467 from the Mahaffey Theater Catering project (12270); approving a supplemental appropriation in the amount of $57,467 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from this rescission, to the Mahaffey Theater Dressing Room Renovations Project (14140); and providing an effective date (Engineering Project No. 14216-119; Oracle No.14140).

Explanation: The Procurement Department received six bids for the Mahaffey Theater Dressing Room Renovations Project (see below). The work consists of furnishing all labor, material, and equipment necessary to renovate approximately 4,285 square feet of existing interior space, including the two large orchestra dressing rooms and the six individual dressing rooms along with the adjacent restrooms and back-of-house circulation area at the Mahaffey Theater. The work includes removal of existing ceilings, light fixtures and flooring to be replaced with new acoustical ceiling tiles, new flooring; plumbing fixtures; energy efficient light fixtures; drywall; wall and floor tiles; millwork and cabinetry. Overall modifications to the dressing room fire sprinkler system to meet new code requirements will be performed.

The Mahaffey Theater was originally built in 1963 as a municipal auditorium. It was renovated in 1987 and in 2005. The back-of-house dressing rooms were not included in the 2005 building renovations. The finishes in current dressing rooms are nearing 30 years old, have reached the end of useful service life, and are in need of replacement in order to continue to serve the market for the desired performances.

The contractor will begin work approximately ten (10) days from the Notice to Proceed and is scheduled to complete work within fifty seven (57) consecutive calendar days thereafter. Bids were opened on April 15, 2014, and are tabulated as follows:

Bidder	Base Bid
Hodge Management, LLC (Seminole, Florida)	$331,900.00
Tagarelli Construction, Inc. (Tarpon Springs, Florida)	$363,267.00
Certus Builders, Inc. (Tampa, Florida)	$385,759.00
Eveland Brothers, Inc. (Clearwater, Florida)	$412,825.51
Boyd Construction Co, Inc. (St. Petersburg, Florida)	$465,575.58
Nelco Development Co (Tampa, Florida	$474,997.00

Hodge Management, LLC, the lowest responsive and responsible bidder, has met the specifications, terms and conditions for Bid No. 7653 dated March 17, 2014. They have satisfactorily completed similar projects in the past for several properties of Pinellas County Schools. The Principals of the firm are Jessica A. Hodge, Managing Member and Donald Reynolds, Managing Member. The project was sheltered for certified SBEs under section 2-272 (d) of the City Code.

Recommendation: Administration recommends awarding this contract to Hodge Management, LLC in the amount of $331,900 for the Mahaffey Theater Dressing Room Renovations Project (14140); rescinding an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $57,467 from the Mahaffey Theater Catering project (12270); approving a supplemental appropriation in the amount of $57,467.05 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from this rescission, to the Mahaffey Theater Dressing Room Renovations Project (14140); and providing an effective date.

Cost/Funding/Assessment Information: Funds are available after the rescission of an unencumbered appropriation in the Recreation & Culture Capital Fund (3029) in the amount of $57,467 from the Mahaffey Theater Catering Project (12770) and a supplemental appropriation in the amount of $57,467 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from this rescission, to the Mahaffey Theater Dressing Room Renovations project (14140).

Attachments: Resolution

Approvals:

Administrative **Budget**

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO HODGE MANAGEMENT, LLC IN AN AMOUNT NOT TO EXCEED $331,900 FOR COMPLETION OF THE MAHAFFEY THEATER DRESSING ROOM RENOVATIONS PROJECT (14216-119); AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; RESCINDING UNENCUMBERED APPROPRIATIONS IN THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) IN THE AMOUNT OF $57,467 FROM THE MAHAFFEY THEATER CATERING PROJECT (12270); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $57,467 FROM THE UNAPPROPRIATED BALANCE OF THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) RESULTING FROM THIS RESCISSION, TO THE MAHAFFEY THEATER DRESSING ROOM RENOVATIONS PROJECT (14140); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received six bids for the Mahaffey Theater Dressing Room Renovations Project (14216-119) pursuant to Bid No. 7653 dated March 17, 2014; and

WHEREAS, Hodge Management, LLC has met the specifications, terms and conditions of Bid No. 7653; 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, the bid and award of an agreement to Hodge Management, LLC in an amount not to exceed $331,900 for completion of the Mahaffey Theater Dressing Room Renovations Project (14216-119) is hereby approved the Mayor or Mayor's designee is hereby authorized to execute all documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that the unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $57,467 from the Mahaffey Theater Catering Project (12270) is hereby rescinded; and

BE IT FURTHER RESOLVED that the following supplemental appropriation for Fiscal Year 2014 resulting from this rescission is hereby approved:

<u>Recreation and Culture Capital Improvement Fund (3029)</u>
Mahaffey Theater Dressing Room Renovations Project (14140) $57,467

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

Budget Department

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: Members of City Council

DATE: May 1, 2014

COUNCIL DATE: **May 15, 2014**

RE: Possible New Skate Park on the Pier Approach

ACTION DESIRED:

Respectfully requesting City Council schedule a Committee of the Whole to consider using Weeki Wachee funds to construct a new, modern skate park that potentially could be done on a redesigned Pier approach or elsewhere in the city.

BACKGROUND:

St. Petersburg is attracting more people interested in skateboarding. It has been about ten years since we built a skate park. As you will see in the presentation, skate parks are being built in many cities across the country. They can be designed to be self sufficient, not requiring City staff. They also can be designed to fit almost any space and appeal to a full range of riders from young children to world class competitors.

Karl Nurse
Council Member

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: Members of City Council

DATE: May 1, 2014

COUNCIL DATE: **May 15, 2014**

RE: Density Bonuses in Downtown Zoning District – Potential Changes

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ACTION DESIRED:

Respectfully requesting City Council schedule a Committee of the Whole to consider possible changes in the levels of bonuses or exemptions in the downtown zoning district and consider if some current bonus items should be mandatory based upon our ten years of experience.

BACKGROUND:

The City created a series of density bonuses for the downtown zoning districts about ten years ago. They include the following:

- Bonuses for Public Art
- Shielding of the Parking Garages
- Transferrable Development Rights for Historic Preservation
- Workforce Housing
- Support for Downtown Mass Transit
- Streetscape Improvements

In addition, we created a series of exemptions from density calculators (both charts are attached).

Karl Nurse
Council Member

from Beach Drive. Each of the foregoing pedestrian-oriented uses shall have a minimum average depth of 40 feet and shall meet all requirements of the design guidelines.

2. *Streetscape improvements.* The abutting public sidewalk shall be improved in compliance with the streetscape treatment plan identified in the Plaza Parkway Design Guidelines.

16.20.120.5.2.4. Pedestrian level "B" streets within all districts.

Other than as allowed by the zoning district, specific types of uses are not required abutting these streets. Nonresidential, pedestrian-oriented uses in pedestrian level building facades, including office space and retail and support uses, are encouraged. The building shall provide for architectural treatments following the design guidelines.

The abutting public sidewalk shall be improved in compliance with the streetscape treatment plan as identified in the Plaza Parkway Design Guidelines.

16.20.120.5.2.5. All other streets.

The abutting public sidewalk of all other streets shall be improved in compliance with the streetscape treatment plan identified in the Plaza Parkway Design Guidelines.

(Code 1992, § 16.20.120.5; Ord. No. 985-G, §§ 26—31, 7-15-2010)

16.20.120.6. Development potential.

Development potential of property in the districts is appropriate for the character of each area. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Each property has a base intensity defined by the "base approval" row within the maximum intensity table. Development proposals may increase above the base intensity by adding allowed FAR bonuses. The total FAR requested, with bonuses, shall determine whether the project requires streamline or public hearing approval. The plan allows additional FAR pursuant to a multiplier in activity centers; however, in all the DC zoning districts, no additional FAR pursuant to the multiplier is allowed. Only the FAR specifically provided for in the following maximum intensity table, the FAR bonus table and the FAR exemptions table are allowed in the DC zoning districts.

Maximum Intensity

	DC-C	DC-1 (East of Dr. Martin Luther King, Jr. St.)	DC-1 (West of Dr. Martin Luther King, Jr. St.)	DC-2	DC-3	DC-P
Base approval (floor area ratio)	4.0	3.0	3.0	3.0	2.0	0.2 Over park segment where building is located
Bonus approval, streamline (floor area ratio)	Greater than 4.0 and equal to or less than 8.0	Greater than 3.0 and equal to or less than 7.0	Greater than 3.0 and equal to or less than 5.0	Greater than 3.0 and equal to or less than 5.0	Greater than 2.0 and equal to or less than 3.0	
Bonus approval, public hearing (floor area ratio)	Greater than 8.0	Greater than 7.0	Greater than 5.0 and equal to or less than 7.0	Greater than 5.0 and equal to or less than 7.0	Greater than 3.0 and equal to or less than 4.0	
There shall be no minimum lot area in any downtown center district. Maximum density in any downtown center district shall be limited by FAR. Units per acre do not apply.						

16.20.120.6.1. Exemptions from FAR calculations.

All areas of a structure are counted to determine the FAR including gross floor area associated with stair and elevator towers and all enclosed common areas, unless noted otherwise. Stand alone parking garages, even with mixed use on the first floor, shall also be calculated toward FAR except those floors of the garage that are entirely underground.

FAR Exemptions	Maximum Exemption Up To:
All Districts	
Structured parking areas are exempt from FAR; however, in the DC-2 and DC-3 districts, for any parking garage containing more than twice the minimum required number of parking spaces, the	Not limited

additional parking square footage shall be included in the calculation of the GFA, except those floors that are entirely underground.	
Square footage of a locally designated historic property which is retained and restored as part of the site is exempt from inclusion in the GFA.	Not limited
Square footage of workforce housing units or square footage (as set forth in the City's workforce housing program) or any inclusionary zoning requirement provided on site.	0.5 FAR
DC-Core Only	
Retail uses located on the ground level and second floor when each individual retail unit is over 10,000 s.f. or when 80 percent of retail units has an average size of 10,000 s.f. per unit or when the total s.f. of retail units exceeds 50,000 s.f.	0.5 FAR
Office uses on the exterior of structured parking which make the parking not visible from a street.	0.25 FAR per level
Hotel uses located above the ground floor.	1.5 FAR
DC-1 Only	
Retail or office uses located on the ground level.	0.5 FAR
Office or residential uses on the exterior of structured parking which make the parking not visible from a street.	0.25 FAR per level
Retail, restaurants, bars, museums, lobby entrances, hotel public function space or other publicly accessible, permitted nonresidential uses located on the ground level.	0.5 FAR
Hotel uses located above the ground floor.	1.5 FAR
DC-2 Only	
Neighborhood scale retail, neighborhood scale cafe or office uses located on ground level.	0.5 FAR
DC-3 Only	
Retail, restaurants, bars, museums, lobby entrances, hotel public function space or other permitted nonresidential uses located on the ground level.	0.5 FAR
Retail, restaurants, bars, office, or residential uses located above the ground level on the exterior of structured parking which make the parking not visible from a street.	0.25 FAR per level

(Code 1992, § 16.20.120.6.1; Ord. No. 985-G. § 32, 7-15-2010)

16.20.120.6.2. Bonuses to FAR calculations.

All projects within the downtown center districts may utilize bonuses to receive greater development rights. These bonuses are specifically written to provide public amenities and to mitigate secondary impacts associated with the additional development rights. Sites receiving bonus FAR shall not exceed the maximum intensity allowed for the site.

To qualify for bonuses:

- A project shall comply with all minimum use requirements of the zoning district. (See use regulations chart.)
- New construction shall comply with the requirements of the building envelope for the district.
- New construction shall comply with the minimum parking standards.

Once a project has been determined to qualify for bonuses by the POD, the development may utilize any combination of the bonus provisions listed in this subsection to attain the desired additional development right, except as otherwise limited by these regulations. Certain bonuses are only applicable to specific districts.

- For projects required to follow the public hearing process for additional FAR, the first 0.5 bonus FAR shall be for workforce housing and the second 0.5 bonus FAR shall be for either workforce housing, historic preservation, or downtown transit. Thereafter, any bonus or combination of bonuses is allowed.

FAR Bonuses

All Districts	
Make structured parking not visible from streets (not alleys) with a liner that provides uses for a minimum of the first two stories, and provide an architecturally compatible design above the two story base to create an attractive and architectural screen to structured parking.	1.0 FAR
	0.5 FAR

Make structured parking not visible from streets (not alleys) with an architecturally compatible design above the base to create an attractive and architectural screen to structured parking.	
Provide financial support to the City's streetscape improvement program equal to one-quarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.	Up to 0.5 FAR per each street frontage
Provide financial support to the City's downtown mass transit service program (when created by the City) equal to one-quarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.	Up to 2.0 FAR
Provide public art as an integral part of the pedestrian-level sidewalk area or required ground level open space, or as a decorative crown element of a building that includes night lighting. The value of such feature shall be equal to one-quarter of one percent or more of the total construction cost per 0.5 of FAR bonus. All public art shall be visually accessible to the public.	Up to 2.0 FAR
Support the preservation of landmarks and landmark sites by using one of the following methods: • Use of transfer of development rights from a locally designated landmark or landmark site. • Relocate and restore the exterior any structure determined eligible or contributing to the National Register Downtown Historic District to a compatible site within two miles of a downtown center zoning district. Five times the gross square footage of the structure may be transferred to the site. The cost of relocation shall be credited to the total construction cost.	Not limited
Support workforce housing with one or more of the following methods: • For each additional 1.0 FAR or fraction of the bonus FAR requested, five percent of the total number of housing units shall be provided, on site, as workforce housing units for people initially qualifying at 150 percent or less of median income. • Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one-quarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.	Not limited
DC-Core Only	
Provide office use equaling 25 percent or more of the gross floor area.	1.5 FAR
Limit the building to no more than 25 percent gross floor area of residential uses.	3.0 FAR
DC-1 Only	
Provide office use equaling 25 percent or more of the gross floor area or, Limit the building to no more than 50 percent residential uses.	1.5 FAR
DC-2 and DC-3 Only	
Provide an additional five percent ground level open space.	0.5 FAR
For purposes of this chart, the term "gross s.f." means the total floor area of all buildings on the site, including but not limited to the floor area of all parking spaces. Parking spaces dedicated for residential uses shall count towards the residential percentage, and parking spaces dedicated for nonresidential uses shall count towards the nonresidential percentage.	

(Code 1992, § 16.20.120.6.2; Ord. No. 893-G, § 17.1, 9-4-2008)

16.20.120.7. Building envelope: Maximum height and minimum setbacks.

16.20.120.7.1. Maximum building height.

Height restrictions are based upon the approval process sought by the applicant and the location of the property.

The height restrictions do not correlate directly to the zoning districts. They are designed to concentrate heights within the core area of the downtown and then step down toward the surrounding neighborhoods. The height map establishes the specific locations of height restrictions. In addition to the height restrictions limits specified on the map, the following criteria shall apply:

Buildings shall not exceed FAA height limitations unless approval is obtained from the FAA.

All buildings receiving additional height using the bonus approval, streamline process shall have a decorative crown feature compatible with the architectural style of the building.

All buildings receiving additional height using the bonus approval, public hearing process shall have a decorative crown feature compatible with the architectural style of the building and are encouraged to have decorative up lighting and crown lighting.

Height Restrictions Map

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: April 29, 2014

COUNCIL DATE: May 15, 2014

RE: ***Truck Weight Resolution***

ACTION DESIRED:

Respectfully request City Council support a resolution opposing the increase in weight of trucks that utilized the interstate system in the state of Florida.

Attachment

Jim Kennedy
City Council Member

A RESOLUTION OF THE CITY OF ST. PETERSBURG OPPOSING LEGISLATION AT ANY LEVEL OF GOVERNMENT THAT SEEKS TO INCREASE THE WEIGHT OF TRUCKS THAT ARE AUTHORIZED TO UTILIZE THE INTERSTATE SYSTEM IN THE STATE OF FLORIDA AND ROADWAYS IN THE CITY OF ST. PETERSBURG; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of St. Petersburg is concerned with the welfare of motorists and the quality and reliability of our City and nation's infrastructure; and

WHEREAS, large trucks have a fatal crash involvement rate 40 percent higher than that of passenger vehicles, according to the National Highway Safety Administration; and

WHEREAS, every crash imposes both human and economic costs as well as a significant clean-up burden that can require many hours and impede other traffic; and

WHEREAS, the estimated costs to society for each fatality is $7.24 million and the cost for each injury crash is $321,000 per injury; and

WHEREAS, allowing heavier or longer trucks threatens the safety of other motorists as well as law enforcement officers because heavier and longer trucks are more difficult to control, take longer to stop, and increase crash severity; and

WHEREAS, nearly 20% of commercial vehicles inspected are taken out of service for mechanical problems, which are most commonly brake issues, and trucks with out-of-service braking conditions are 1.8 times more likely to be assigned crash responsibility; and

WHEREAS, government studies have raised questions about the safety of equipment modified to haul heavier loads; and

WHEREAS, more than half the bridges on the National Highway System are more than 40 years old; and

WHEREAS, trucks heavier than 80,000 pounds also raise concerns related to the nation's deteriorating infrastructure because they are likely to accelerate the deterioration of road surfaces and bridges; and

WHEREAS, government highway cost allocation studies have shown that the damage done to our roads and bridges by heavy trucks in legal operation today is not covered by their payments; and

WHEREAS, heavier trucks that may be permitted to use the FDOT Interstate System will invariably utilize the local truck routes in reaching their ultimate destination; and

WHEREAS, the City of St. Petersburg has nine bridges on truck routes, none of which have been designed for trucks with a GVW of 97,000 lbs. or greater; and

WHEREAS, increased truck weights are expected to shorten the remaining service life of the City bridges and roadways such trucks would traverse; and

WHEREAS, no funding source has been identified for local governments that may be faced with higher maintenance and replacement expenses associated with heavier trucks; and

WHEREAS, the payments by other motorists effectively subsidize the operation of heavy trucks in legal operation today; and

WHEREAS, government highway cost allocation studies show that increases in truck size and weight would exacerbate the existing underpayment of heavy trucks and the inequity between the payments of other motorists and heavy truck operators.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, that the City opposes any legislation at any level of government that seeks to increase the GVW of trucks allowed on Florida Intestates due to concerns related to safety, environmental impacts, infrastructure deterioration, the potential failure of bridges not engineered for such weights, and an apparent lack of funding to address these concerns from both a State and City perspective.

This Resolution shall take effect immediately upon its adoption.

Approved as to form:

Legal: _____

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **May 8, 2014**

COUNCIL DATE: **May 15, 2014**

RE: ***Homeless Women/Children/Families Placement and Support***

ACTION DESIRED:

Respectfully requesting that the City of St. Petersburg and the Homeless Outreach Team change policy and procedure for placement and support of homeless women/children/families. Currently, we offer voucher assistance and support to homeless families that results in many of them living in motel properties and other facilities not intended for long term stays by families. I am requesting that the City of St. Petersburg follow the procedures put in place by the Juvenile Welfare Board (JWB) Family Services Initiative which includes the following:

- Preference of placement is to include shelter with co-location of services. Women/children/families should be placed at the shelter for women/children hosted by St. Vincent de Paul or the St. Petersburg Free Clinic or other similar shelter services available that also provides wrap around services. Wrap around services are key to helping families become more stable and self-sustaining.
- When shelter beds are not available, women/children/families shall only be placed in motels that have been inspected and approved by the Juvenile Welfare Board and this solution should be considered temporary in nature until shelter facilities and wrap around services are available.

RATIONALE:

Motel environments are not intended for long term stays by families and in many cases are not safe environments (e.g. The Mosley Motel currently houses 7 registered sex offenders where many families are currently housed). Furthermore, we should not be spending City dollars at any property that is a chronic offender of city code or brought before the Nuisance Abatement Board. Lastly, providing shelter along with wrap around services is considered best practice to providing a path out of homelessness.

Amy Foster, Council Member
District 8

G-4

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **May 8, 2014**

COUNCIL DATE: **May 15, 2014**

RE: ***Referral to the Public Services & Infrastructure Committee (PS&I)***

ACTION DESIRED:

Respectfully requesting to refer to the PS&I Committee a discussion on pedestrian safety. This discussion should include safe crosswalks and possible solutions to bikes on sidewalks, particularly in the downtown area. This should also include a discussion about the feasibility for creative crosswalks.

RATIONALE:

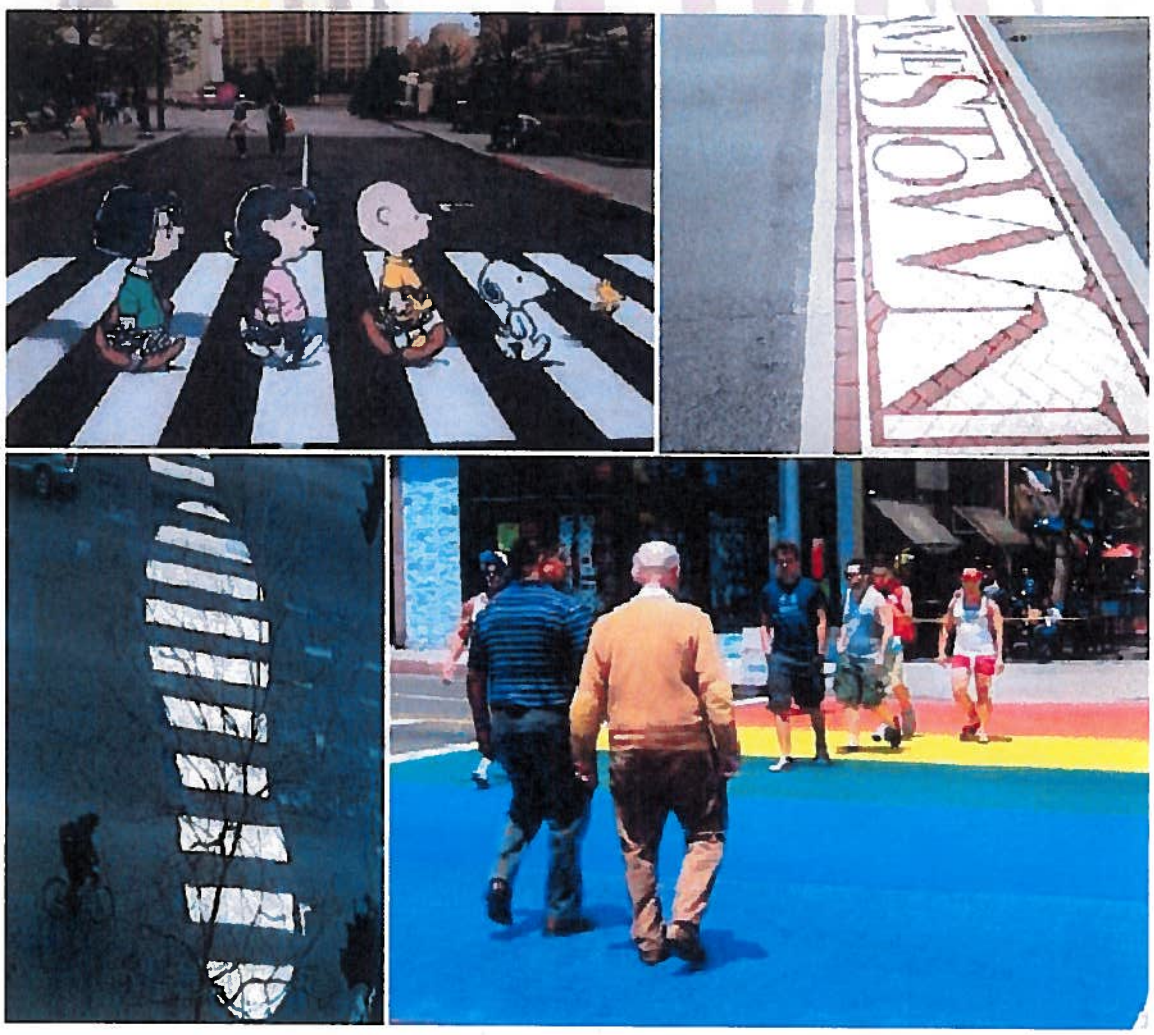
Pedestrian safety was the number one topic discussed at a recent public budget summit. The Tampa Bay region is considered the second most dangerous metropolitan area for pedestrians and the news has been full of recent pedestrian accidents. The Central Ave. Council has also raised concerns about bicycles on sidewalks along Central Avenue.

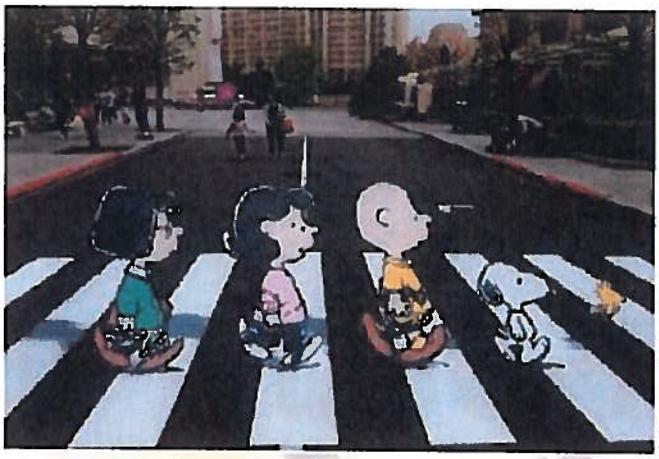
Attachments

Amy Foster, Council Member
District 8

G-5

Creative Crosswalks: A Draft Proposal by the Warehouse Arts District for a city-wide Public Art Project





1.1 Project Overview

The Warehouse Arts District would like to make a proposal for the implementation of a City-Wide Creative Crosswalks program partnering with the the city of St. Petersburg.

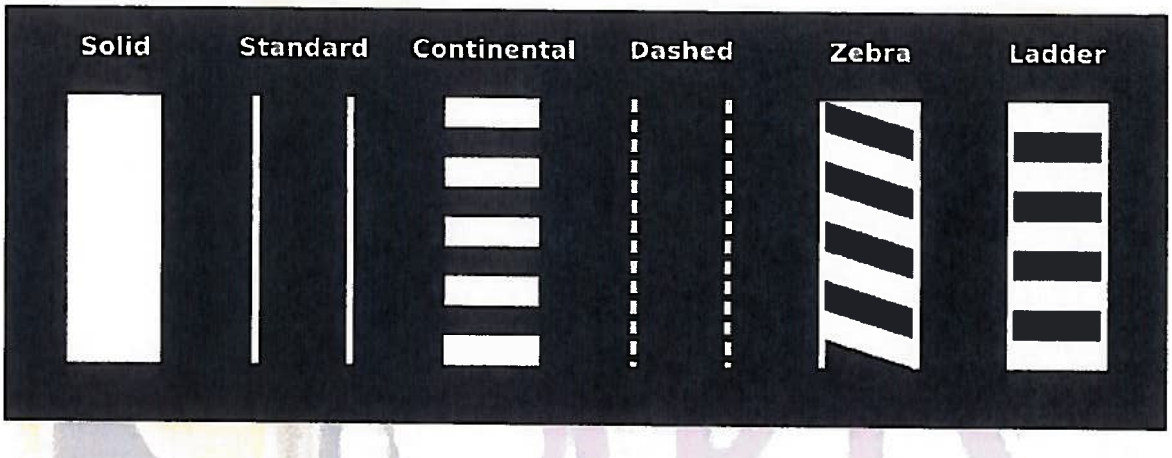
Currently, there are several Creative Crosswalks programs throughout the United States: Oahu, Hawaii; Rochester, NY; Bethesda, MD; Jeffersonville, IN; Ann Arbor, MI; Boulder, CO; New York, NY.

Creative Crosswalks are designed to enhance the pedestrian experience, provide more definition to specific districts within the municipal area, encourage the public art experience in the city, and to facilitate greater public/ private partnerships to increase funding to the arts community. By choosing to adopt a consistent city wide program the City of St. Petersburg has an opportunity to:

- Adopt an approach that will encourage public/ private partnerships that will increase sponsorship of the Arts in the City of St. Petersburg by increasing stakeholders in the Arts community throughout the municipality
- Further market St. Petersburg as an arts destination
- Maximize the support for Public Art Installations
- Ease the Wayfinding and Public Safety experience for both residents and tourists through easier navigation throughout the city to targeted destinations
- Address municipal funding for the Arts by creating opportunities for artists, while experiencing a minimal (if any increase) in capital outlay.
- Define a UNIFORM process with defined Guidelines for implementation and approval.

1.2 Enhance the pedestrian experience

Currently, crosswalks in the city of St. Petersburg follow the uniform standards of crosswalk design. As the city examines the various methodologies of crosswalk implementation and better ways to facilitate public safety the Warehouse Arts District proposes that Creative Crosswalks can play a significant role.



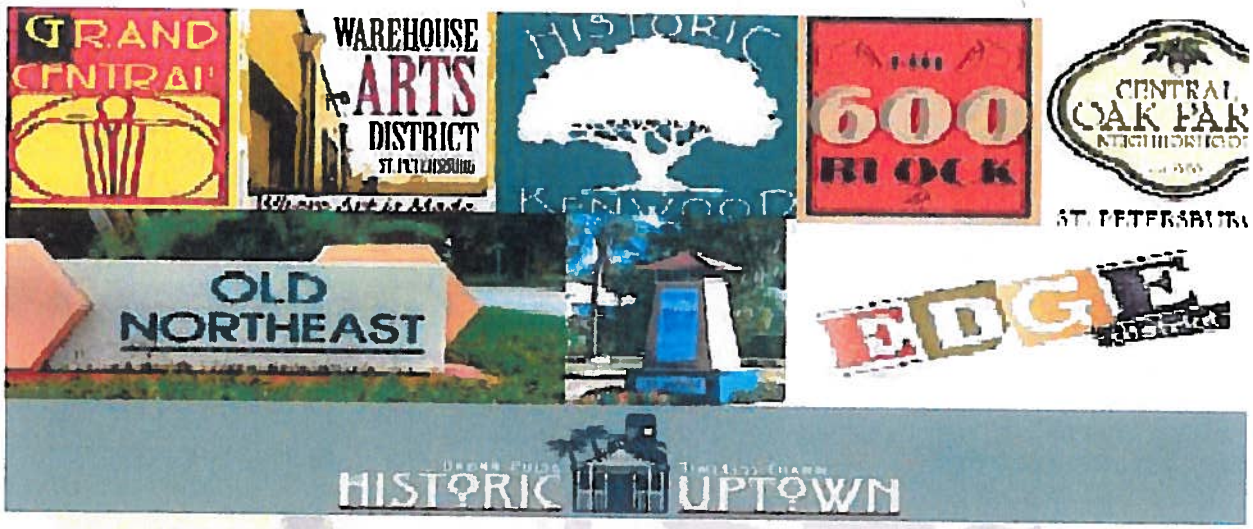
By adopting a UNIFORM program, the City has an opportunity to improve the pedestrian experience through innovative transportation design. As we examine the creation of corridors to effectively encourage a safer and more enjoyable pedestrian experience creative crosswalks provide an opportunity to make walking (one of the most fundamental methods of movement throughout the community) more enjoyable through the implementation and support of public art.

The Creative Crosswalks program creates an environment where the experience of walking can be transformed from the most "pedestrian" of experiences into a uniquely pleasurable experience.

1.3 Provide more definition to specific districts within the city

St. Petersburg is a city comprised of many unique neighborhoods and business districts. Creative Crosswalks would provide an avenue to delineate these unique areas and celebrate each area's distinctive flavour and interweave them into the tapestry of civic life.

> *St. Petersburg is home to many unique, culturally rich, and historically significant neighborhoods. These neighborhoods deserve the full support of city hall....Just as important as a safe, clean neighborhood is the neighborhood's identity, because a sense of belonging fosters pride. My goal is for each neighborhood or area to have its own vibe, to be its own destination. Visually appealing signage at neighborhood entrances and wayfaring signage in populated areas is an easy first step and a resource for both residents and visitors. But to truly strengthen the identity of a neighborhood we must better promote its distinct flavor and help tell its story. – Mayor Rick Kriseman*



One of the issues frequently faced by these various districts is signage delineating the areas of the community. The Creative Crosswalks program provides an alternative that both supports local arts and artists and adds to the pedestrian experience.

1.4 Encourage the Public Art Experience

This program would augment the commitments previously made by the City of St. Petersburg to Public Art. The Creative Crosswalks program would target local, regional artists to meet the needs of the program further fostering the Warehouse Arts District to help make the city of St. Petersburg a city where artists live and work.

> *" The city of St. Petersburg began commissioning works of art in 1990 with the passage of a "per cent for art ' ordinance. The Public Art collection includes many of Florida's outstanding artists and is on display in public buildings, parks, recreation centers, water towers, highway entrance ramps, fire stations and libraries. With work in every corner of the city, public art is available to residents and visitors. The diverse collection ranges from found-object sculptures to paintings of Florida flora and fauna; from site specific neon sculpture to realistic bronze, and includes photography, textiles, stained glass, murals and ceramics. It is a civic resource and expression of St. Petersburg's growing emphasis on its cultural identity." - http://www.stpete.org/arts_and_culture/public_art/index.asp*

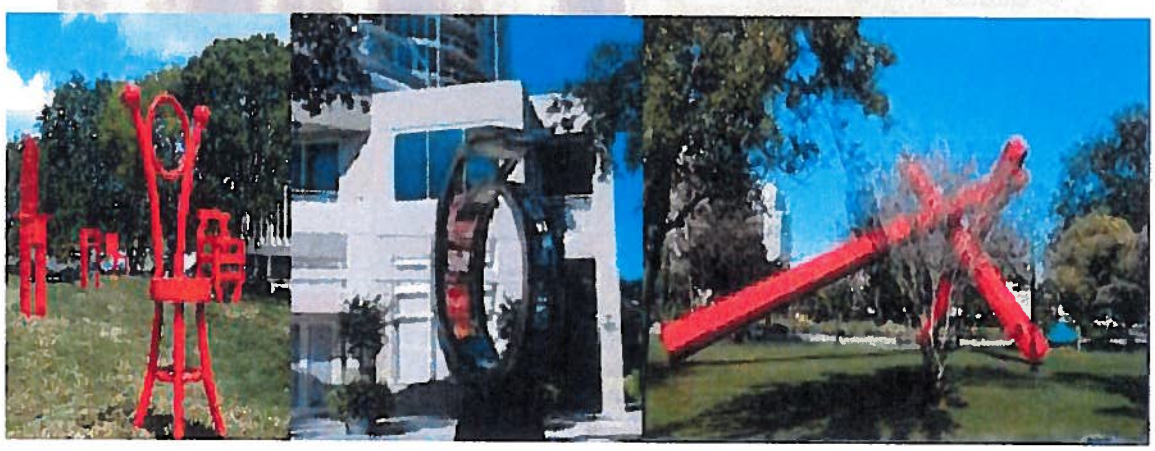
By adding to the options of public art Creative Crosswalks would further promote the following ideas:

- "Cities gain value through public art – cultural, social, and economic value. Public art is a distinguishing part of our public history and our evolving culture. It reflects and reveals our society, adds meaning to our cities and uniqueness to our communities. Public art humanizes the built environment and invigorates public

spaces. It provides an intersection between past, present and future, between disciplines, and between ideas. Public art is freely accessible."

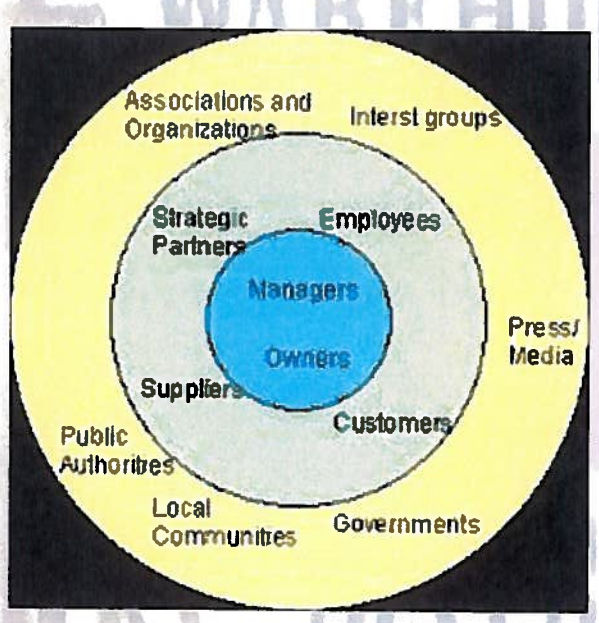
- "As has been witnessed throughout history, public art can be an essential element when a municipality wishes to progress economically and to be viable to its current and prospective citizens. Data strongly indicates that cities with an active and dynamic cultural scene are more attractive to individuals and business. Public art can be a key factor in establishing a unique and culturally active place. Public art can create civic icons, but it also can transform our playgrounds, train stations, traffic circles, hospitals, water treatment facilities, and airports into more vibrant expressions of human imagination. By building and reinforcing community culture, public art can act as a catalyst for community generation or regeneration. In this case, size does not necessarily matter. Public art can be very visible, large, permanent and unmistakable as an art experience; but it can also be very subtle, short lived or seamlessly integrated into one's experience of a place. Public art matters".

- "Public art brings artists and their creative vision into the civic decision making process. In addition the aesthetic benefits of having works of art in public places, artists can make valuable contributions when they are included in the mix of planners, engineers, designers, elected officials, and community stakeholders who are involved in planning public spaces and amenities. Artists bring their own creative skill set to those conversations, which can also inspire creativity in others, ideally bringing the means of decisions and problem-solving to a more responsive and imaginative result. There is a public art continuum that appreciates the varied creative intentions and roles that artists may bring to a project. Artists may be invited by an official entity, a project may be artist-initiated, or work may take the form of a non-sanctioned artistic endeavor. However, artists inevitably bring personal and distinctive interpretations to each idea, site, social construct, and aesthetic potential. In this way, artists can be social and civic leaders, advocating through art for alternative perspectives that can challenge assumptions, beliefs, and community values." - http://blog.artsusa.org/artsblog/wp-content/uploads/greenpapers/documents/PublicArtNetwork_GreenPaper.pdf



1.5 Facilitate greater public/ private partnerships to increase funding to the arts community

One of the most effective ways to increase funding to any community is to increase the stakeholders in that community. Creative Crosswalks provides an opportunity for the city to help facilitate those public private partnerships by adopting a city-wide sponsorship model that partners with the Warehouse Arts District, the city, and private business to implement the program. The details of this proposal will be spelled out later in this document.



Currently, funding mechanisms that reach individual artists and arts districts within the City limits are limited. By utilizing a sponsorship model, the city can facilitate the outlined goals of the Creative Crosswalks program and expand corporate and individual funding for the arts.

Corporations will effectively be provided an alternative route to fund the arts districts through implementation of public art with concrete benefits.

The proposal allows for the following:

- A uniform design and platform for available locations for crosswalks
- A uniform formula and a mechanism for the city to offer creative crosswalks
- The creation of a funding mechanism for the Warehouse Arts District that allows for minimal cost outlay and greater net gains for the city.

ST. PETERSBURG CITY COUNCIL
BUDGET, FINANCE & TAXATION COMMITTEE

Committee Report for May 8, 2014

Members & Alternate: **Budget, Finance & Taxation Committee: Chair James R. "Jim" Kennedy, Jr.; Vice-Chair Charles Gerdes; Karl Nurse; Amy Foster and William Dudley (alternate).**

Support Staff **Linda Livingston, Accountant III, Finance Department**
John Armbruster, Personnel Analyst III, Human Resources

Call to Order
Approval of Agenda-Approved

1. **New / Deferred Business**

a. **2nd Quarter Financial Reports**

Anne Fritz, Finance Director, gave a presentation on quarterly financial statements which represent the City's financial results for the six months ending March 31, 2014. The presentation included the Investment Report, Debt Service Reports, Pension Reports and Financials Reports. The financial results show that revenues and expenditures are generally consistent with the budged amounts. Revenue numbers appear higher this quarter due to the timing of property tax collections. Included in the financial summary and budget versus actual statements was a calculation that aided in the comparison of the financial statements to the City's budgetary reports. The financial statements also reflected the recent change in the fiscal policies where the Infrastructure and Technology Fund is now included in the "General Group of Funds" for financial reporting purposes.

b. **2nd Quarter Budget Report**

Tom Greene, Budget Director, presented the FY 2014 second quarter budget performance report. He reviewed the projected revenues and expenditures, the projected fund balance and their relationship to the targets as well as a review of the capital improvement projects that closed during the first quarter. Supplied to the committee for discussion were the Quarterly Fund Status Report of Selected Funds, the Second Quarter Project Close Out Report, the FY14 Second Quarter General Fund Report and Mayor Kriseman's memorandum dated April 11, 2014, Re: Fiscal 2014 Budget Savings Recognition Plan.

2. **Continued Business / Deferred Business – None**

3. **Upcoming Meetings Agenda Tentative Issues**

1. **May 22, 2014**
   a. Weeki Wachee Rehabiliation for Twin Brooks Golf Course (McBee/Hollis)
   b. Discussion for use of Tourist Development Tax (Metz/Zeoli)
   c. 2nd Quarter Grants Report (Greene/Ojah Maharaj)
2. **June 12, 2014**
   TBD

4. **Adjournment** – Meeting adjourned at 9:19 a.m.

H-1

City of St. Petersburg

Public Services & Infrastructure Committee

Meeting of May 8, 2014 – 9:15 a.m.
City Hall, Room 100

Members:	Chair Bill Dudley; Vice-Chair Steve Kornell Council Members: Wengay Newton and Darden Rice
Alternate(s):	Jim Kennedy
Support Staff:	Brian Campbell, primary staff support; Blaise Mazzola, backup staff support
Others Present:	Councilmember (CM) Charlie Gerdes and CM Amy Foster, Mark Winn, Phil Lazzara, Dave Goodwin, Phil Whitehouse, Mike Jefferis, and Pat Beneby

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A. Call to Order and Roll Call – 9:24 a.m.

1. Chairman Bill Dudley thanked Ken Betz for his previous six month contribution as Primary Support Staff to the Public Service and Infrastructure Committee and introduced the new Primary Support Staff, Brian Campbell and the Backup Support Staff, Blaise Mazzola. The Chair then passed the gavel to Vice-Chair Steve Kornell as the Chairman had to leave to attend a dual funeral.

B. Approval of Agenda (3 - 0)

C. Approval of Minutes

1. Minutes of April 10, 2014 (3 - 0)

D. New Business -

1. Tree Ordinance Goodwin

Opening Discussion and Presentation
Vice-Chairman Kornell introduced Phil Lazzara who presented the current status of the Tree Ordinance, reference to the origin of the requested review, and recommendations to improve access to and understanding of the tree ordinance, related codes, and other ancillary rules and regulations.

Committee and Staff Discussion
CM Kennedy questioned the total number of tress which could be legally removed by a homeowner. Answer: the current code allows all but two protected trees to be removed. CM Kennedy inquired about the status of the Environmental Enhancement Fund. Dave Goodwin provided the background and explained that the fund was drawn down below the original principal amount and no money is currently available until that is restored. CM Kennedy expressed support for the idea to require removal of any invasive species on a site where a permit to remove a protected species is approved.

CM Rice questioned if the home owner or the service performing the illegal work receives the fines for illegally removed tress, and suggested that a Forrest Management Plan may be of value. Phil Whitehouse shared that a plan was already in process. Mike Jefferis referred to iTree Software being used to create a Canopy Analysis for the plan.

H-2

CM Gerdes requested an amalgamation of all existing codes, rules, regulations and ordinances related to trees, urban forestation, and arbor management be combined into a simpler, easy to understand, single point of reference for further review and public comment. Dave Goodwin will review the need for an "Urban Forrester" versus "Arborist" to be on staff. CM Gerdes questioned if a requirement for a Business License to trim trees and said trimming to be approved by an Arborist should be established. CM Gerdes expressed support for encouraging (or possibly requiring) certain types of work be done under the direct supervision of a properly trained and insured professional, such as a certified arborist or a landscape architect.

CM Newton inquired about the process for trimming of trees in right-of-ways and public safety concerns. Mike Jeffries responded that the Park and Recreation Department issues a "PSR" to address such concerns. CM Newton noted that whatever final amendments are adopted through this process, that it must be realistic for all areas of the City.

CM Rice suggested the "new tree ordinance" be included in a "New Homeowners Packet" to be provided to first time St. Petersburg home owners when they activate a new utility account.
Vice-Chair Kornell reiterated the need for a single point of reference for all tree related issues and support for the addition of trimming permits in certain situations. He also expressed concerns of invasive species not being removed, public lands being illegally trimmed, and compliance enforcement.

Staff was requested to keep this item active on the Pending and Continuing Referrals list.

Staff was thanked for their dedication and work by each council member who spoke..

E. Next Meetings

1. May 22, 2014
   a. Codes Department Strategic Updates — Yost
   b. Foreclosure Registry Update — Yost

2. June 12, 2014
   a. TBD — TBD

F. Meeting Adjourned at 10:26 am.

ST. PETERSBURG CITY COUNCIL

MEETING OF: May 15, 2014

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Lot Clearing Number **LCA 1533**

EXPLANATION: The Sanitation Department has cleared the following number of properties under Chapter 16, Article XIII, of the St. Petersburg City Code. The interest rate is **12%** per annum on the unpaid balance.

LCA:	**1533**
NUMBER OF STRUCTURES:	**40**
ASSESSABLE AMOUNT:	**$8,838.54**

According to the City Code, these assessments constitute a lien on each property. It is recommended that the assessments be confirmed.

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **$8,838.54** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR:_____

COUNCIL ACTION:_____

FOLLOW-UP:_____ **AGENDA NO.**_____

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1533 66982	GESTION I M E C A INC C P 221 SVCC BUREAU CHEF QC CN J3B6Z4	18 31 17 00000 320 0100 BEG 90.5FT W OF SE COR OF LOT 6 OF PFAU'S CRESENT LAKE GARDENS SUB TH S 45FT TH W 90.5FT TH N 45FT TH E	1133 HIGHLAND CT N	184.38
LCA 1533 66983	UNHITCHED HOLDINGS LLC 4201 20TH AVE N SAINT PETERSBURG FL 337134715	17 31 17 04842 010 0010 BAY SHORE BLK 10, N 50FT OF LOT 1 TOGETHER WITH LOT 3 & E 5FT OF LOT 4 (PER OR'S	556 BEACH DR NE	224.47
LCA 1533 66984	MELANSON, ARMAND JAMIE 6563 59TH LANE S SAINT PETERSBURG FL 33707	21 31 16 17406 007 0180 COLONIAL PARKS SUB BLK 7, W 31FT OF LOT 18 & E 19FT OF LOT 17	5717 BURLINGTON AVE N	184.38
LCA 1533 66985	BOLDUC, SHAWN 879 QUARTERHORSE RUN BARGERSVILLE IN 461068728	11 31 16 17892 003 0140 COOLIDGE PARK BLK 3, LOTS 14 AND 15	2601 35TH AVE N	204.43
LCA 1533 66986	CRESCENT LAKE VENTURES LLC 400 N ASHLEY DR STE 1100 TAMPA FL 336024324	18 31 17 18893 002 0010 CRESCENT LAKE TOWN HOMES BLK 2, LOT 1	1867 5TH ST N	184.38
LCA 1533 66987	CRESCENT LAKE VENTURES LLC 400 N ASHLEY DR STE 1100 TAMPA FL 336024324	18 31 17 18893 002 0020 CRESCENT LAKE TOWN HOMES BLK 2, LOT 2	1859 5TH ST N	184.38
LCA 1533 66988	CRESCENT LAKE VENTURES LLC 400 N ASHLEY DR STE 1100 TAMPA FL 336024324	18 31 17 18893 002 0030 CRESCENT LAKE TOWN HOMES BLK 2, LOT 3	1851 5TH ST N	184.38

Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1533 66989	CRESCENT LAKE VENTURES LLC 9876 MEADOW FIELD CIR UNIT 505 TAMPA FL 336265103	18 31 17 18893 002 0040 CRESCENT LAKE TOWN HOMES BLK 2, LOT 4	1843 5TH ST N	184.38
LCA 1533 66990	CRESCENT LAKE VENTURES LLC 400 N ASHLEY DR STE 1100 TAMPA FL 336024324	18 31 17 18893 002 0050 CRESCENT LAKE TOWN HOMES BLK 2, LOT 5	1835 5TH ST N	184.38
LCA 1533 66991	818 40TH ST S TRUST 601 N LOIS AVE TAMPA FL 336092216	27 31 16 20610 001 0030 DEARMINS SUB NO. 4 BLK 1, LOT 3	818 40TH ST S	184.38
LCA 1533 66992	KARSEVER, SUSAN 215 23RD AVE S SAINT PETERSBURG FL 337053231	27 31 16 20610 001 0270 DEARMINS SUB NO. 4 BLK 1, LOT 27	3946 8TH AVE S	204.43
LCA 1533 66993	MIZELL, BERNARD 3636 10TH AVE N SAINT PETERSBURG FL 337136528	27 31 16 20610 002 0040 DEARMINS SUB NO. 4 BLK 2, LOT 4	3946 9TH AVE S	184.38
LCA 1533 66994	WILSON, ERMA 4436 EMERSON AVE S SAINT PETERSBURG FL 337111547	23 31 16 24138 012 0140 EAST ROSELAWN BLK 12, LOT 14	2835 FAIRFIELD AVE S	184.38
LCA 1533 66995	ADMIRE, HAZEL EST 850 44TH AVE N SAINT PETERSBURG FL 337034647	06 31 17 26316 004 0070 EUCLID MANOR BLK 4, LOT 7	850 44TH AVE N	184.38

Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1533 66996	CASTLEFRANK FLORIDA HOLDINGS L 2511 SEVEN SPRINGS BLVD NEW PORT RICHEY FL 34655	24 31 16 29720 001 0010 FULLER SUB G.T.E. REP BLK 1, LOT 1	1701 CENTRAL AVE	214.45
LCA 1533 66997	SOUTHWEST INVESTMENT TRUST INC PO BOX 8809 SEMINOLE FL 337758809	31 31 17 32796 000 0790 GRAND VIEW PARK LOTS 79 & 81 LESS 6FT X 10 FT T/A OF SE COR OF LOT 81 FOR RD R/W	625 38TH AVE S	284.61
LCA 1533 66998	HALL, CHRISTOPHER D 1436 CITRUS ST CLEARWATER FL 337562331	31 31 17 36684 000 0520 HARBORDALE SUB LOT 52	2300 EAST HARBOR DR S	184.38
LCA 1533 66999	HART, MARCUS 1175 PINELLAS POINT DR S APT 3 SAINT PETERSBURG FL 337053104	31 31 17 36684 000 0770 HARBORDALE SUB LOT 77	2550 6TH ST S	204.43
LCA 1533 67000	HOOPER, JASON K PO BOX 56292 SAINT PETERSBURG FL 337326292	31 31 17 36684 000 0850 HARBORDALE SUB LOT 85	619 26TH AVE S	204.43
LCA 1533 67001	GENERAL HOME DEVELOPMENT CORP 215 49TH ST S SAINT PETERSBURG FL 337071925	36 31 16 49644 002 0060 LAKEWOOD ESTATES SEC H BLK B, LOTS 6-11 & W 1/2 OF VAC 21ST ST S ADJ ON E TOGETHER WITH BLK C LOTS	2641 20TH ST S	1,006.23
LCA 1533 67002	WALKER, LOUELLA 545 77TH AVE N APT 105 SAINT PETERSBURG FL 337024352	25 31 16 50976 001 0070 LELAND PARK BLK 1, LOT 7 & N 1/2 OF LOT 8	953 QUEEN ST S	204.43

Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1533 67003	SIGLER, JERRY 7000 131ST ST SEMINOLE FL 337764205	13 31 16 51390 000 0950 LEWIS & BURKHARD LOT 95	1201 QUEEN ST N	184.38
LCA 1533 67004	MC MINN, PATRICIA E EST 1137 55TH AVE N SAINT PETERSBURG FL 337032130	36 30 16 60696 009 0110 NORTH EUCLID EXTENSION NO. 1 BLK 9, LOT 11	1137 55TH AVE N	184.38
LCA 1533 67005	HESSION, WILLIAM M 6306 S MACDILL AVE APT 1205 TAMPA FL 336115053	36 30 16 60714 010 0030 NORTH EUCLID OASIS BLK 10, LOT 3	1244 55TH AVE N	184.38
LCA 1533 67006	ATSI, LUCA ANGELUCCI 5073 CENTRAL AVE UNIT 907 BONITA CA 919083036	36 31 16 65358 012 0040 PALLANZA PARK REV MAP BLK 12, LOT 4 & 15FT X 110 FT TRIANGLE OF LOT 5 ON NE SIDE	923 IVANHOE WAY S	184.38
LCA 1533 67007	ATWATER, MICHAEL A 2401 DR ML KING JR ST S SAINT PETERSBURG FL 337053542	36 31 16 65376 000 0010 PALLANZA PARK ADD LOTS 1 & 2	2401 DR. ML KING JR ST S	284.61
LCA 1533 67008	TURCO, JACQUELINE A 13707 DALLAS DR RM 324 HUDSON FL 346677142	36 31 16 65376 000 0080 PALLANZA PARK ADD LOTS 8, 9 & 10	2511 DR. ML KING JR ST S	284.61
LCA 1533 67009	SALTER-WILLIAMS, MAXINE E 546 50TH AVE S SAINT PETERSBURG FL 337054934	25 31 16 68778 000 0150 PHOENIX PARK REPLAT LOT 15	1720 QUEEN ST S	204.43

Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1533 67010	TIGER REAL ESTATE OPPORTUNITY 601 CLEVELAND ST STE 618 CLEARWATER FL 337554183	12 31 16 69102 012 0020 PINE CITY SUB REPLAT BLK 12, LOTS 2 AND 3	1710 28TH AVE N	264.56
LCA 1533 67011	BROWN, JUNE 3560 38TH AVE S APT 90 SAINT PETERSBURG FL 337114390	27 31 16 69552 000 0270 PINE LAWN LOT 27	3735 QUEENSBORO AVE S	184.38
LCA 1533 67012	FARACI, ANGELA 308 BROADVIEW AVE TORONTO ON CN M4M 2G9	27 31 16 69552 000 0480 PINE LAWN LOT 48	3727 17TH AVE S	184.38
LCA 1533 67013	NAPIER, ALAN S 20010 E STATE RD 64 BRADENTON FL 342129663	27 31 16 75402 000 1550 RIDGEWOOD TERRACE LOT 155	3451 16TH AVE S	204.43
LCA 1533 67014	ATLANTIC CAPITAL/MARCO BANK 1770 SAN MARCO RD MARCO ISLAND FL 341455129	27 31 16 76806 000 0400 ROSEMONT LOT 40	3811 10TH AVE S	184.38
LCA 1533 67015	DWYER, KEITH PO BOX 6532 CLEARWATER FL 337586532	25 31 16 79704 000 0240 SEMINOLE HEIGHTS ADD LOT 24 & 1/2 OF VAC ALLEY LYING E	2048 UPTON CT S	184.38
LCA 1533 67016	TRUST NO 3887 PO BOX 16835 SAINT PETERSBURG FL 337336835	27 31 16 84834 000 0180 SPRING GARDENS SUB LOT 18	3887 12TH AVE S	184.38

Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1533 67017	NAAR, ANSELMO 500 56TH AVE S SAINT PETERSBURG FL 337055146	27 31 16 88686 000 0041 SUTTON, W.D. OF LOT 10, BLK F, FULLER'S GARDEN HMS E 45.10FT OF LOTS 4, 5 & 6 & PT OF LOT 7 ALL DESC AS	3934 14TH AVE S	184.38
LCA 1533 67018	MURPHY, HELENA 145 5TH AVE N SAINT PETERSBURG FL 33701	18 31 17 90576 001 0070 THORNTON'S ADD BLK A, PART OF E 28.5FT OF LOT 7 & W 16.5FT OF LOT 8 DESC FROM SW COR OF LOT 7	145 5TH AVE N	184.38
LCA 1533 67019	SMITH-WILLIAMS, MARY J 3526 9TH AVE N SAINT PETERSBURG FL 337136516	21 31 16 94032 008 0100 VICTORY HEIGHTS BLK H, LOT 10	4751 FAIRFIELD AVE S	184.38
LCA 1533 67020	TALBOT, ANDREW L 4661 FAIRFIELD AVE S SAINT PETERSBURG FL 337111831	21 31 16 94032 010 0090 VICTORY HEIGHTS BLK J, LOT 9	4661 FAIRFIELD AVE S	234.49
LCA 1533 67021	GENERAL HOME DEVELOPMENT CORP 215 49TH ST S SAINT PETERSBURG FL 337071925	21 31 16 96588 012 0050 WESTMINSTER PLACE BLK 12, LOT 5	5238 4TH AVE S	184.38

TOTAL NUMBER OF ASSESSMENTS: 40

TOTAL ASSESSMENT AMOUNT: 8,838.54

LOT CLEARING NUMBER 1533

COST / FUNDING / ASSESSMENT INFORMATION

CATEGORY ASSESSED	AMOUNT TO BE ASSESSED
LOT CLEARING COST	$ **6,238.54**
ADMINISTRATIVE FEE	$ **2,600.00**
TOTAL:	$ **8,838.54**

A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1533; PROVIDING FOR AN INTEREST RATE ON UNPAID ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No. 1533 has been submitted by the Mayor to the City Council pursuant to St. Petersburg Code Section 16.40.060.4.4; and

WHEREAS, notice of the public hearing was duly published in accordance with St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, City Council did meet at the time and place specified in the notice and heard any and all complaints that any person affected by said proposed assessments wished to offer; and

WHEREAS, City Council has corrected any and all mistakes or errors appearing on said preliminary assessment rolls.

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the preliminary assessment rolls for Lot Clearing No. 1533 is approved; and

BE IT FURTHER RESOLVED that the principal amount of all assessment liens levied and assessed herein shall bear interest at the rate of 12% per annum from the date this resolution.

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

RSS

City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL

MEETING OF: May 15, 2014

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number **SEC 1188**

EXPLANATION: Codes Compliance Assistance has secured the attached structures which were found to be unfit or unsafe under Chapter 8, Article VII, of the St. Petersburg City Code. The interest rate is 12% per annum on the unpaid balance.

SEC:	**1188**
NUMBER OF STRUCTURES	**23**
ASSESSABLE AMOUNT:	**$3,441.39**

According to the City Code, these assessments constitute a lien on each property. It is recommended that the assessments be confirmed.

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **$3,441.39** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR:_____

COUNCIL ACTION:_____

FOLLOW-UP:_____ **AGENDA NO.**_____

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1188 06910	W T H OAKMONT MTG POOL 285 LP 4100 MIDWAY STE 1110 CARROLLTON TX 750071977	21 31 16 07182 012 0090 BELLECREST HEIGHTS BLK 12, LOT 9	4927 5TH AVE S	138.78
SEC 1188 06911	EDWARDS, MARGARET 3314 29TH ST N SAINT PETERSBURG FL 337132617	25 31 16 14220 000 0090 CASLER HEIGHTS LOT 9	2101 UNION ST S	153.03
SEC 1188 06912	M2 INTERNATIONAL INC PO BOX 694 NIAGARA FALLS NY 143020694	27 31 16 28890 000 0920 FOREST HEIGHTS REV PLAT LOT 92	4443 16TH AVE S	125.28
SEC 1188 06913	MORGAN STANLEY MTG LOAN TRUST 3476 STATEVIEW BLVD FORT MILL SC 297157203	31 31 17 36684 000 0240 HARBORDALE SUB LOT 24	2510 5TH ST S	123.78
SEC 1188 06914	W T H OAKMONT MTG POOL 285 LP 4011 MIDWAY STE 1110 CARROLLTON TX 75007	31 31 17 36684 000 0790 HARBORDALE SUB LOT 79	525 26TH AVE S	161.86
SEC 1188 06915	LISTER, LORI L 19102 CORNERSTONE DR MORRISVILLE PA 190677906	31 31 17 36684 000 0910 HARBORDALE SUB LOT 91	665 26TH AVE S	137.60
SEC 1188 06916	MC DONALD, C MICHAEL 4100 30TH AVE N SAINT PETERSBURG FL 337132214	10 31 16 37242 001 0010 HARSHAW SUB BLK 1, LOT 1	4100 30TH AVE N	213.78

Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1188 06917	MAZZA, ANA MARGARITA PO BOX 15923 SAINT PETERSBURG FL 337335923	15 31 16 45648 004 0120 KELLHURST REPLAT BLK D, LOT 12	730 35TH ST N	123.78
SEC 1188 06918	GILCHRIST, THURZA 967 22ND AVE S SAINT PETERSBURG FL 337052963	25 31 16 48960 000 0820 LAKEVIEW HEIGHTS LOTS 80 THRU 83	967 22ND AVE S	142.28
SEC 1188 06919	DALLAND PROPERTIES LP 2300 E LAS OLAS BLVD STE 2NW FORT LAUDERDALE FL 333011598	25 31 16 50022 000 0100 LA PLAZA LOT 10 & S 5FT OF LOT 11	1730 19TH ST S	263.10
SEC 1188 06920	LOVETT, JOSEPH 1740 15TH AVE S SAINT PETERSBURG FL 337122434	25 31 16 52002 001 0010 LINDENWOOD REPLAT BLK A, LOT 1	1740 15TH AVE S	148.03
SEC 1188 06921	FLOURNOY, ANTOINETTE L 1608 27TH AVE S SAINT PETERSBURG FL 337123649	07 31 17 57978 001 0040 MILLER'S ADD BLK A, LOT 4	540 30TH AVE N	130.86
SEC 1188 06922	SENISSE, NETTI 2860 1ST AVE S SAINT PETERSBURG FL 337121002	23 31 16 65862 001 0070 PALMETTO PARK BLK 1, LOT 7	2860 1ST AVE S	276.28
SEC 1188 06923	GRAY, LASHANDRA NICOLE PO BOX 10923 SAINT PETERSBURG FL 337330923	23 31 16 65862 008 0040 PALMETTO PARK BLK 8, LOTS 4 & 5	2826 4TH AVE S	91.78

Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1188 06924	SHIRLEY, CARLA A 5500 VENETIAN BLVD NE SAINT PETERSBURG FL 337031838	33 30 17 81216 005 0210 SHORE ACRES BAYOU GRANDE SEC BLK 5, LOT 21 & S 20FT OF LOT 22	5500 VENETIAN BLVD NE	146.86
SEC 1188 06925	DALLAND PROPERTIES LP 2300 E OLAS BLVD 4TH FL FORT LAUDERDALE FL 33301	25 31 16 85410 000 0200 STEVEN'S SECOND SUB, J.W. LOT 20	1932 14TH AVE S	121.60
SEC 1188 06926	LOREVIL LAND TRUST AGM NO 8 PO BOX 16766 SAINT PETERSBURG FL 337336766	27 31 16 87156 001 0030 SUNNY SLOPE SUB BLK A, LOT 3	4100 18TH AVE S	96.20
SEC 1188 06927	BROWN, SHIRLEY 1135 13TH AVE S SAINT PETERSBURG FL 337052318	25 31 16 89604 000 0590 TANGERINE CENTRAL LOT 59	2129 OAKLEY AVE S	143.78
SEC 1188 06928	SMITH, RAYMOND 2035 18TH AVE S SAINT PETERSBURG FL 337122717	25 31 16 89766 002 0170 TANHURST SUB BLK B, LOT 17 & E 1/2 OF LOT 18	2035 18TH AVE S	118.03
SEC 1188 06929	FINKEL, RONALD 14061 RIVER RD FORT MEYERS FL 339057437	31 31 17 90072 000 0660 TAYLOR'S SUB E 50FT OF LOT 66	510 28TH AVE S	125.36
SEC 1188 06930	USA FED NATL MTG ASSN 950 E PACES FERRY RD STE 1900 ATLANTA GA 303261384	17 31 16 92934 010 0420 TYRONE GARDENS SEC NO. 2 BLK 10, LOT 42	1434 SUFFOLK ST N	222.28

Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1188 06931	ANTINORE, RICHARD F 2047 2ND AVE N SAINT PETERSBURG FL 337138805	28 31 16 94248 007 0160 VINSETTA PARK ADD REV BLK 7, LOT 16	4835 10TH AVE S	88.28
SEC 1188 06932	HOOTMAN, CHARLES C 1249 72ND ST N SAINT PETERSBURG FL 337104623	18 31 16 96930 000 0040 WESTWOOD SUB LOT 4	1249 72ND ST N	148.78

TOTAL NUMBER OF ASSESSMENTS: 23

TOTAL ASSESSMENT AMOUNT: 3,441.39

BUILDING SECURING NUMBER SEC 1188

COST/FUNDING/ASSESSMENT INFORMATION

CATEGORY	AMOUNT TO BE ASSESSED
SECURING COST	$ 1,150.00
MATERIAL COST	$ 654.50
LEGAL AD	$ 601.89
ADMIN. FEE	$ 1,035.00
TOTAL:	**$ 3,441.39**

A RESOLUTION ASSESSING THE COSTS OF SECURING LISTED ON SECURING BUILDING NO. 1188 ("SEC 1188") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has proceeded under the provision of Chapter 8, of the St. Petersburg City Code to secure certain properties; and

WHEREAS, the structures so secured are listed on Securing Building No. 1188 ("SEC 1188"); and

WHEREAS, Section 8-270 of the St. Petersburg City Code provides that the City Council shall assess the entire cost of such securing against the property on which the costs were incurred and that assessments shall become a lien upon the property superior to all others, except taxes; and

WHEREAS, the City Council has held a public hearing on May 15, 2014, to hear all persons who wished to be heard concerning this matter.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of securing listed on Securing Building No. 1188 ("SEC 1188") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute and record notice(s) of the lien(s) provided for herein in the public records of the County.

BE IT FURTHER RESOLVED that the Special Assessment Certificates to be issued hereunder shall bear interest at the rate of 12% per annum on the unpaid balance from the date of the adoption of this resolution.

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL

MEETING OF: May 15, 2014

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Demolition Number **DMO 415**

EXPLANATION: The privately owned structures on the attached list were condemned by the City in response to unfit or unsafe conditions as authorized under Chapter 8, Article VII of the St. Petersburg City Code. The City's Codes Compliance Assistance Department incurred costs of condemnation/securing/appeal/abatement/ demolition and under the provisions of City Code Section 8-270, these costs are to be assessed to the property. The interest rate is 12% per annum on the unpaid balance.

DMO:	**415**
NUMBER OF STRUCTURES:	**5**
ASSESSABLE AMOUNT:	**$69,457.80**

According to the City Code, these assessments constitute a lien on each property. It is recommended that the assessments be confirmed.

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **$69,457.80** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR:_____

COUNCIL ACTION:_____

FOLLOW-UP:_____ **AGENDA NO.**_____

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
5-15-2014

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
DMO 0415 03031	SMITH, JODIE B 3316 YALE ST N SAINT PETERSBURG FL 337132738	11 31 16 00234 000 0030 ALAMO SUB NO. 1 LOT 3	3316 YALE ST N	26,322.60
DMO 0415 03032	WILLIAMS, KIMBERLY 100 73RD AVE N # 317 SAINT PETERSBURG FL 337025971	25 31 16 26298 000 0480 EUCLID HEIGHTS LOT 48	1834 14TH ST S	10,041.57
DMO 0415 03033	CARSON, WALTER F 4801 21ST AVE S SAINT PETERSBURG FL 33711	28 31 16 31536 001 0290 GOLDEN GLOW GROVE ESTATES 1ST ADD BLK A, W 9FT OF LOT 28 & ALL OF LOT 29	4801 21ST AVE S	13,950.28
DMO 0415 03034	KROLICK, JAMES PO BOX 1645 BOULDER CO 803061645	21 31 16 35244 024 0100 HALL'S CENTRAL AVE NO. 3 BLK 24, LOT 10 SEE S 1/2 22-31-16	4455 4TH AVE S	8,408.28
DMO 0415 03035	BURGESS, HUGH D EST 875 22ND AVE S SAINT PETERSBURG FL 337053005	30 31 17 79038 001 0070 SCHOOLEY'S HOMEVILLE NO. 2 BLK 1, LOT 7	877 22ND AVE S	10,735.07

TOTAL NUMBER OF ASSESSMENTS: 5

TOTAL ASSESSMENT AMOUNT: 69,457.80

BUILDING DEMOLITION NUMBER DMO 415
COST/FUNDING/ASSESSMENT INFORMATION

CATEGORY	AMOUNT TO BE ASSESSED
Demolition Cost	$ 45,750.50
Asbestos Cost	$ 20,753.00
Legal Ad	$ 1,228.98
Engineer's Chg	$ 262 .50
Administrative Fee	$ 1,462.82
TOTAL:	**$ 69,457.80**

A RESOLUTION ASSESSING THE COSTS OF DEMOLITION LISTED ON BUILDING DEMOLITION NO. 415 ("DMO NO. 415") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has proceeded under the provision of Chapter 8, of the St. Petersburg City Code to demolish certain properties; and

WHEREAS, the structures so demolished are listed on Building Demolition No. 415 ("DMO No. 415 "); and

WHEREAS, Section 8-270 of the St. Petersburg City Code provides that the City Council shall assess the entire cost of such demolition against the property on which the costs were incurred and that assessments shall become a lien upon the property superior to all others, except taxes; and

WHEREAS, the City Council has held a public hearing on May 15, 2014, to hear all persons who wished to be heard concerning this matter.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of the demolition listed on Building Demolition No. 415 ("DMO No. 415") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes; and

BE IT FURTHER RESOLVED that the Special Assessment Certificates to be issued hereunder shall bear interest at the rate of 12% per annum on the unpaid balance from the date of the adoption of this resolution.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute and record notice(s) of the lien(s) provided for herein in the public records of the County.

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair, and Members of City Council

SUBJECT: The Skyway Marina District Plan

REQUEST: Resolution approving the Skyway Marina District Plan

The proposed Skyway Marina District Plan is attached for Council review. An abbreviated overview of the Plan, including an analysis of its consistency with the Comprehensive Plan is provided in the attached Staff report to the CPPC.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL.

Community Input: The Skyway Marina District Plan is a community based plan that was developed with input from a steering committee comprised of businesses, residents, property owners and surrounding neighborhoods over the past year. Draft recommendations were presented and discussed at meetings held in September and October of last year.

Community Planning & Preservation Commission (CPPC): The Community Planning & Preservation Commission was scheduled to hold a public hearing on this item on May 13, 2014.

Recommended City Council Action: 1) CONDUCT the public hearing; AND 2) APPROVE the resolution.

Attachments: Resolution, Skyway Marina District Plan, and CPPC Staff Report

RESOLUTION NO. 2014-

A RESOLUTION, APPROVING THE SKYWAY MARINA DISTRICT PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has initiated and prepared a revitalization plan for the Skyway Marina District along 34th Street South between 30th Avenue South and 54th Avenue South; and

WHEREAS, the 34th Street South corridor is a prominent gateway, a significant road, and is important to the vitality of the businesses, surrounding neighborhoods and the City as a whole; and

WHEREAS, the businesses on 34th Street South provide a substantial number of jobs and is an important economic base in the City; and

WHEREAS, the City desires to have a southern St. Petersburg activity center that will be a significant retail and employment center; and

WHEREAS, the Skyway Marina District Plan represents recommendations based on input from meetings held with businesses, neighborhood residents, property owners and City staff; and

WHEREAS, on May 13, 2014, the City's Community Planning and Preservation Commission held a public hearing and unanimously approved the Skyway Marina District Plan;

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Skyway Marina District Plan be approved.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

Signature pending CPPC action
City Attorney (designee)

_____
Administration

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Staff Report to the Community Planning and Preservation Commission (CPPC)
Prepared by the Planning and Economic Development Department
Economic Development Division

SUBJECT:	Skyway Marina District Plan
DATE:	May 13, 2014
REQUEST:	Review of the Skyway Marina District Plan for Consistency with the Comprehensive Plan
RECOMMENDATION:	Staff recommends that the Community Planning and Preservation Commission find the Skyway Marina District Plan CONSISTENT with the Comprehensive Plan

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BACKGROUND

The Skyway Marina District is St. Petersburg's southernmost business district that is located on 34th Street South (U.S. Highway 19) between 30th and 54th Avenues South. The Skyway Marina District started to develop in the 1950's with the construction of the original Skyway Bridge, and further developed with the completion of the Pinellas Bayway and Interstate 275. The retail prominence that this area enjoyed in the past has diminished with the lack of reinvestment by the private market. This is the first planning effort to address an overall improvement strategy for the area to more attractively position the District for private investment.

PLAN OVERVIEW

The purpose of the Skyway Marina District Plan is to improve the retail experience, create more redevelopment opportunities and increase the profits of businesses. The overall objectives of the Plan is to create a place with a recognizable identity, increase the population and buying power, increase employment, create a multimodal environment and promote sustainability.

The planning process began in March 2013 and a community kickoff meeting was held in April with approximately 250 people in attendance. Steering committee meetings comprised of neighborhood residents, businesses and others in the community were held throughout the Summer of 2013 at the St. Petersburg College Allstate Campus within the District. These meetings were open to everyone and regularly had over 30 people in attendance to discuss opportunities, issues and draft plan recommendations. Community meetings with approximately

200 people attending were held in August and October to present a plan update and draft recommendations.

Improvement Strategies
The Plan has five strategies to promote revitalization as highlighted below:

- **Land Use and Site Design** – Activity Center designation is proposed to maximize development potential. The promotion of parcel-based urbanism with mixed use vertical development, ground floor retail, and integrated parking is encouraged for sustainability of the District. Site development is proposed to include multi-modal amenities, off-site connectivity and native landscaping constructed using best environmental practices.

- **Economic Development** – Additional retail, restaurants and offices are desired in the District to provide additional shopping, dining and employment. Restaurant and mixed-use project incentives are proposed. A special emphasis on marine related development and recreational businesses is recommended to take advantage of the location and separate the District from other areas. The retention of existing businesses through various assistance programs and services that include the City's Greenhouse is a key component.

- **Streetscape** – An attractive appearance is desired within the corridor that establishes a cohesive image, unique identity and safe environment, and includes public art and Florida friendly landscaping. The creation of gateway features, addition of landscaping in the right-of-way, more prominent plantings in the current medians, addition of public art and new bus shelters is proposed.

- **Transportation** – The District will incorporate all viable mobility options that are reliable, affordable and safe. Connectivity and walkability is a high priority and an important consideration in proposing additional City Trail feeders, sidewalks, trolley service and mass transit stops. The 34th Street and 54th Avenue South intersection is proposed to be reconfigured to improve safety.

- **Marketing and Promotion** – A positive and unified brand is proposed to be created for the District that is easily identifiable and marketed. A strong business organization has been created that will focus on activities that improve the business climate and increase customers patronizing the District. Comprehensive marketing activities to promote the Skyway Marina District are proposed and include surrounding neighborhoods.

Plan Implementation
Implementation of the plan consists of capital improvements and project implementation. Capital improvements have been prioritized by high, medium and low and total $4.53 million excluding public art, undergrounding utilities and the Skyway City Trail bridge. High priority projects total $2.53 million with the 54th Avenue intersection improvements accounting for $1.5 million. Other high priority projects include creating gateway features, the addition of landscaping in the right-of-way, improving bus shelters and installing banner arms. Medium priority projects total $1.39 million and includes pedestrian lighting, enhancing secondary gateways, installing public art and constructing additional sidewalks. The three low priority

projects include the installation of new overhead signage structures, undergrounding utilities and constructing a City Trail bridge over Frenchman Creek.

Project implementation has been categorized by high, medium or low priorities. High priority projects other than capital improvements include creating an activity center, starting a problem solving team, providing a restaurant incentive, targeting redevelopment opportunities, assisting current businesses and building a full service organization. The business association has a significant role in creating a brand, publicizing achievements, providing promotions and marketing the District.

Other projects include the attraction of marine-related businesses, the creation of an investment coop, providing innovative funding, conducting driveway safety audits, lighting surveys and determining the need for additional bus stops.

STAFF CONSISTENCY ANALYSIS

The corridor improvements recommended by the Skyway Marina District Plan are consistent with the principles and recommendations found in the City's Vision 2020 Plan and adopted in the Comprehensive Plan. The Plan supports objectives and policies across several Comprehensive Plan elements including: Vision, Future Land Use, Conservation, Coastal Management, Transportation, Utilities and Capital improvements.

As reflected in the following analysis, the Planning and Economic Development Staff has concluded that the Skyway Marina District Plan is consistent with the Comprehensive Plan.

- The Skyway Marina District Plan is consistent with the principles and recommendations of the City's Vision 2020 Plan and Comprehensive Plan including **Policy V1.1**, which states that *development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process*. The Skyway Marina District Plan addresses the Vision Element's recommendation of creating a future center in southern St. Petersburg and increasing activity along commercial corridors.

- The Skyway Marina District Plan proposes an increase in allowable densities and intensities, and additional transit service. In general, the Plan promotes an integrated approach to land use and transportation planning.

    - **Policy LU 3.11**, which states *more dense residential uses (more than 7.5 units per acre) may be located along: 1) passenger rail lines and designated major street or 2) in close proximity to activity centers where compatible*. The Skyway Marina District Plan proposes to increase residential density and commercial intensity along the 34th Street South (U.S.19 Hwy) corridor by designating the area an activity center, the southernmost Pinellas business district.

- **Policy LU 23.3**, which states that *the City's LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.* The 34th Street South corridor is designated for enhanced transit by PSTA and currently includes two bus routes along the corridor.

- **Policy H 13.6**, which states that *the City shall encourage higher density development in its Planned Redevelopment future land use map categories through implementation of the LDRs. This type of development will help reduce GHG(green house gases) and minimize carbon footprints.* The Skyway Marina District Plan encourages the residential development within the District and proposes to increase the density through an Activity Center designation.

- **Policy T 4.12,** which states *the City shall support the development of corridors within the TCEA in addition to Central Avenue that are identified in the Countywide Bus Rapid Transit Plan for enhanced bus service, with a particular emphasis on the north-south routes such as the 4th Street/Roosevelt Boulevard and US 19 corridors that are parallel to the Interstate system to provide the public with a viable alternative to driving in personal vehicles along these corridors and the Interstate system.* PSTA has designated the 34th Street corridor for enhanced bus service. Higher density mixed use development is recommended in the Skyway Marina District Plan.

- The Skyway Marina District Plan is consistent with **Objective LU 11**, which states that *the City of St. Petersburg shall identify and address the needs of specific areas of the city that are deteriorated, blighted, under-utilized, threatened or generally inconsistent with the community's character including but not limited to: 7) corridors.*

  - **Policy LU 11.1**, which states that *studies and programs to identify and address the needs of specific areas shall be conducted on an ongoing basis.*

  - **Policy LU 12.1**, which states that *participation by neighborhood groups in planning activities and decisions shall be encouraged through informational mailouts and direct notification to neighborhood association officers of workshops, meetings and public hearings that address issues that may concern or interest any or all neighborhoods, and through presentations to neighborhood groups.* Several steering committee meetings for the 34th Street South Corridor Improvement Plan were held beginning in March 2013 at the St. Petersburg Allstate Center within the District. Issues and opportunities were presented and discussed for each strategy at several meetings, and vision statements were approved to guide recommendations. Draft recommendations were presented and discussed at the final two steering committee meetings.

- **Policy T15.4**, which states that *the City shall consider higher land densities at appropriate locations along transportation corridors in St. Petersburg that are identified for a major transportation investment*. The 34th Street South corridor currently has two bus routes and is scheduled to receive enhanced transit service through PSTA.

Public Transportation Options

- **Policy T4.1,** which states that *with the PSTA, the City shall strive to increase the frequency of transit service and hours of service and provide additional facilities for transit within the TCEA*. The Skyway Marina District Plan proposes to consult with PSTA to evaluate corridor bus stops and upgrade bus stop facilities. A trolley that services the District is proposed as a long term project.

- The Skyway Marina District Plan is consistent with **Policy LU22.1**, which states that the City shall implement fiscally and environmentally sound energy conservation and GHG [greenhouse gas] reduction strategies through the LDRs and Comprehensive Plan: *1) increase permitted densities and intensities in appropriate areas of the city to enhance transit opportunities; 2) focus infrastructure and transit improvements in employment and activity centers; and 3) revitalize commercial corridors to provide for increased mixed-use development.* This policy is achieved through the promotion of additional development along the 34th Street corridor that will enable better integration of land use and transportation. Promoting new growth within existing development corridors will alleviate pressure for additional development of environmentally sensitive lands and sensitive coastal properties which is consistent with the issues, objectives and policies of the **Conservation** and **Coastal Management Elements**.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission find the Skyway Marina District Plan **CONSISTENT** with the goals, objectives and policies of the City's Comprehensive Plan.

Attachments: Skyway Marina District Plan

The Skyway Marina District Plan

May 2014

SKYWAY MARINA DISTRICT

st.petersburg
www.stpete.org

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The Honorable Rick Kriseman

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Darden Rice	District 4
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MAY 2014

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EXECUTIVE SUMMARY

This plan is the result of the southern St. Petersburg community and City's desire to establish a destination district in southern St. Petersburg. The community has been very engaged and positive to changes along the corridor that will better ensure its vibrancy and the quality of life for all area residents. The Skyway Marina District was officially born in October 2013 when the area was named.

The following objectives are core to the success of the Skyway Marina District Plan and are the basis for each strategy:

OBJECTIVE: Create a place with a recognizable identity

- Provide a unique environment that includes art
- Provide a physical definition of boundaries
- Create a positive brand that is marketed
- Utilize the existing marine lifestyle in the area
- Make the public realm more appealing

OBJECTIVE: Increase the population and buying power

- Establish an Activity Center designation to increase density
- Construct additional market rate residential units
- Implement housing efforts in concert with economic development efforts
- Market the potential of mixed use vertical development
- Increase tourist visits

OBJECTIVE: Increase employment

- Promote the area as an employment center
- Establish an Activity Center designation to increase square footage allowances
- Attract additional retail and restaurants
- Market area neighborhoods
- Create and market incentives

OBJECTIVE: Create a multimodal environment

- Establish trolley service
- Enhance the trail system
- Promote the proximity to marinas
- Improve the pedestrian environment

OBJECTIVE: Promote sustainability

- Encourage green building development
- Encourage Florida friendly landscaping
- Utilize best storm water management practices

SUMMARY of RECOMMENDATIONS

Land Use and Site Design

Promote a mixed use district with quality design, construction and site design.

◀ **Goal 1: Construction of high quality new development**

- Create an Activity Center designation for the 34th Street corridor that will increase the density and intensity of development.
- Encourage new development to use sustainable building techniques and environmentally sensitive site design.
- Encourage the private sector to use art in public areas.
- Explore providing a public drainage facility to service the entire District.

◀ **Goal 2: Enhancement of existing development**

- Encourage restaurants to construct outdoor dining areas.
- Promote Crime Prevention through Environmental Design (CPTED) principles.
- Create a district team to meet regularly about issues and projects within the District.

Economic Development

Retain businesses and attract additional retail, office employment and marine-related businesses.

◀ **Goal 1: Recruit desired businesses**

- Provide up to $1 million as a financial incentive for the first qualifying mixed use redevelopment to locate within the District.
- Provide up to a $50,000 financial incentive for the first qualifying sit-down restaurant to locate within the District.

- Pursue unique restaurants and retailers to increase the market trade area for the District.
- Establish a special emphasis on recruiting marine and water-related businesses.
- Target significantly underutilized parcels for redevelopment.
- Establish an economic development committee.

◀ **Goal 2: Retain existing businesses**

- Implement merchant assistance programs and promote the City's Greenhouse resources.
- Explore creating a revolving micro loan fund dedicated to the District to provide low interest loans to businesses for certain business improvement activities.
- Establish a partnership with financial institutions to better understand the lending process, loan products, gain contacts and help educate interested persons.

◀ **Goal 3: Establish an economic development marketing program for the District**

- Establish a realtor, developer and prospective business open house/tour to promote development opportunities, this plan and showcase all positive aspects of the District.
- Explore competitive advantages to make the District stand out among other business districts.

Streetscape

Promote a cohesive and attractive appearance throughout the corridor.

◀ **Goal 1: Physically define the District's boundaries**

- Install prominent gateway signs, landscaping and other features at locations in or immediately adjacent to the District's entryways.
- Create secondary gateways with signage and landscaping along major streets off of 34th Street.
- Establish a theme or style for public components such as signage, lighting, transit shelter and street furniture.

◀ **Goal 2: Enhance public areas and rights-of-way.**

- Install public art in areas such as the medians, rights-of-way, gateways and bus stops.
- Install ground or low height landscaping in the right-of-way along the sides of 34th Street.
- Landscape the 34th Street medians to be more prominent and in character with other public plantings.

◀ **Goal 3: Enhance existing public infrastructure.**

- Install pedestrian lighting along 34th Street South.
- Install banner arms on each current street pole along 34th Street.

Transportation

Promote a multimodal transportation system that is safe and reliable.

- **Goal 1: Improve the overall safety of the transportation system.**
  - Reconfigure the turn lanes to improve the traffic flow of the 54th Avenue South and 34th Street intersection.
  - Conduct a roadway safety audit for driveways along 34th Street South.
- **Goal 2: Enhance the City Trail system.**
  - Provide direct trail connectivity between the retail corridor north of 54th Avenue South and South Planning Area if design and cost are feasible.
  - Identify and construct additional trail feeder lanes for the City Trail from 37th Street South to 34th Street, extending to 31st Street when possible.
- **Goal 3: Improve the transit system.**
  - Install bus shelters with benches, bike racks and trash receptacles at all bus stops along 34th Street South.
  - Establish a trolley route along 34th Street South that includes stops at Eckerd College, St. Pete Beach and other areas identified with a significant ridership.

Marketing and Promotions

Promote a positive and unified brand for the area through an organization dedicated to the District.

- **Goal 1: Create a full service business organization**
  - Create subcommittees such as membership, funding, branding and promotional events.
  - Hold workshops to assist businesses with marketing, promotions, social media, merchandising and other topics as determined.
  - Partner with Eckerd College, St. Petersburg College, USFSP and Lakewood High School's Center for Advanced Technology (CAT) to provide interns to assist with projects.
- **Goal 2: Implement a marketing and promotional program**
  - Encourage use of the District name and logo in all business promotion and advertising.
  - Hold special events that will attract a broad cross-section of people.
  - Continue to involve the surround neighborhoods by attending meetings, submitting newsletter articles, sponsoring events, and communicating about District news, meetings and events.
  - Promote businesses in the District via various media outlets to guide customers to the district.

- Create a marketing packet to promote the district to potential businesses, investors and developers.
- Utilize social media to establish a connection with current and potential customers.
- Utilize co-op advertising using the District name and logo in various publications to better brand the District.

Implementation

Systematic completion of projects and programs over the next several years will show commitment to improving the District.

- The City's Planning and Economic Development staff will be responsible for coordinating the implementation of this plan.
- Complete projects that provide branding and identification of the District such as gateway signage, landscaping and decorative features.
- Adopt and promote a design style for public components that will identify the District.
- Utilize Florida Department of Transportation (FDOT) grant funding for landscaping right-of-way along 34th Street South.
- Work with FDOT to improve the safety of intersections, and improve the bicyclist and pedestrian experience.
- Work with the Pinellas Suncoast Transit Authority to improve mass transit and associated amenities.
- Establish and initially fund a strong business organization able to market and promote the District.
- Continue to involve surrounding neighborhoods in this plan's implementation.

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INTRODUCTION

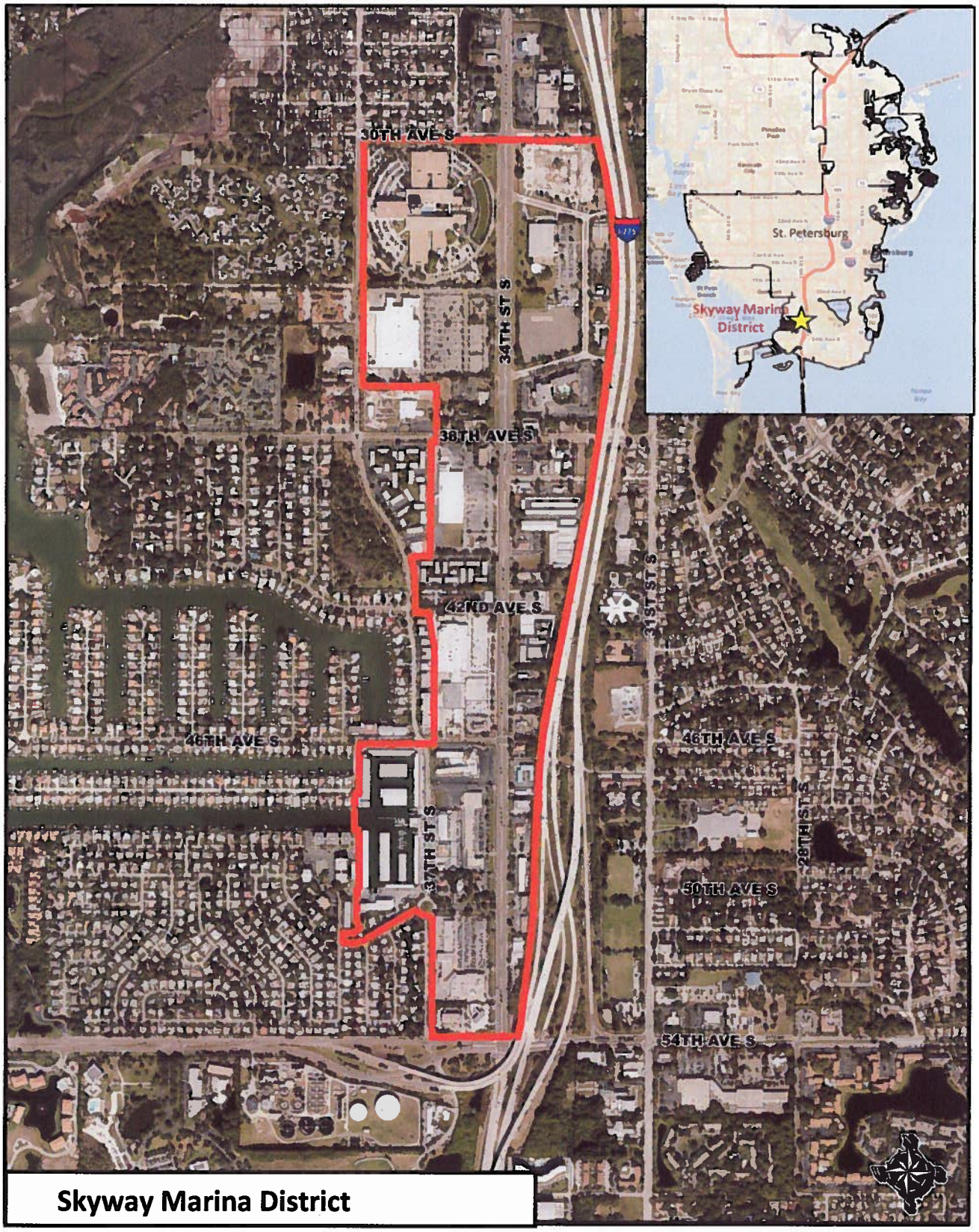
This Plan represents a collective vision for the Skyway Marina District, located on 34th Street South between 30th and 54th Avenues, that will capitalize on its strengths and lead the City to have a South St. Petersburg mixed use center. The community has had a longtime desire to have an activity center in the far southern Pinellas County area as their first option for shopping and dining.

The Skyway Marina District is in a unique position to capitalize on the waterfront, transportation access, tourism and academic institutions - assets rarely found together in the Tampa Bay Region.

This is an ambitious plan made possible by a high level of agreement behind its recommendations. The dedication of the Steering Committee to meet throughout the planning process was the driving force behind shaping a collective vision. The open nature of the Steering Committee allowed everyone to participate and provide input on the future of the corridor. More than 50 persons representing various groups regularly attended meetings and further reinforced the importance of the Skyway Marina District Plan.

The plan has five strategies: Transportation, Streetscape, Land Use & Site Design, Economic Development and Marketing and Promotions. The purpose of the plan is to:

1) **Improve the retail experience,**
2) **Create more redevelopment opportunities; and**
3) **Increase the profits of businesses.**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46TH AVE S
28TH ST S
50TH AVE S
54TH AVE S
St. Petersburg
Skyway Marina District
Skyway Marina District

Figure 1

South Planning Area

The area immediately adjacent to the south of the Skyway Marina District consists of two marinas, a motel, Maximo Park, an office building and two vacant parcels. This area's only current access to the 34th Street corridor is via Interstate 275 or various local roads to the east. Plan implementation will explore the creation of a direct connection to the primary commercial district to the north.

Figure 3

Figure 2

Planning Process

The planning process began in March 2013 and a community kickoff meeting was held in April with 250 people in attendance. Two other community presentations in August and October were held to provide a Plan update and the Plan's recommendations.

Steering committee meetings comprised of neighborhood residents, businesses and others in the community were held throughout the Summer of 2013 at the St. Petersburg College Allstate Campus within the District. These meetings were open to everyone and regularly had over 30 people in attendance. Meeting topics concentrated on each of the Plan strategies and consisted of educational presentations followed by discussion on the vision of the Skyway Marina District. Final meetings focused on discussion of the Plan's recommendations for each of the strategies.

Political Resources

The Skyway Marina District is politically represented by the following:

City of St. Petersburg
City Council District 5 – Steve Kornell
City Council District 7 – Wengay Newton

Pinellas County Board of County Commissioners
County Commission District 3 – Charlie Justice
County Commission District 7 – Ken Welch

Florida Legislature

Florida Representative District 69 - Kathleen Peters
Florida Representative District 70 - Darryl Rouson

Florida Senate District 19 – Arthenia Joyner
Florida Senate District 22 – Jeff Brandes

United States Congress

U.S. Congressional District 13 – David Jolly
U.S. Congressional District 14 – Kathy Castor

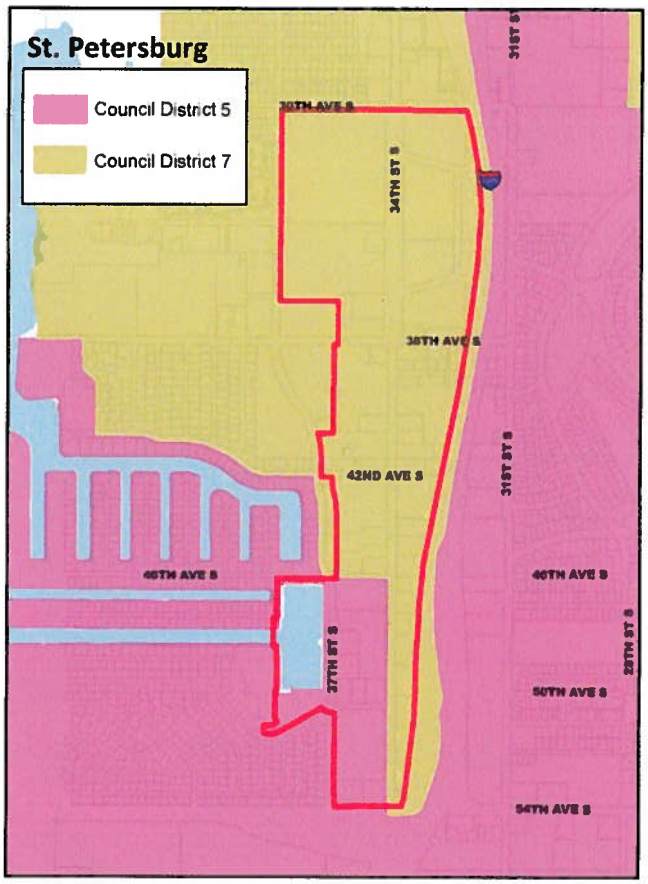

Figure 4

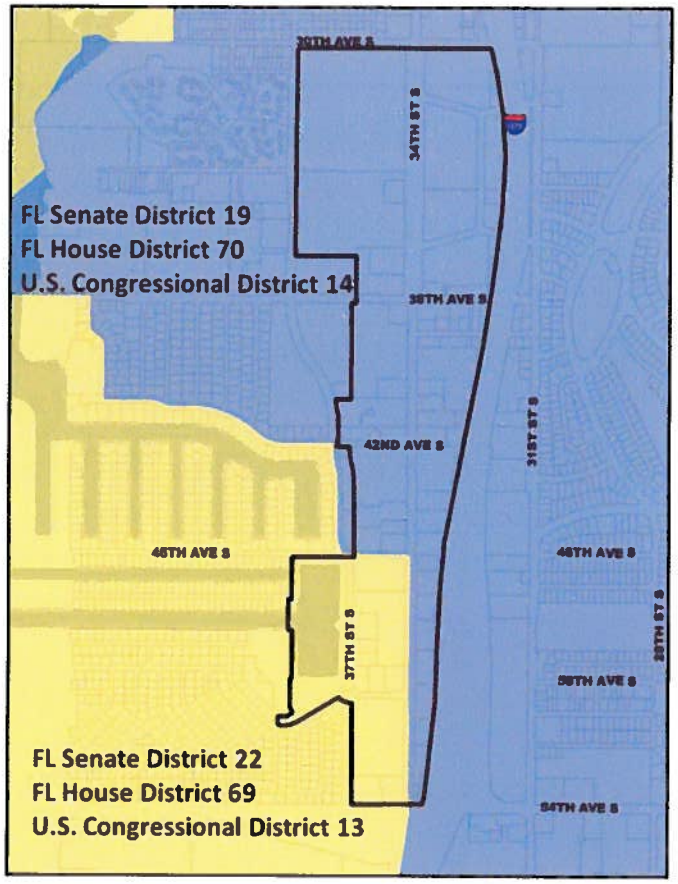

Figure 5

Surrounding Neighborhoods

The surrounding neighborhoods are important to the success of the Skyway Marina District, and have overwhelmingly supported the need for a plan and this planning effort. St. Petersburg Neighborhoods adjacent to the District include: Broadwater, Maximo Moorings, Lakewood Estates, Greater Pinellas Point, Clam Bayou and Perry Bayview. Neighborhood Associations highlighted are registered with the City of St. Petersburg.

Figure 6

Skyway Marina District Assets

1. **Accessibility**
   - Interstate 275 parallels U.S. Highway 19
   - 10 minute drive to Downtown St. Petersburg and Manatee County
   - 15 minute drive to Gateway St. Petersburg
   - U.S. Highway 19 (34th Street) has six travel lanes providing local service
   - 54th Avenue South and Pinellas Bayway provides east/west access

2. **Proximity to Water**
   - Maximo Marina has direct access to the Intracoastal Waterway leading to the Gulf of Mexico
   - O'Neill's and Loggerhead Marinas in the south planning area have direct access to both Tampa Bay and the Gulf of Mexico

3. **Existing Large Property Tracts**
   - Eighteen commercial parcels over 2 acres are located within the District
   - Several developments have 5 acres or greater

4. **Tourists/Visitors**
   - Fort DeSoto Park has 350,000 annual visitors who travel through or adjacent to the District
   - St. Pete Beach is minutes away from the District

5. **Surrounding Neighborhoods**
   - Neighborhood residents in the Southern St. Petersburg area have limited shopping opportunities
   - Surveys and public sentiment greatly support the Skyway Marina District and the expansion of development

6. **Academic Institutions**
   - Eckerd College is located in very close proximity to the District and has over 2,000 students on campus
   - The St. Pete College Allstate Center is the major public safety training institution in Pinellas County

7. **City Trails**
   - City recreation trails, referred to as "City Trails", connect with the Pinellas Trail in central St. Petersburg, and are primarily located along the eastern and southern edge of the District

Survey

Surveys were distributed to all businesses, property owners and neighborhood associations within the southern St. Petersburg area, and also placed online at the onset of the planning process. Over 230 surveys were returned from all southern St. Petersburg neighborhoods, Tierra Verde and Gulfport, providing a good sample of area resident's opinions. The Broadwater, Lakewood Estates, Bayway Isles, Patriot Square Condominiums and Greater Pinellas Point Neighborhoods account for approximately 7 out of 10 survey results. This distribution is expected since the Skyway Marina District is a primary business district for these neighborhoods. Complete results are in the Appendix.

Overall quality of this area of 34th Street was rated as poor by 54% of respondents and fair by another 40%. Overall quality was not defined in the survey, but rather intended to gauge public perception and could include all public streetscape conditions, private property conditions, development and business quality, and retail choices. The responses could be skewed due to a particular aspect of the District falling well short of the responder's standards. The important conclusion of the results of this question is the need for comprehensive improvement in the Skyway Marina District.

Improvement needs were requested to be ranked from 1 to 5, with 1 needing the most improvement and 5 needing the least. The top ranked item needing improvement was improved retail choices including restaurants, followed by the quality of businesses and development.

New development of retail (includes restaurants) is supported and desired by over 89% of the respondents correlating with the top ranked improvement need. A majority (62%) of respondents also support new development involving mixed use which is defined as retail, office, hotel/motel and residential uses.

Patronization of existing businesses is strong with 75% of respondents visiting a business more than once a week. Adding persons visiting a business at least once a week raises the patronization to 86% of respondents. Respondents are conducting business or shopping in the Skyway Marina District frequently.

Retail leakage was measured by asking how much of respondent's retail shopping and dining out is conducted outside of Skyway Marina District. Two-thirds of the respondents are going outside of the District more than 50% of the time to eat and shop. There is a high patronization of the District as a whole which is positive; however, respondents are finding the need to do a large segment of their shopping and dining outside the District.

New or additional retail businesses were listed to gauge the support for specific types of additional retail stores. Respondents were allowed to check all types desired. Home improvement stores were chosen on 73% of the surveys, followed by home decoration/houseware stores(66%), apparel stores(men & women)(60%) and ice cream/yogurt shops(59%).

The **type of restaurants** that will be supported were listed in four categories including fast food, casual dining, buffet/cafeteria and full service. Respondents were allowed to check all types desired. Casual dining received an 86% response and followed very closely by full service restaurants (85%).

Concluding analysis of the survey emphasizes that existing businesses within the Skyway Marina District are providing basic needs such as groceries, gasoline, banking and quick dining. The lack of other retail and dining opportunities require residents to drive outside of the southern St. Petersburg area, but are desired within the Skyway Marina District.

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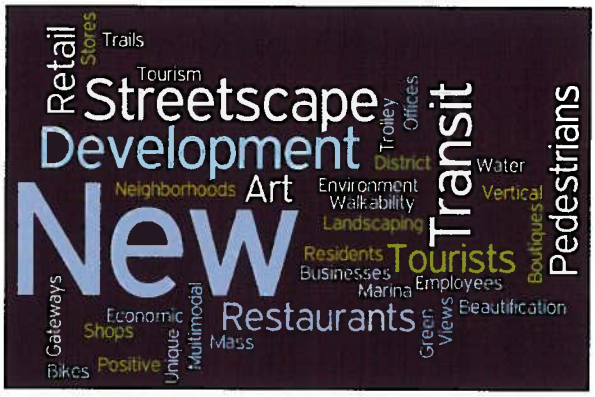
THE VISION

Envision the Skyway Marina District as the primary activity center in beautiful southern St. Petersburg with a mix of shops, restaurants, offices, residences and neighborhood service businesses. The District is home to a variety of sit down restaurants, apparel shops, home and outdoor stores, and boutiques. Tourists staying on South Pinellas beaches frequently visit the District which is minutes away. Trolley service runs regularly, better connecting the southern St. Petersburg area. Enhanced pedestrian and bike connections provide safe alternative access for surrounding neighborhoods. The District's public art, interspersed throughout the corridor, provides a unique and memorable enhancement to the streetscape.

New residents within the District enjoy walking to shop, dine, and enjoy outdoor amenities to go with their breathtaking views of the water, downtown St. Petersburg and Sunshine Skyway Bridge. Additional offices provide a daytime vibrancy to the area and additional employment opportunities for the community. New development is environmentally sensitive and sustainable. The image and marketing of the District is guided by a strong business association that enhances the business climate.

The following is an overall vision statement based on the each strategy's vision statement adopted by the Steering Committee:

The District will have various mobility options and a more attractive appearance. Unique businesses in the District along with mixed use vertical development, and marine and marine-related recreational businesses will be prominent. A strong business organization marketing the District, promoting a positive brand and creating a better business atmosphere will improve economic growth.



Strategy Vision Statements

Transportation
The District should embrace all viable mobility options that are reliable, affordable and safe.

Connectivity and walkability should be a high priority and an important consideration throughout the District.

Streetscape
An attractive appearance should be created within the District that establishes a cohesive image, unique identity and safe environment, and includes public art and Florida friendly landscaping.

Land Use & Site Design
Mixed use vertical development with ground floor retail and integrated parking should be encouraged. Unique businesses and design are desired.

Sites should provide multi-modal amenities, off-site connectivity and native landscaping with signage reflecting the character of the district.

Best environmental practices should be encouraged in the construction of all development.

Economic Development
Additional retail, restaurants and offices are desired in the District to provide additional shopping, dining and employment.

The location of the District supports a special emphasis on marine related development and recreational activities.

Marketing & Promotions
A positive and unified brand should be created for the District that is easily identifiable and marketed.

A strong business organization is desired to focus on activities that improve the business climate and increase customers patronizing the District.

SKYWAY MARINA
DISTRICT

LAND USE
& SITE DESIGN

VISION STATEMENT:
Mixed use vertical development with ground floor retail and integrated parking should be encouraged. Unique businesses and design are desired.

Sites should provide multi-modal amenities, off-site connectivity and native landscaping with signage reflecting the character of the district.

Best environmental practices should be encouraged in the construction of all development.

The Skyway Marina District is primarily comprised of one story commercial buildings sited on the rear or edges of lots in the typical suburban development pattern. Ceridian Human Capital Management is housed in an eight story office campus on the north side of the District and is the only vertical development. Many of the sites have the ability to build mixed use at a greater height.

Existing land use patterns are typically retail and commercial with the exception of the far north end having Ceridian, the Grand Villa assisted living facility, Saint Bartholomew's Church and the St. Petersburg College Allstate Center. Development between 30th and 38th Avenues is generally on larger parcels and setback farther from the road.

Shopping centers are interspersed with newer and older development and can be recognized with a different level of site design. Landscaping and site planning requirements have progressed to a higher treatment level which is evident between older and newer development.

Opportunities and Issues

- ✓ There are 13 parcels over 5 acres that can be developed under the "large tract" development standards.
- ✓ Mixed use development with commercial, retail and office is allowed on all sites within the District.
- ✓ Large tract parcels over 5 acres have the ability to build up to 150 feet in height.
- ✓ Light Manufacturing is allowed south of 38th Avenue.
- ✓ Research and Development businesses are permitted north of 38th Avenue and as a special exception south of 38th Avenue.
- ✓ Residential density allows a maximum of 40 dwelling units per acre and 55 hotel units per acre south of 38th Avenue.
- ✓ An activity center will increase residential density to 60 dwelling units per acre south of 38th Avenue.
- ✓ Nonresidential intensity or Floor Area Ratio is .75 for the entire District and can increase to 1.12 with an Activity Center designation.

Background

Existing Land Use

There are 227 developable land acres within the Skyway Marina District. Commercial is the largest existing land use in the District having 100 acres or 44% of the total acreage. Office land use has the second most acreage with 45 acres (20%) and is primarily the Ceridian campus. Public/Semi-public existing uses include St. Petersburg College and churches, accounting for 26 acres (11%). Other existing uses include industrial (self storage), residential, marina and vacant.

Existing Land Use	Acres
Commercial	99.6
Industrial	11.9
Marina	18.0
Office	44.8
Public/Semi Public	25.6
Residential	12.9
Vacant	14.4

There is one nine acre vacant parcel at the north gateway of the Skyway Marina District which is a premium site. Commercial land uses are primarily found south of 38th Avenue with the exception of the Walmart Superstore located to the north. North of 38th Avenue is primarily office and institutional with Ceridian and the St. Petersburg College Allstate Center. The area between I-275 and 34th from the 3800 to 4300 blocks of 34th Street has a variety of existing land uses including commercial, industrial (self storage), office, public/semi public and vacant.

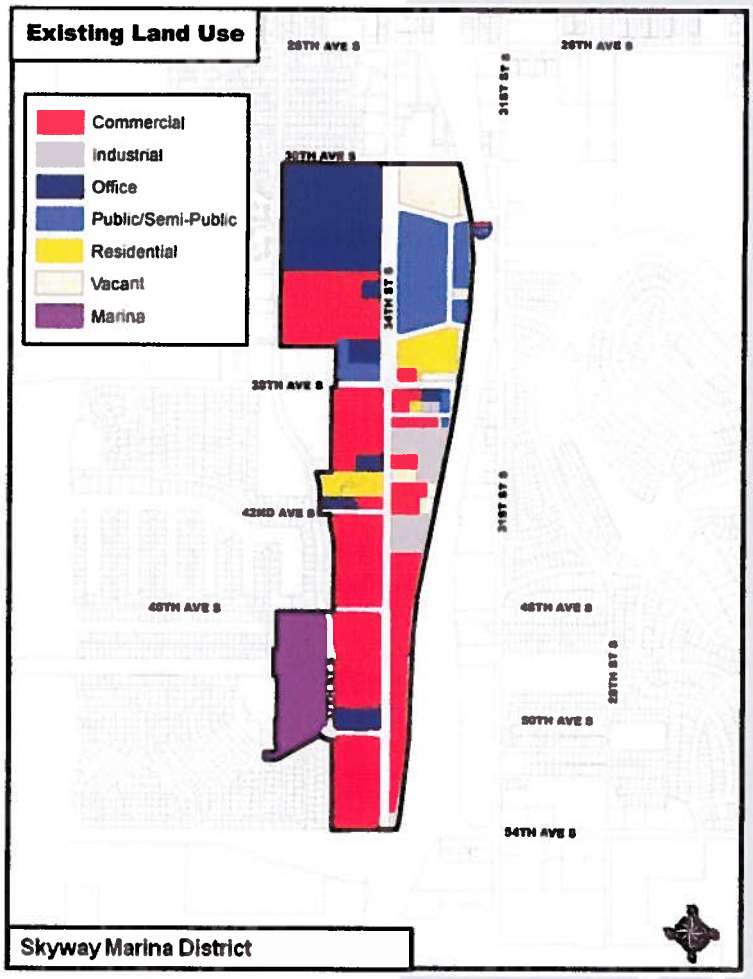


Figure 7

Future Land Use

The Future Land Use of the District is primarily Planned Redevelopment–Commercial (PR-C) with 187 acres (83%). Institutional (INS) has 22.5 acres (10%) and comprises the St. Petersburg College Allstate Center property. Residential Medium (RM) underlies the Patriot Square Condominium development and the southernmost part of the Maximo Marina is designated Residential Urban (RU) currently being used for parking.

Future Land Use	Acres
INS	22.4
PR-C	187.5
R/OS	.5
RL	.3
RM	14.6
RU	2.0

PR-C allows the full range of commercial and mixed uses including retail, office, service and high density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 55 dwelling units per acre. Higher densities and intensities are acceptable within secondary activity centers but not exceeding a floor area ratio or a net residential density as established in the redevelopment plan.

Research/Development and Light Manufacturing/Assembly (Class A) uses are allowed in this plan category only after the nature of the proposed use has been determined and the following criteria are considered: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste, hazardous waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.

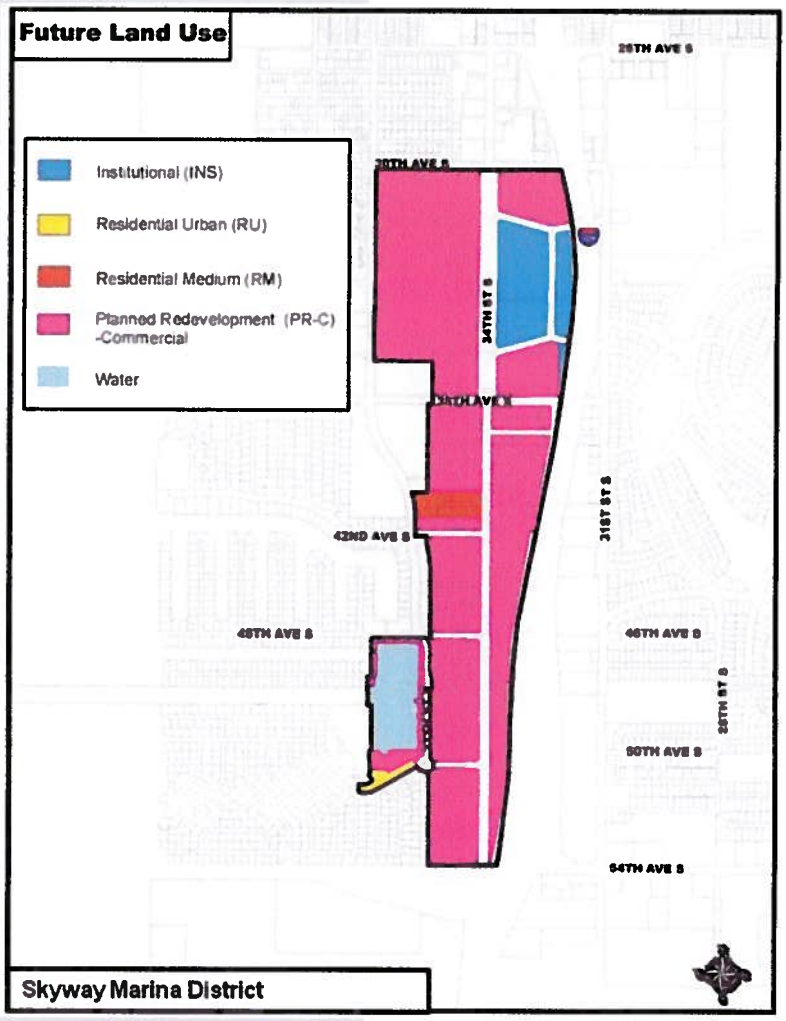


Figure 8

Zoning Districts

The two primary Zoning Districts within the Skyway Marina District are Corridor Commercial Suburban–2 (CCS-2) and Retail Center–1 (RC-1) with 107 and 104 acres respectively. The other two Zoning classifications are Neighborhood Suburban - Multifamily-1 (NSM-1) that comprises the Patriot Square Condominium development and Neighborhood Suburban - Single Family-1 (NS-1) that underlies the southernmost Maximo Marina parking lot.

Zoning District	Acres
CCS-2	106.8
NS-1	2.0
NS-2	.3
NSM-1	14.6
RC-1	103.6

CCS-2 is a classification placed on properties having a development pattern that revolves around the automobile. These areas were primarily developed in the mid to late 20th Century and typically exhibit parking lots adjacent to the street, one and two story buildings, drive-thru businesses and limited architectural design. CCS-2 provides the framework to improve building appearance, accommodate pedestrians, and enhance site and neighborhood connections.

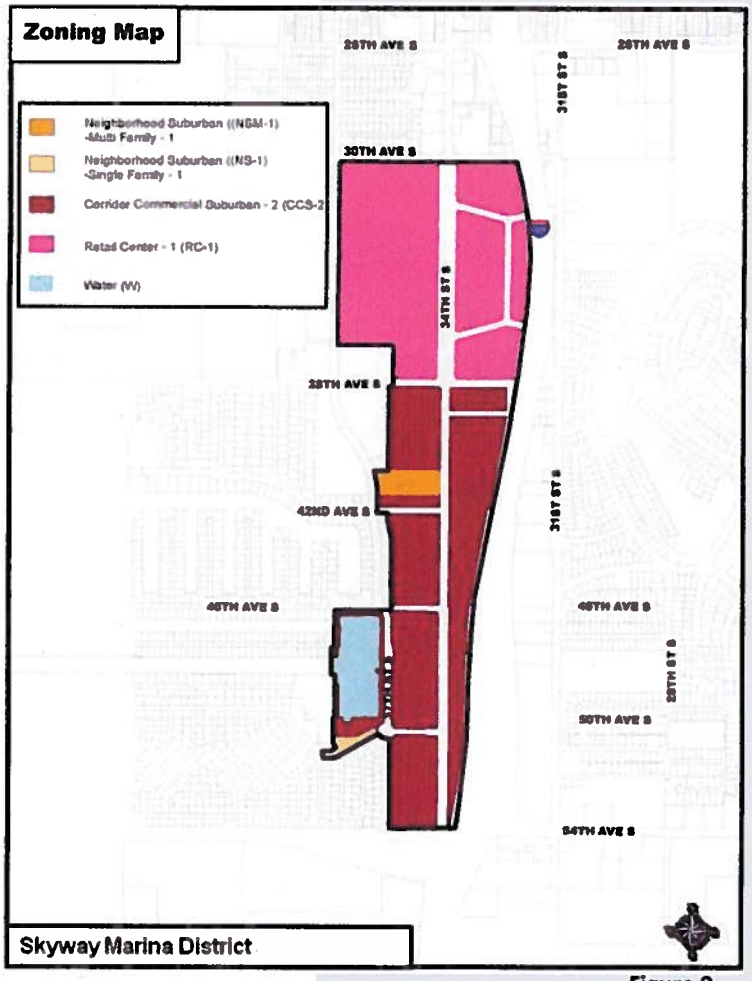


Figure 9

Permitted uses include multifamily residential, hotels, retail, restaurants, offices, light manufacturing, commercial recreation and various institutional entities. This zoning district also allows mixed use development. A few notable special exceptions include research and development laboratories, performing arts venues and cinemas. The Use Permissions table is located in the Appendix.

RC-1 is a classification on properties with uses dominated by the automobile. The nature of this zoning district recognizes the suburban nature of large scale retail, employment and residential uses or a mixture of such. RC-1 intends to protect adjacent neighborhoods while

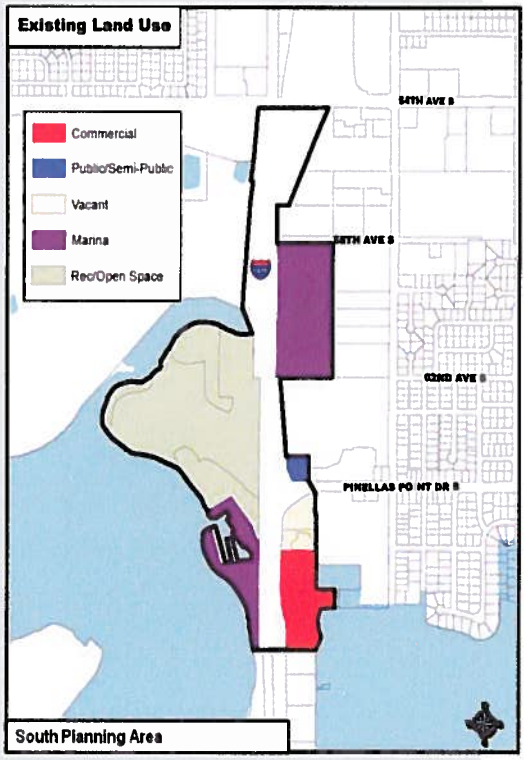


Figure 10

improving building appearance, site design and reducing traffic impacts.

Permitted uses are similar to the CCS-2 Zoning District going further by allowing all arts, recreation and entertainment. Other differences include the requirement of a special exception for gas stations, and outdoor sales as a principal use. Light manufacturing is not allowed in RC-1.

South Planning Area

The South Planning Area consists of two marinas, a hotel, an office building, a City park and two vacant lots.

The South Planning Area has limited redevelopment opportunities with the exception of a one story office building, two vacant lots and hotel immediately east of I-275. These properties have a Planned Redevelopment – Mixed-Use (PR-MU) Future Land Use and Commercial Corridor Suburban – 1 (CCS-1) Zoning classification allowing retail, office and residential uses.

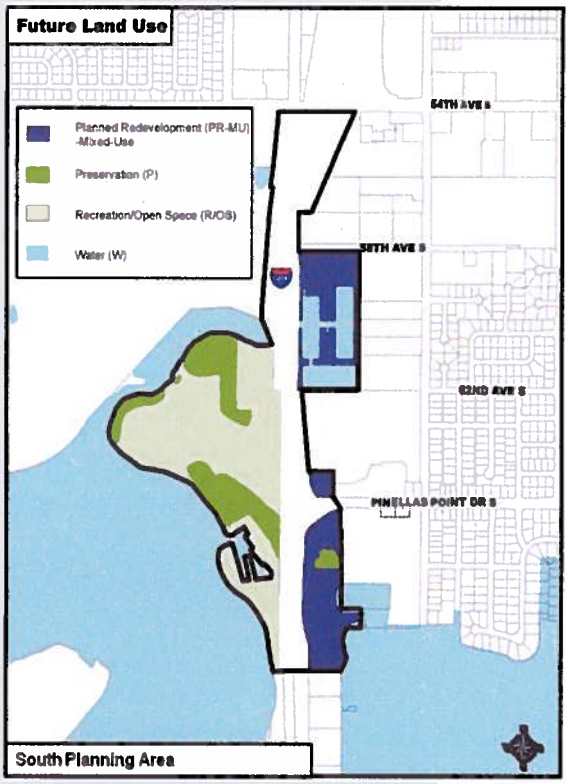


Figure 11

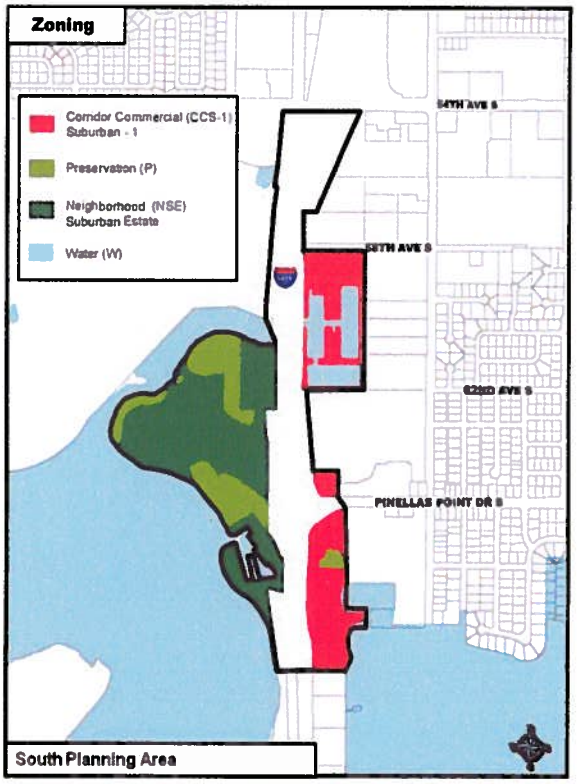


Figure 12

Building and Site Regulations

The site regulations of both zoning districts are flexible in allowing various types of development from suburban to traditional. CCS-2 allows more intense development than RC-1.

CCS-2 allows a maximum of 40 residential units per acre and a floor area ratio (FAR) of .75 while RC-1 allows a maximum residential density of 30 units per acre and an FAR of .75. An activity center designation increases the maximum residential density to 60 units per acre in CCS-2 and 45 units per acre in RC-1. Both districts' FAR are increased to a maximum of 1.12 under the designation. Hotel density is 55 units per acre for both RC-1 and CCS-2.

The impervious surface ratio (ISR) regulates the amount of green space required on a site. CCS-2 allows a maximum ISR of .9 or 90% of the site to be covered with buildings and parking, and RC-1 allows an ISR of .75.

Lot sizes are an integral part of the development regulations for both zoning districts. Lots are classified as small (less than 1 acre); medium (between 1 and 2 acres); and large (greater than 2 acres). Twenty-one parcels are in the large lot category, and twenty-five lots are medium.

Minimum setbacks adjacent to the street range from none to twenty-five feet dependent upon lot size. Maximum setbacks of 30 feet for small and 100 feet for medium lots are also applicable for both zoning districts.

The maximum building height for property zoned RC-1 is 48 feet for all lot sizes and 36 feet for small and medium lots in CCS-2. Buildings are allowed up to 48 feet on large lots in CCS-2.

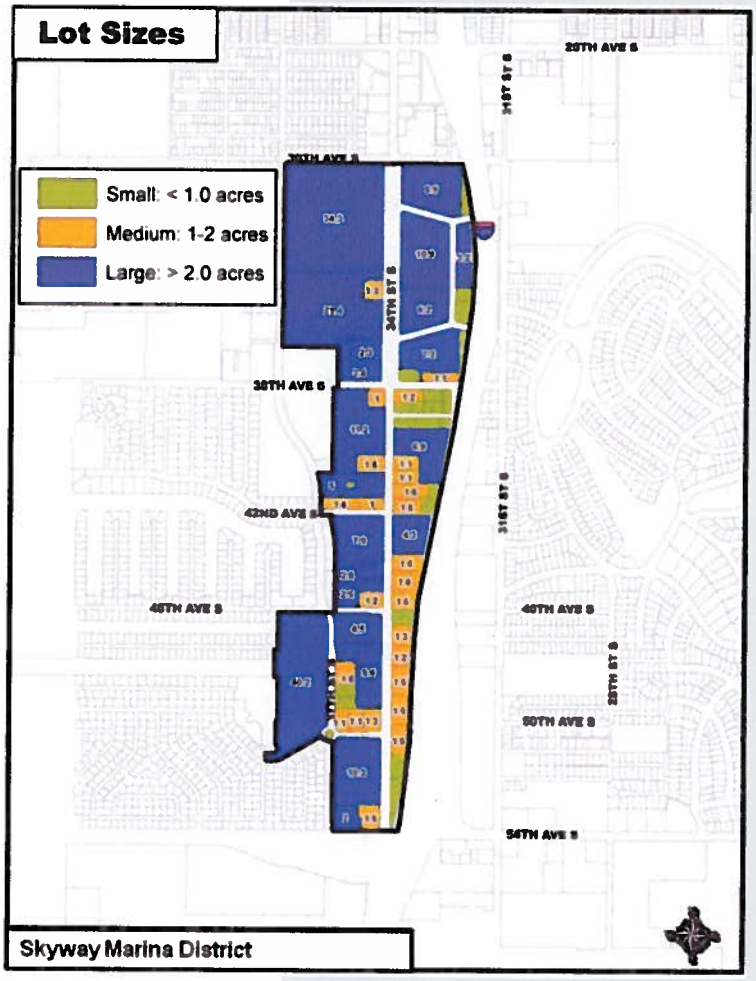


Figure 13

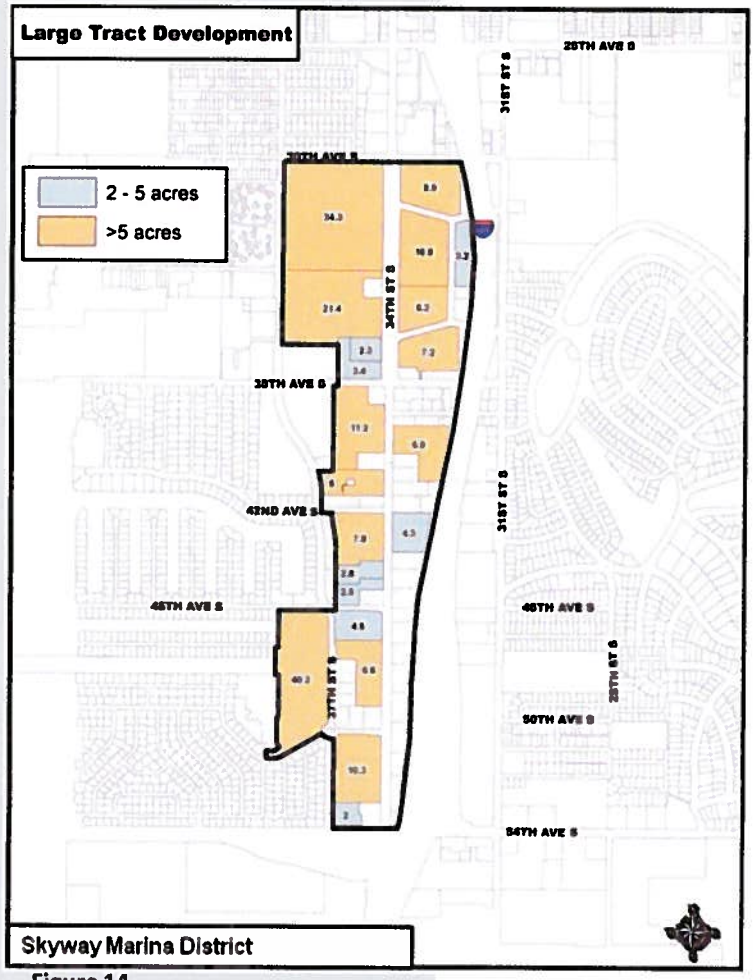
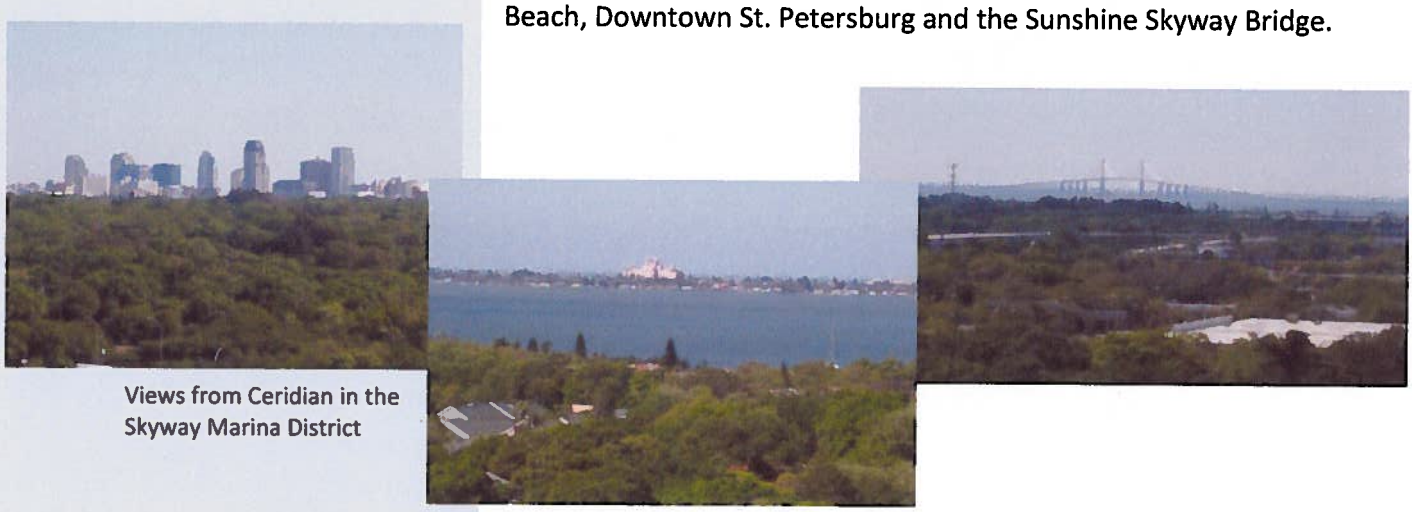


Figure 14

The St. Petersburg Land Development Code's Large Tract regulations allow parcels between 2 and 5 acres, and greater than 5 acres to develop more intensely. Town center development with mid-rise mixed use development is possible on large tracts. Eight parcels are 2-5 acres and another thirteen parcels are greater than 5 acres, qualifying to be redeveloped under these regulations

Large tract regulations require a minimum 75 feet setback up to 120 feet depending upon building heights. Building heights are allowed up to 72 feet for 2-5 acre projects and 150 feet for projects greater than 5 acres. Adjacent properties are protected from taller buildings through greater setbacks. The sizes of these projects require a more detailed site plan review with conditions pertaining to the project and location. Public hearings are also required to address all issues. The Large Tract regulations are found in the Appendix.

Large tract development permits building heights that allow occupants to enjoy views of Boca Ciega Bay, Tampa Bay, St. Pete Beach, Downtown St. Petersburg and the Sunshine Skyway Bridge.


Views from Ceridian in the Skyway Marina District

Business Signage

Freestanding pole signs are predominate along the corridor. Walmart, Ceridian, SPC Allstate and the Grand Villa in the north part of the District have monument signs. Many of the existing signs for chain businesses are standard as found at most any other location.

Sign regulations have become more restrictive over time. Older development has taller and bigger signs than allowed by the current St. Petersburg sign code.

The sign code allows one freestanding sign between eight and twenty feet in height. Two freestanding signs are allowed if under eight feet in height and with a frontage of greater than 100 feet. The maximum sign area is 64 square feet per sign face.

Wall signs are allowed 1.75 square feet per linear front foot up to a maximum of 150 square feet. Buildings of four or more stores are permitted one additional sign at the top of the building for identification. The allowable sign area is 3 square feet per lineal vertical foot of the building up to a maximum of 300 square feet.

Walmart, St. Petersburg College and Chase Bank have newer signs

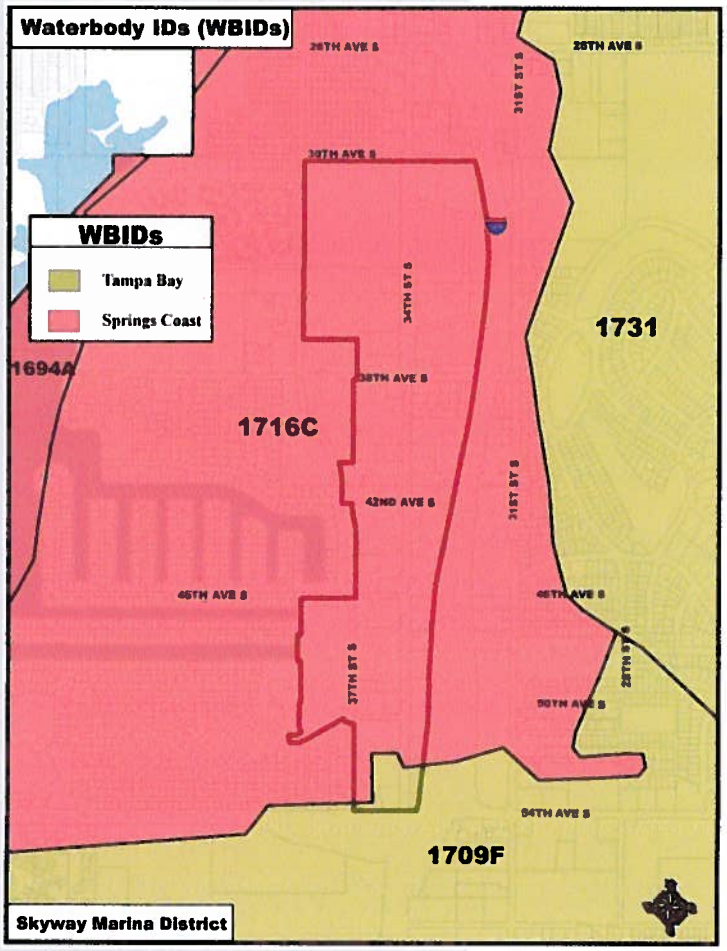


Figure 15

Stormwater Drainage and Retention

There are two drainage basins that encompass the District. The primary basin is labeled 1716C of the Springs Coast Basin, encompasses almost the entire Skyway Marina District, and drains to intracoastal waters. The extreme southern portion of the District is labeled 1709F and drains to Tampa Bay.

The 1716C basin drains to the Boca Ciega Aquatic Preserve which is classified as an Outstanding Florida Water. Spectacular natural resources are located in close proximity to urban development along the waterfront. The Boca Ciega Preserve includes mangrove dominated shorelines, and protects an area with breeding birds, fish nurseries, freshwater springs, salt marshes, seagrass meadows, and mangrove forests.

The water table is close to the surface and the topography is karst. Watersheds located in karst regions are extremely vulnerable to contamination. Many of these karst features infiltrate the water table, forming a direct connection between the land surface and the underlying aquifer systems, allowing interactions between surface and ground water, and increasing the threat of ground water contamination from surface water pollutants.

Boca Ciega Bay

Water quality is very important to the marine environment surrounding the Skyway Marina District. The health of the aquatic ecosystem is a primary reason that people live and visit southern Pinellas County. Stormwater retention techniques have significantly improved since many of the larger developments were constructed in the 1970's and 1980's. Redevelopment within the District will further enhance the marine environment by using best drainage management practices required by current regulations.

Flood Zones

Two flood zone designations dominate the Skyway Marina District with X in the northern half and AE-11 in the southern half. X Zones are areas of minimal flood hazard from the principal flood source and determined to be outside the 0.2 percent annual chance floodplain. Flood insurance is not required for properties in Zone X. AE Zones are subject to a one percent or greater annual chance of flooding in any given year with the number indicating feet above sea level required for new construction. Flood insurance is required for all properties in Zone AE with a federally-backed mortgage.

Existing elevations surveyed in December 2011 for the City Trail along 37th Street South range from approximately 103 feet to 106 feet in the AE Zone. However, each property is unique and requires site specific elevation data with new construction or substantial improvements.

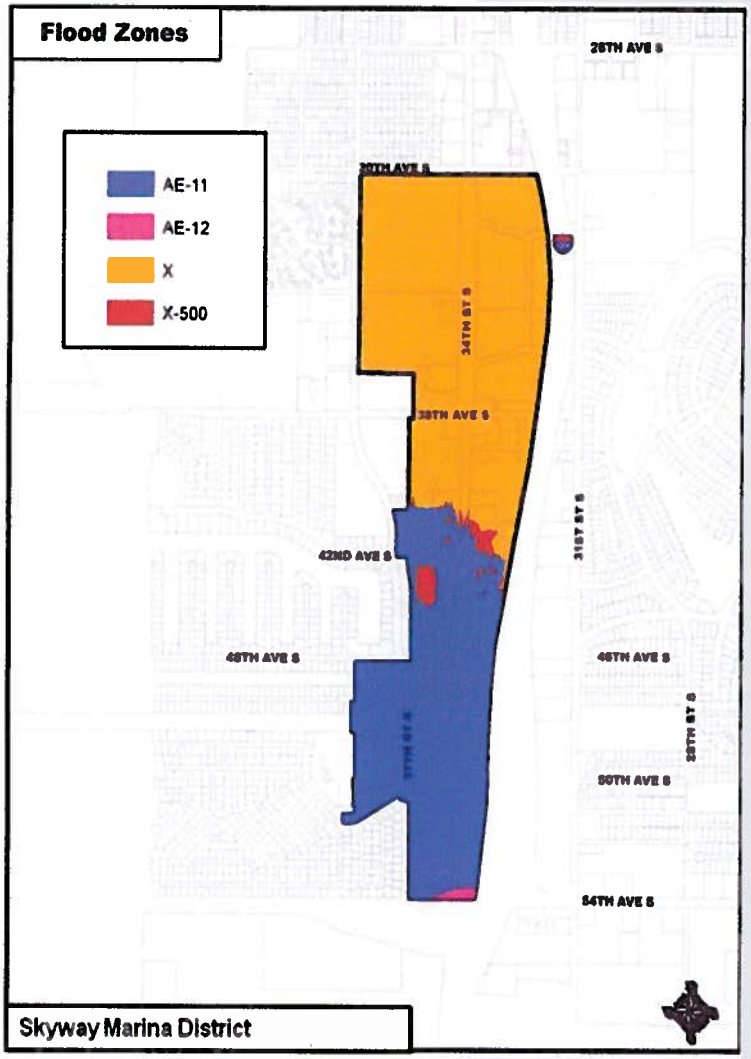


Figure 16

Property Conditions

A windshield survey of property conditions was conducted in March 2013. Four subjective ratings were used to categorize the visual quality of buildings and sites. Properties were rated excellent by having well maintained buildings and sites including exceptional landscaping. Good ratings were placed on properties with well maintained buildings and sites, but having an overall lack of landscaping. Often these developments were constructed under regulations not requiring the level of green space or landscaping of more recent projects. Properties labeled as fair have good buildings but lack site maintenance and landscaping appeal. Finally, poor properties have a general lack of site and building maintenance, detracting from the overall appearance of the District. Vacant parcels, the St. Pete College driving course and Maximo Marina were not assessed, and account for 19% of private property.

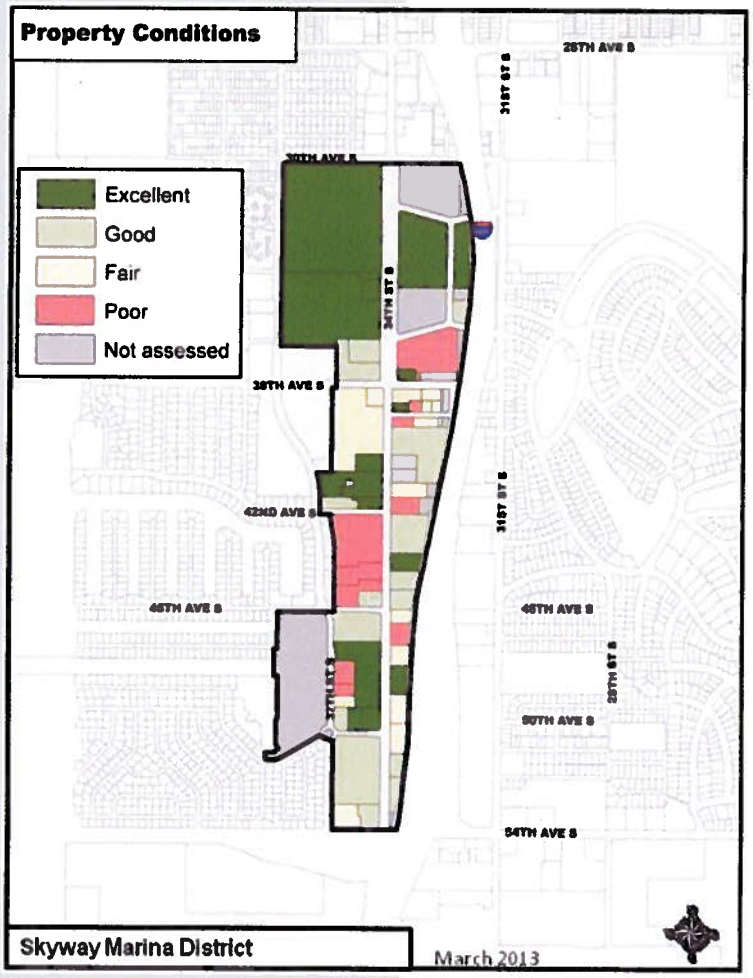


Figure 17

Overall, 59% of the Skyway Marina District's property conditions were rated as excellent or good. These properties provide a very positive aesthetic value to the District. Properties rated fair or poor (22%) range from needing refreshed landscaping to needing complete site redevelopment including paint, plantings, lighting, signage, paving and landscaping.

New development or significant property renovations will require properties to be brought up to current standards and regulations. This will benefit the overall appearance of the District by providing additional green space, brighter lighting, and updated signage.

Land Use and Site Design Recommendations

Recommendations for the Land Use and Site Design strategy's primary vision of a mixed use district are as follows:

Goal 1: Construction of high quality new development

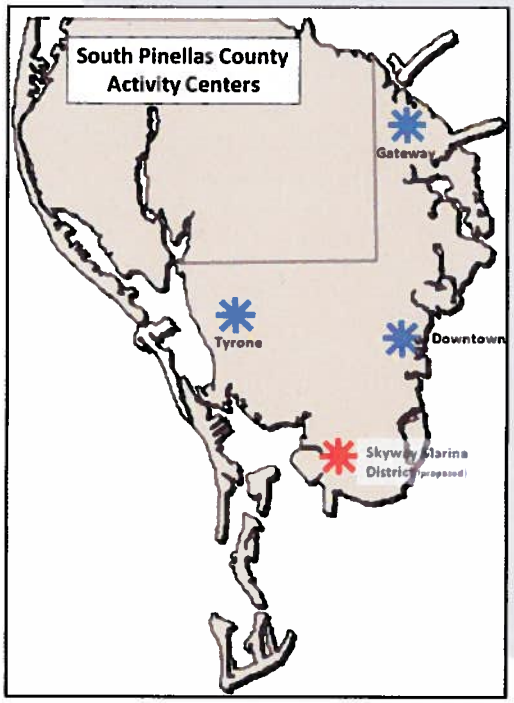
Action: *Create an Activity Center designation for the 34th Street corridor that will enable the development potential of parcels to be maximized within the District.*

Current Land Development Regulations allow intense mixed use, however, an Activity Center designation would enable increased density and intensity. Large tracts are encouraged to redevelop at their highest potential or highest and best use in order for the vision of the plan to be fully realized which could include mid-rise buildings with a variety of public spaces. Town center development offers the most potential for bringing desired retail, restaurants, employment and residences to the Skyway Marina District.

Redevelopment concept of the Skyway Mall site.

Action: *New development should be encouraged to use sustainable building techniques and environmentally sensitive site design that includes Florida friendly landscaping and innovative storm water design.*

The close proximity of the District to the waterfront emphasizes the need for new development to build using best management practices. Maintaining a healthy aquatic system is very important to tourism, neighborhood stability and the District's business environment. LEED building construction would further establish the environmental sustainability desired.



Action: *Businesses and especially new development should be encouraged to use art in public areas.*

St. Petersburg is a City of the arts and the District should capitalize on the opportunity to have a public art niche that reflects the character of the area. Public art not only

Potential type of business signage that could be encouraged throughout the District.

IHOP, Brewburgers and Subway each have designated patio seating.

provides aesthetic value but also helps define a place and can increase the positive visibility of the District.

Action: *The City should explore opportunities to provide a public drainage facility that could service the entire 1716C Springs Coast basin in the District.*

Vacant or underutilized parcels in the District, most notably along I-275 could be developed with stormwater facilities to provide better stormwater retention in the area. These master planned facilities could assist redevelopment on a District wide basis instead of a parcel-by-parcel basis.

Action: *Local universities and colleges should be approached about being involved in creating design concepts.*

Design projects or competitions can provide greater awareness of the District's vision and inspiration for redevelopment that can transform the corridor while providing students an academic experience.

Goal 2: Enhancement of existing development

Action: *Business signage along 34th Street should be encouraged that fits with the theme or style of the District to be determined by the Skyway Marina District Association.*

Businesses should be encouraged to install signage that fits with the character of the District that is being promoted. Signage should reinforce the area, not define it. Examples of the types of signs desired should be made available.

Action: *Restaurants should be encouraged to construct outdoor dining areas using design elements to create a defined space. Parking spaces in front of restaurants should be explored by the business owners for conversion to outdoor dining areas.*

All suitable outdoor areas should be explored by restaurants for outdoor dining using furniture, umbrellas, potted plants and fencing to create a dining area. Parking spaces in front of restaurants not needed to meet the minimum parking standards can also be utilized.

Action: *Crime Prevention through Environmental Design (CPTED) principles should be promoted to existing and future development to increase safety.*

The City of St. Petersburg Police Department offers free safety evaluations of commercial properties. CPTED reviews all design aspects of a property's built environment such as lighting, vegetation, fencing, windows, etc., and their ability to deter crime.

Action: *A District team comprised of businesses, property owners, neighborhood residents and the City should meet regularly to discuss specific issues within the District.*

Monthly meetings should be held with police officers, code enforcement staff, and District stakeholders to discuss issues within the District. These issues should be a priority to be addressed for improvement with the team.

Example of Town Center Development – Paseo Colorado in Pasadena, CA

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ECONOMIC DEVELOPMENT

VISION STATEMENT:
Additional retail, restaurants and offices are desired in the District to provide additional shopping, dining and employment.

The location of the district supports a special emphasis on marine related development and recreational water activities.

The Skyway Marina District currently is a neighborhood retail center with very few businesses expanding the market area. The Publix grocery store, Walmart supercenter and Flamingo Resort are the primary commercial businesses drawing customers outside of the local vicinity.

The primary nonretail job generator in the Skyway Marina District is Ceridian, a human capital management company, having approximately 400 employees with a campus capability of having upwards of 1,000 employees. The St. Petersburg College Allstate campus is home to the Southeastern Public Safety Institute offering law enforcement training and the Center for Public Innovation offering specialized training to various local and federal agencies.

Marinas are economically an integral part of the District and surrounding area, serving boaters of Boca Ciega Bay and the Gulf of Mexico. Maximo Marina, O'Neill's Marina and Loggerhead Marina allow for hundreds of boats to be stored and docked. Maximo Marina, located within the District, is further solidifying their market position by investing in significant improvements to accommodate larger yachts.

Opportunities and Issues

- ✓ The Enterprise Zone, Brownfield Area and Hub Zone are all located between 30th and 38th Avenues South in the north part of the District.
- ✓ There are 21 parcels in the District that are over two acres.
- ✓ Chain establishments account for approximately 40% of the businesses within the District.
- ✓ Approximately 25% of the businesses within the district are retail stores.
- ✓ There are 17 establishments serving food within the Skyway Marina District, most of which are fast food or quick serve restaurants.
- ✓ National chain sit down restaurants and retailers are very limited within the District. St. Petersburg has the lowest per capita retail stores and restaurants of any major market in Florida.
- ✓ The disposable income within a 5 minute drive is $50,939 per capita for the 35–54 age demographic.
- ✓ The household income within a 3 minute drive is $54,062.
- ✓ 30,141 people in 11,476 households live within a 5 minute drive of the District.

Background

Businesses

The Skyway Marina District is home to 131 business units according to a March 2013 survey. A business unit is defined as one individual entity such as a store, office, church, restaurant, bank, etc. This survey indicated that 32 retail stores account for approximately 25% of all businesses within the District, followed by 17 restaurants (13%) and 17 offices (13%). Vacant business fronts were found at 28 locations (21%) throughout the District.

Business Unit	Number
Retail Store	32
Vacant	28
Restaurant	17
Office	17
Personal Service	5
Bank	4
Church	4
Automotive Service	4
Motel	4
Self Storage	4
Grocery Store	2
Gas Station	2
Gym	2
Warehouse	2
Academic Institution	1
Multifamily Condo	1
Marina	1

The Skyway Marina District is conducive to chain store development due to its location along a seven lane highway, numerous large parcels and general location in Pinellas County. A March 2013 survey of all properties indicated that 54 (41%) were being used by chain businesses. Chain businesses have a total of three or more locations and are either nationally or regionally based. Notable chain retail stores include Publix, Walmart, Radio Shack, The UPS Store, GNC, Dollar Tree, Ace Hardware and Edible Arrangements.

The fast food and quick serve restaurant segment is also very prolific along 34th Street South with New York Bagel, Taco Bell, Wendy's, McDonalds, Burger King, Pizza Hut, Subway, Papa John's, Domino's Pizza, Denny's, Bob Evans, IHOP, and Brewburger. Casual and fine dining restaurants are all but absent from the District and are only represented by Beef-O'Brady's and the locally owned Portofino Italian Restorante. Beef O'Brady's and the Flamingo Resort restaurant are the only businesses in the District with a full liquor bar.

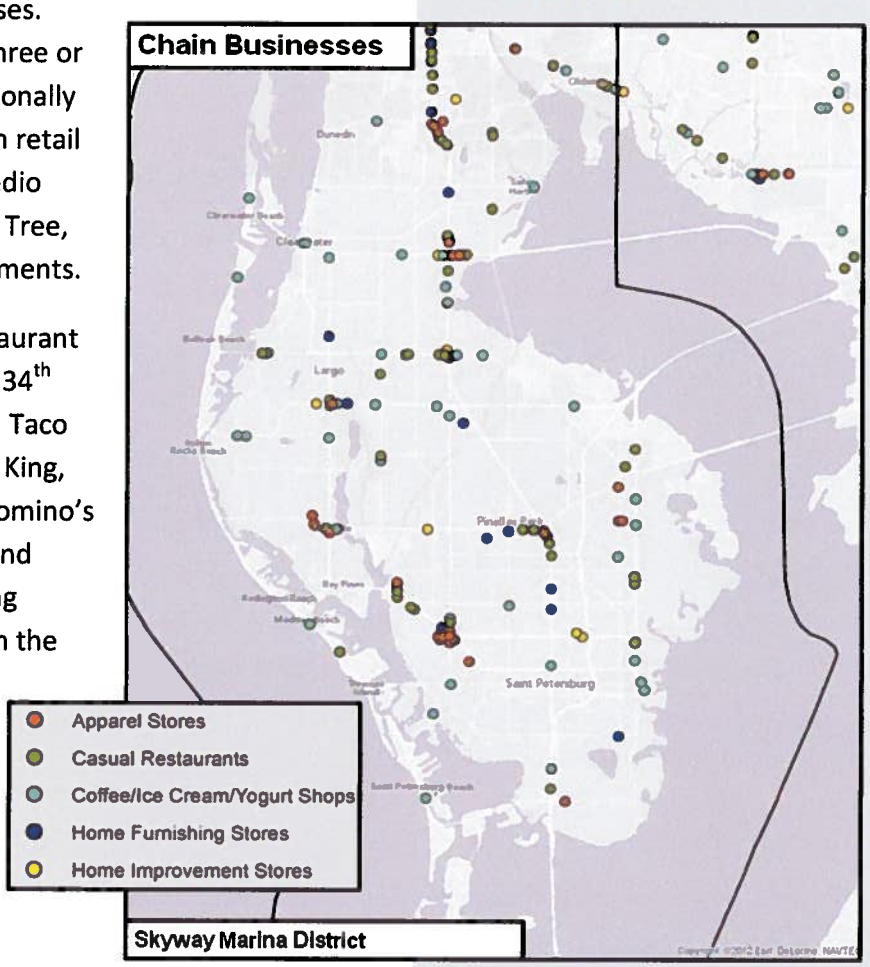


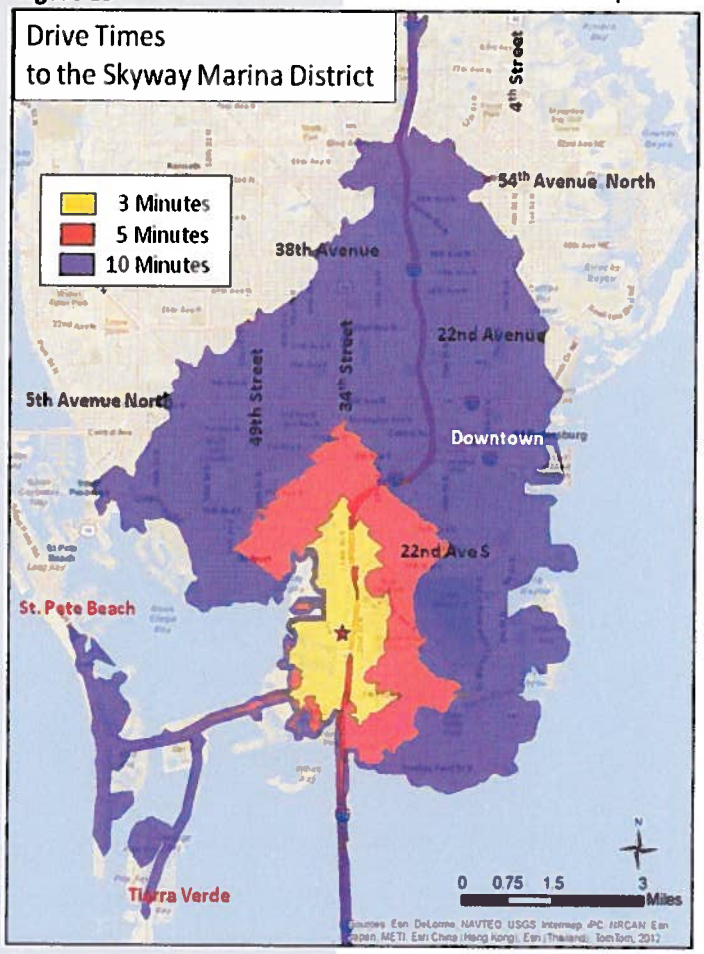
Figure 18

The District and southern St. Petersburg area is underserved by retail and restaurants as a whole. Analysis of other retail segments indicates a lack of apparel stores, coffee, ice cream and yogurt shops, home furnishing stores and home improvement stores. Babcock & More is the only home furnishings store in the southern St. Petersburg market. The only chain apparel store is Bealls which is located adjacent to the Skyway Marina District on 31st Street and 54th Avenue South. Dunkin' Donuts is a welcome recent addition to the District and is the only chain coffee, ice cream or yogurt shop in southern St. Petersburg. Neighborhoods adjacent to the Skyway Marina District have limited retail opportunities and drive further than other residents in St. Petersburg.

The Skyway Marina District Market

The results of the community survey are analyzed in the Introduction of this plan but are worth highlighting again. Surrounding neighborhoods are loyal to the businesses currently in the District, supporting them on a very frequent basis. However, area needs for eating out, home décor, apparel, entertainment and other non-basic goods are not being met in close driving proximity. The District and overall area suffers from retail leakage with 2 out of 3 survey respondents indicating 50% or more of their trips are outside the area. Approximately 9 out of 10 respondents desire additional casual or fine dining sit down restaurants in the District.

Figure 19



The drive time map indicates a road network that operates at an above average level-of-service. The drive times of 161,000 residents from 62nd Avenue in north St. Petersburg to 66th Street in west St. Petersburg, Gulfport,

St. Pete Beach and Tierra Verde have drive times of ten minutes or less to the Skyway Marina District. Unique destination stores, venues and restaurants can significantly increase the market area and gain market share with additional tourists. The completion of the Pinellas Bayway Bridge in 2015 linking St. Petersburg to St. Pete Beach will decrease drive times and further extend the Skyway Marina District's market area along the coast.

Drive time statistics for 3 and 5 minute drives compare very favorably with the City as a whole for key categories. Within a 3 minute drive of the District, the **median household income is $1,691 greater than the City**, as is the average household income ($11,603), median home value ($38,738) and per capita income ($5,119). **Educational attainment is higher** at the college level with more Bachelor's and Graduate degrees than the City. Area **unemployment is significantly less at 4.0% than St. Petersburg rate of 7.2% (2013).**

Drive Time Demographics

3 Minutes	District	St. Petersburg
Median Household Income	$42,758	$41,067
Average Household Income	$69,759	$58,156
Median Home Value	$163,181	$124,443
Per Capita Income	$31,326	$26,207
Educational Attainment		
Bachelor's Degree	23.6%	18.8%
Graduate/Professional Degree	11.8%	9.4%
Area Unemployment	4.0%	7.2%
5 Minutes		
Population	28,603	249,704
Median Age	40.3	42.7
Disposable Income		
Households > $100,000	17%	8.9%
Average Median - Age 35-54	$50,939	$42,095
Top 5 Retail Opportunities by Leakage	**District Demand**	**District Supply**
General Merchandise Stores (Dept. Stores)	$33.6M	$5.5M
Full-Service Restaurants	$10.5M	$6.4M
Bldg Materials, Garden Equip & Supply Stores	$6.8M	$1.2M
Furniture & Home Furnishing Stores	$5.0M	$1.7M
Other Miscellaneous Retail Stores	$3.2M	$1.3M

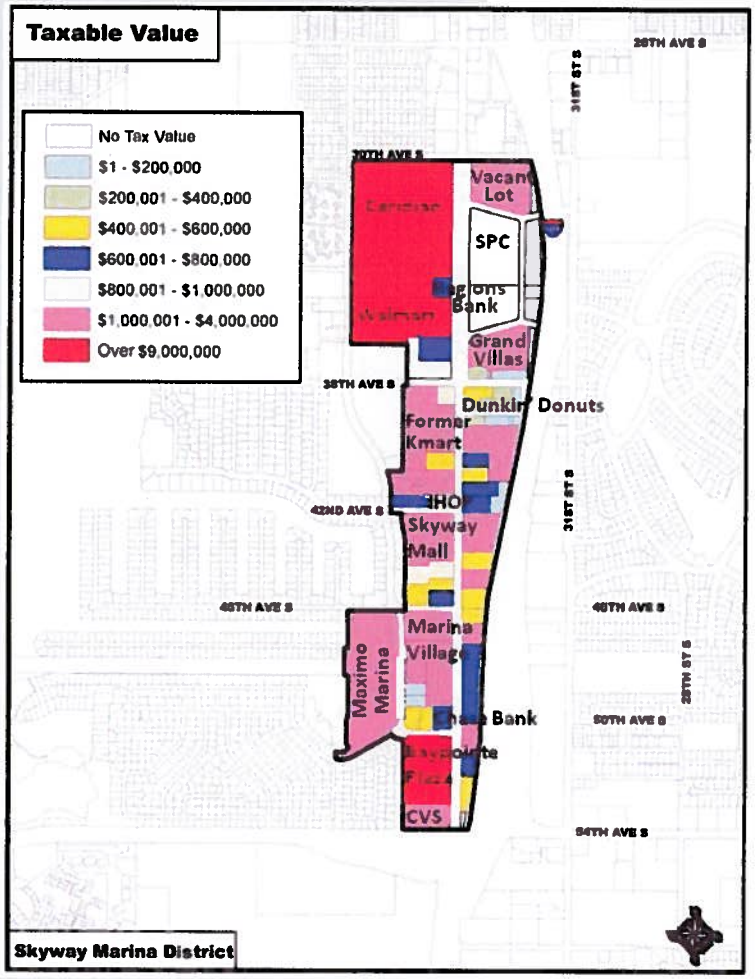
Source: ESRI 2013

Demographics for the 5 minute drive time indicate a lower median age (40.3) than the median age of St. Petersburg (42.7). **Disposable income of greater than $100,000 accounts for 17% of households** compared to 8.9% of the City. Disposable income for the often targeted age demographic of **persons between 35 and 54 is $50,939 which is almost $9,000 greater** than St. Petersburg ($42,095).

Analysis of the 5 minute drive time indicates significant retail leakage according to 2013 data. General merchandise stores supply the market with $5.5 million in goods and falls well short of the demand ($33.6 million), resulting in a District **need of $28.1 million**. The other notable leakage is in the full-service restaurant category which has an overall demand of $10.5 million but only supplies $6.4 million. Statistics and the survey corroborate the market need for additional retail and restaurants in the District.

The drive time statistics do not portray the entire market potential of the area since part-time residents and tourists are not included. Eckerd College has approximately 2,000 students and is within the five minute drive time of the District. The College is a private institution with selective admissions and is among the nation's leaders for graduates earning doctoral degrees. Seasonal residents are a large population in Dolphin Cay, Isla Del Sol, Bahia Del Mar, Tierra Verde and St. Pete Beach which are also not included in the statistics. Many of these seasonal residents live in the area for up to six months and are within a ten minute drive time of the District. Tourists are also are part of the District's market with thousands of tourists annually staying along the water or visiting Fort DeSoto. **Pinellas County had 5.5 million tourists in 2012 and Fort DeSoto had approximately 350,000 visitors,** most of which drive through the Skyway Marina District or immediately south.

Figure 20



Property Investment

The taxable value in the District in 2013 was almost $90 million. The parcels having the largest taxable value, over $9 million each, are Ceridian, Walmart, and the Baypointe Plaza Shopping Center. St. Petersburg College is a public academic institution and does not pay property taxes. Notable properties valued at over $1 million include Maximo Marina, Marina Village Shopping Center, CVS, Skyway Mall and the former Kmart.

Recent investment has progressed steadily over the past decade with Walmart opening in 2005, followed by Regions Bank in 2007. The IHOP restaurant complex started operation in 2006. Dunkin' Donuts constructed a new building in 2012 and has been a welcomed addition to the District. Chase Bank is the most recent major investment in the area constructing a new bank in 2013.

Current investment is underway at the Grand Villas living facility, formerly Palazzo di Oro,

now known as the Grand Villas. The owners of the Grand Villas are investing several million dollars completely renovating the property which is expected to open in 2014. The Grand Villas will be an upscale adult living facility offering a wide array of services and amenities.

Maximo Marina has started a five-year, six phase project to modernize the marina. The $25 million project also has reserved a location for a waterfront restaurant. The marina is often home to visiting boats from northern states and Canada. Kidney Care South recently announced plans to build a $2.4 million medical facility with 7,500 square feet of space on one of the few vacant lots in the District.

Property Ownership

The property ownership of the Skyway Marina District has been classified by those owners who are located in Tampa Bay, Florida or out of state. A majority of the acreage (64%) and properties (38%) is owned by those entities located outside of Florida. Assumptions are usually made that there is less interest in maintaining properties by owners located far away, often referred to as absentee landlords. While there are some properties meeting this perception, Ceridian, Walmart, Maximo Marina and Baypointe Plaza are well maintained properties, well managed and an asset to the District. Local ownership defined with ownership addresses in the Tampa Bay area account for28% of the acreage and 47% of the properties.

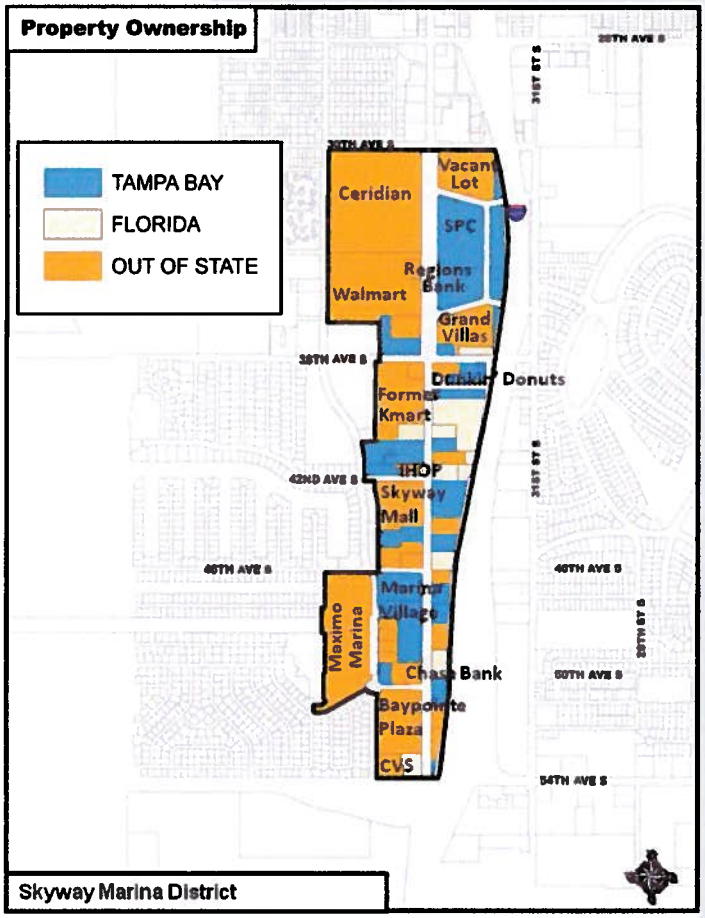


Figure 21

Chain businesses and restaurants are usually owned by corporations located out of state unless a local franchisee is permitted by the business. These businesses typically require the property to construct and maintain to standards set by corporate policy. The level of investment provided by chains can be a positive asset for an area, however, the quality of the property owner or business owner matters more than their address of record.

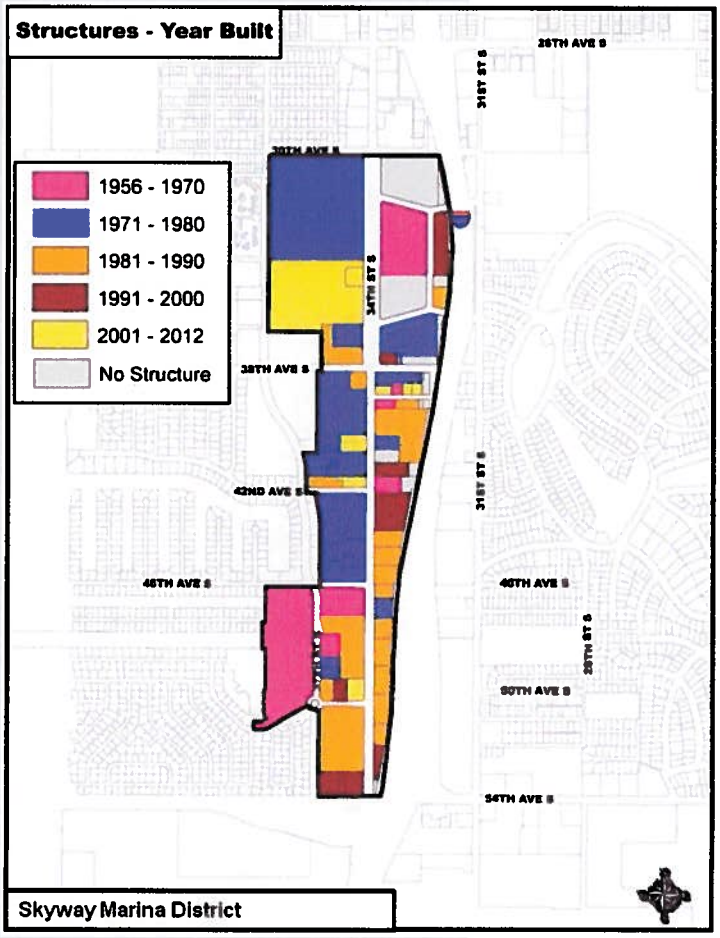


Figure 22

Historical Relevance

The Skyway Marina District was very isolated before 1954 when the original Skyway Bridge opened, connecting South Pinellas and Manatee Counties. The District first had notable development in the 1950's. Between 1956 and 1970, Maximo Marina, St. Petersburg College Allstate Center, Howard Johnson's motel (currently the Flamingo Resort) and a few other businesses were constructed. Many new homes were built in adjacent neighborhoods during this time, and Eckerd College was founded in 1958. By 1962, the newly constructed Pinellas Bayway provided access to St. Pete Beach and future neighborhoods of Bayway Isles, Isla Del Sol and Tierra Verde.

The 1970's was a period when the District had major growth with the addition of Florida Power's corporate headquarters, currently the site of Ceridian, Kmart, Sears, Kash n' Karry, the Patriot Square Condominiums and Holiday Inn. Almost all of the buildings constructed during this decade have survived, but the only business remaining is the Ace Hardware store in the current Skyway Mall development.

Southern St. Petersburg and Pinellas County was further connected with the completion of Interstate 275 and the current Skyway Bridge in the 1980's. The Skyway Marina District continued major growth with the addition of the Baypointe (Publix) and Marina Village shopping centers, various fast food restaurants, strip shopping centers and the relocation of St. Bartholomew's Episcopal Church. Infill development on smaller parcels occurred in the 1990's with the addition of the current CVS, Taco Bell and TD Bank. The former hotel at the District's gateway was the first major building to be demolished in 2006 for redevelopment. Unfortunately, the property remains a vacant lot since plans for construction of a Home Depot were altered by the Great Recession in 2008.

Redevelopment Opportunities

The age and obsolescence of a few of the properties in the Skyway Marina District lend themselves to redevelopment over other sites. These properties are also referred to as greyfield sites because they have suffered from a lack of investment and have been surpassed by newer commercial development with higher standards.

Former Kmart property

Two major developments fit this definition and have been labeled as prime development sites.

- The former Kmart, currently a vacant building built in the 1970's situated on 11.2 acres.
- The Skyway Mall is sited on three parcels totaling 13.2 acres and was also built in the 1970's.

The vacant 8.9 acre lot at the north Skyway Marina District gateway is also a prime redevelopment site.

Skyway Mall Shopping Center

The St. Petersburg Land Development Regulations adopted in 2007 as discussed in the Land Use and Site Design strategy of this plan, allows new urbanism development in areas with suburban character. The highest and best use for many properties is beyond what exists. The greatest redevelopment potential is found on properties greater than five acres. Large tract development regulations enable heights of up to 150 feet with a mix of uses.

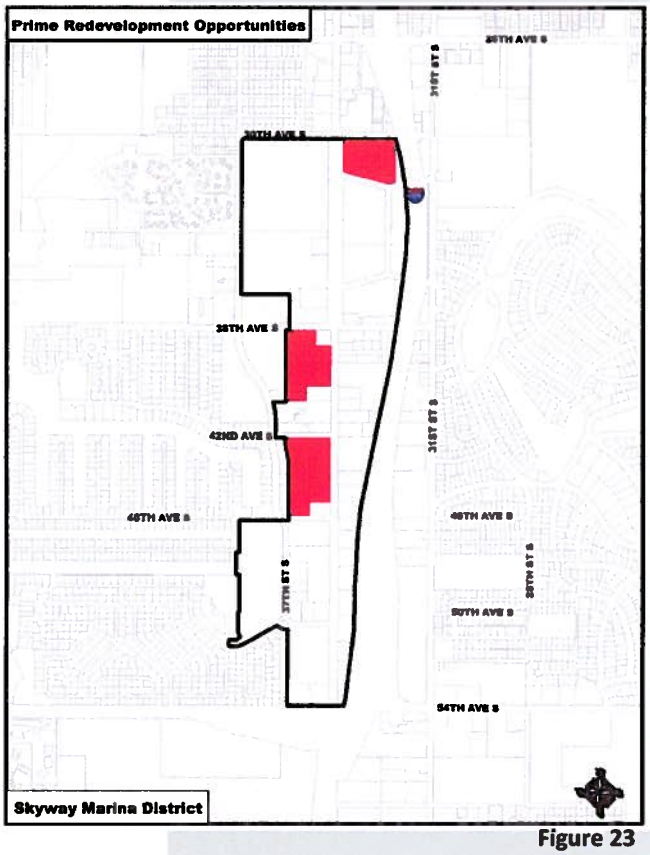


Figure 23

Economic Development Incentives

Three economic development incentives are located north of 38th Avenue South and include the Enterprise Zone, Brownfield Area and the HUB Zone. The boundary of these incentives is based on State and Federal need based criteria.

The Economic Development Ad Valorem Tax Exemption is available city-wide for new and expanding businesses with well paying jobs. The enhanced ED Ad Valorem Tax Exemption is available within the Enterprise Zone and Brownfield Area.

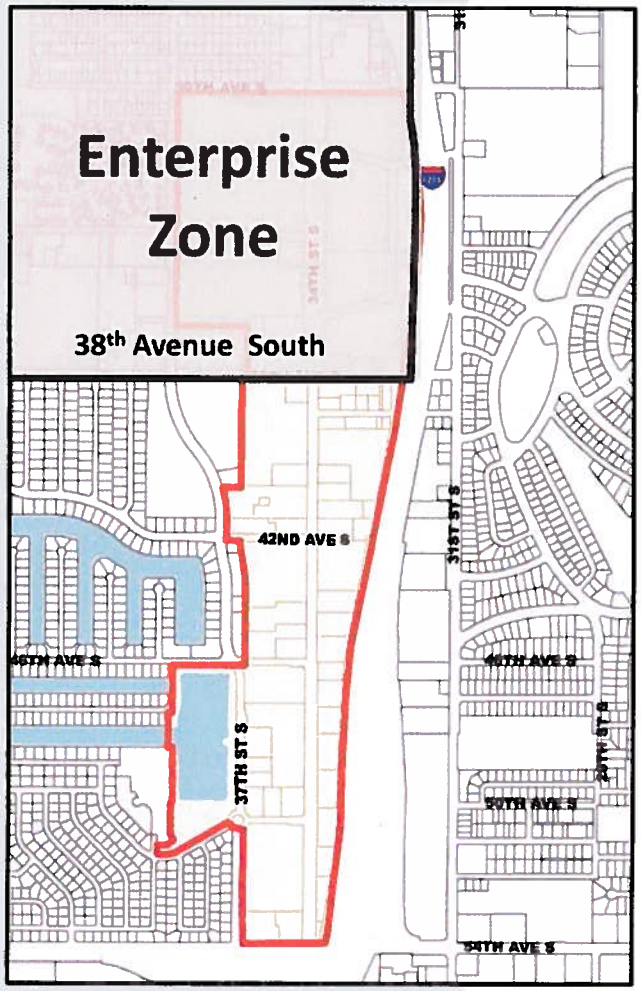


Figure 24

Enterprise Zone

The Enterprise Zone is an incentive program administered by the State of Florida and has various incentives.

Jobs Tax Credit – Businesses who collect and pay Florida sales and use tax of Florida Corporate Income tax a monthly credit against their tax due on wages paid to new, full-time employees who have been employed by the business for at least 3 months and are residents of an Enterprise Zone. A new job must be created before the business earns a tax credit.

Business Equipment Refund – A refund is available for state sales taxes paid on the purchase of qualified business equipment with a sales price of at least $5,000 which is used exclusively in the Enterprise Zone for at least 3 years.

Building Materials Refund – A refund is available for state sales taxes paid on the purchase of building materials totaling at least $8,600 used to construct real property located in the Enterprise Zone.

Property Tax Credit – New or expanding businesses are allowed a credit on Florida Corporate Income tax paid based on the amount of ad valorem taxes paid. The business must earn more than $5,000 and establish five of more new full-time jobs to take advantage of this credit.

Brownfields

A brownfield area has been designated by the City of St. Petersburg and is defined as contiguous areas of one or more brownfield sites. A brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be distressed by actual or perceived environmental contamination to the soil, groundwater and/or surface water. Brownfield incentives include:

Voluntary Clean-up Tax Credit – Applicants may obtain tax credits up to $1 million that may be used over a period of years, transferred to affiliates, and bought and sold on the open market.

Brownfield Redevelopment Bonus Refund – A preapproved applicant may receive a tax refund based on taxes paid by the business, including corporate income, sales, ad valorem, tangible personal property, insurance premium and certain other taxes.

Loan Guaranty Program – The limited Loan Guaranty Program applies to 50% of the primary lender's loans for redevelopment projects in brownfields areas.

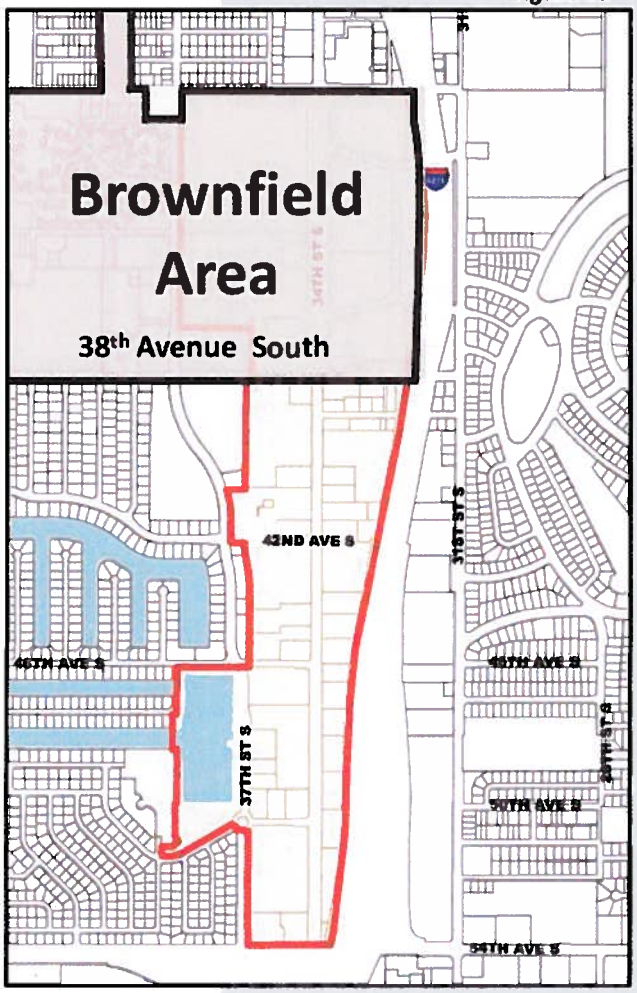
Building Materials Credit – Building materials purchased for the construction of a housing project or mixed-use project in a designated brownfield area is eligible to receive a building materials sales tax credit.

State Loan Guarantee – Up to 5 years of state loan guarantees of loan loss reserves for redevelopment projects are available in a designated brownfield area, including redevelopment and cleanup costs.

Brownfields Tax Incentive – Environmental cleanup costs are fully deductible in the year they are incurred, rather than having to be capitalized.

Revolving Loan Fund – The Federal Brownfields Revolving Loan Fund is available for low interest loans, and assessment and cleanup.

Figure 25



HUB Zone

St. Petersburg's Historically Underutilized Business (HUB) Zone seeks to encourage economic development through the establishment of award preferences for Federal contracts to small businesses in this area. The U.S. Small Business Administration administers the HUB Zone program and requires a portion of Federal contracts to be awarded to area businesses.

To qualify, businesses must meet the definition of a small business by SBA standards, be located in the HUB Zone, be

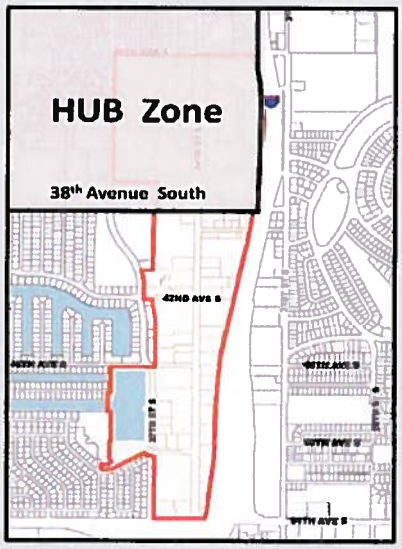


Figure 26

owned or controlled by one of more U.S. citizens, a Community Development Corporation, or Indian Tribe, and have at least 35% of its employees living in the HUB Zone.

Economic Development Ad Valorem Tax Exemption

The Economic Development Ad Valorem Tax Exemption is an incentive program established under State statute, intended to encourage new or expanding businesses in targeted industries to locate in the City. Businesses must create a minimum number of new jobs paying above the Pinellas County average wage. **Retail businesses do not qualify for this incentive.**

New or expanding businesses in a targeted industry located in the Enterprise Zone or Brownfield area need to have a minimum capital investment of $100,000 and create or retain jobs at 75% of the average wage in Pinellas County.

Business Assistance

The City of St. Petersburg's Greenhouse is a one-stop resource for starting, or growing, small businesses. The Greenhouse collaborates with a diverse group of 17 service providers to provide an array of business development services. These services include business counseling, training, facilitation of access to capital and credit for startups, and specialized assistance for existing businesses. The resource center within the Greenhouse provides a business library and computers equipped with business and marketing software. Some of the training services offered include:

- Legal Structures
- Marketing your small business
- Social Media
- Pricing Fundamentals
- Franchises
- Preparing for Business Loans

Economic Development Recommendations

Recommendations for the Economic Development strategy's primary vision of business retention and attraction are as follows:

Goal 1: Recruit desired businesses

Action: *Provide a significant financial incentive for the first mixed use redevelopment to locate within the District.*

Up to a $1 million incentive should be provided to the developer upon completion of a qualifying mixed use project. Mixed use development having a minimum of 100,000 square feet of restaurant/retail with at least 25 storefronts, 100 residential/hotel units and 25,000 square feet of office/conference space will qualify for this incentive. This incentive should reimburse the developer for any public improvements and/or fees.

Action: *Provide a financial incentive for the first sit-down restaurant(s) to locate within the District.*

A $50,000 incentive should be made available to developers opening a sit-down restaurant(s). Qualifications will include a minimum 5,000 sq. ft. space with complete table service, full liquor bar service, lunch and dinner hours, open 7 days-a-week and employing 15 full time equivalent positions. This incentive should reimburse the developer for any public improvements and/or fees. Any remaining part of the $50,000 incentive not used by the first restaurant should remain for a second restaurant.

Action: *Unique restaurants and retailers should especially be pursued to increase the market trade area for the District.*

The trade area for the District will be expanded with the addition of unique stores and restaurants to the South Pinellas market.

Is your business idea ready to hatch?

Action: *Promote the location of an enterprise center or incubator for marine-based businesses within the District.*

The potential for a mixed use center with an educational component, supporting retail and office with shared space should be explored.

Action: *A special emphasis on recruiting marine and water-related businesses should be used to establish a niche in the market for the District.*

The District should position itself as a marine district, recruiting companies, businesses, stores, institutional uses and other businesses specializing in the aquatic field.

Action: *Significantly underutilized parcels should especially be targeted for redevelopment.*

Large underperforming parcels should be promoted for mixed use or big box retail redevelopment. The $1 million mixed use development incentive should also be marketed. These parcels have a big impact on the economic vitality of the District and should be redeveloped to their highest and best use.

Action: *A retail and/or restaurant incubator storefront and pop-up store concept should be presented to local property owners with vacant storefronts.*

A retail and restaurant incubator, and pop-up stores are unique business concepts that can expand the trade area of the District by providing one-of-a-kind stores and restaurants. The goal of the incubator is to encourage entrepreneurs to move into storefronts in the District.

Action: *Establish an economic development committee for the District by the Skyway Marina District Association.*

A team focused on recruiting desired development should be formed that includes businesses, real estate representatives, financial institutions, City staff, Chamber of Commerce and neighborhood representatives. Official formation and non-profit designation should be explored.

Action: *An investment co-op comprised of local investors should be explored to bring desired businesses or development to the District. The Grow America Fund operated by the National Development Council should be explored as a potential source of funding for targeted businesses.*

Investors from the local community should be approached about starting franchises for stores and restaurants that are needed and will be supported by the neighborhood residents. The Grow America Fund funds various business types including retail and requires a non-profit pass-through with matching funds.

Goal 2: Retain existing businesses

Action: *Retention of existing businesses within the District should be a high priority. Surveys, business visits and meetings should be utilized to determine business needs.*

The business organization or association, with support from the City, should provide technical assistance to existing businesses to improve their profitably. A proactive mode will allow issues to be addressed and increases the chances that businesses will remain in the District.

Action: *All City business assistance services through the Greenhouse should be publicized for greater awareness among businesses.*

The City's Greenhouse provides various technical assistance to all St. Petersburg startup businesses and should be marketed to businesses within the District. The U.S. Small Business Administration (SBA) loan program information and lending institutions is also readily available through the Greenhouse.

Action: *Merchant assistance programs should be implemented that will help improve business operations.*

Customer feedback programs and retail/restaurant consultant services can assist existing businesses with providing better

service, products and shopping experience. The goal of these programs is to increase the profitably of businesses.

Action: *A revolving micro loan fund dedicated to the District should be explored to provide low interest loans to businesses for certain business improvement activities.*

Small loans can make a difference in businesses ability to make changes to improve business activity and profitably. Ideally, these loans will be repaid with minimal to no interest that will keep funding future business projects.

Action: *Establish a partnership with financial institutions to better understand the lending process, loan products, gain contacts and help educate interested persons.*

A relationship with lending institutions will help businesses make more informed decisions about financing expansion and improvements.

Goal 3: Establish an economic development marketing program for the District

Action: *A realtor, developer and prospective business open house/tour should be held annually in the District to promote development opportunities, this plan and showcase all positive aspects.*

Presenting the vision and plan to real estate professionals, lenders, developers, property owners and potential businesses within the District is important to creating a positive image.

Action: *An outreach campaign should be created for property owners to promote this plan and all positive aspects of the area.*

Improving the awareness among property owners of all of the positive aspects and the forthcoming planned improvements within the District may help to more successful plan implementation. The information should be disseminated by various forms including personal contact.

Action: *All economic development incentives should be publicized for greater awareness among businesses, developers and realtors.*

Economic development incentives should be a component of all marketing materials and presentations.

Action: *Competitive advantages should be explored to make the District stand out among other business districts.*

One example of a competitive advantage would include District-wide wireless internet (Wi-Fi). Competitive advantages should be at the forefront of marketing activities.

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STREETSCAPE

VISION STATEMENT:
An attractive appearance should be created within the corridor that establishes a cohesive image, unique identity and safe environment and includes public art and Florida friendly landscaping.

The existing 34th Street corridor's right-of-way (ROW) is generally well maintained with several landscaped medians; however, there is a lack of prominent plantings. There is an opportunity for landscape enhancement along the road edges, especially in the area to the north of 38th Avenue South which has a 200 foot right-of-way.

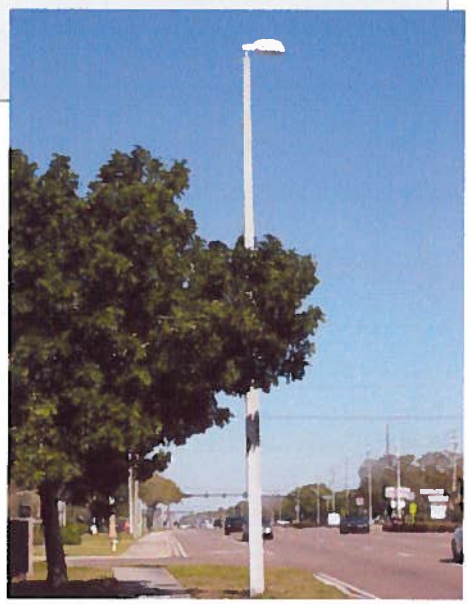
Establishing an identifiable district will require the establishment of formal gateways at major entry points for travelers along the roadways consisting of signage, landscaping and other features.

Public components, including but not limited to street lights, bus shelters, trash cans and bike racks have been installed with a utilitarian function. The Florida Department of Transportation and Pinellas Suncoast Transit Authority are responsible for these components that will be important to the visual branding of the District.

Landscaped areas also provide an opportunity for the placement of public art that will further create an identity and provide enhancement of public space.

Opportunities and Issues

- ✓ Three primary gateway locations have been identified.
- ✓ Four signalized intersections within the District provide an opportunity for enhancement.
- ✓ The right-of-way north of 38th Avenue South is 200 feet while the right-of-way south is 100 feet.
- ✓ Four cross streets have been identified as secondary gateways.
- ✓ There are 11 landscaped medians along 34th Street in the District.
- ✓ Overhead power lines are found above ground, south of 36th Avenue South.
- ✓ Two styles of street lights are currently installed in the Skyway Marina District.
- ✓ St. Petersburg is a City of the arts with numerous local artists who can produce high quality public art that can be installed in the public realm.



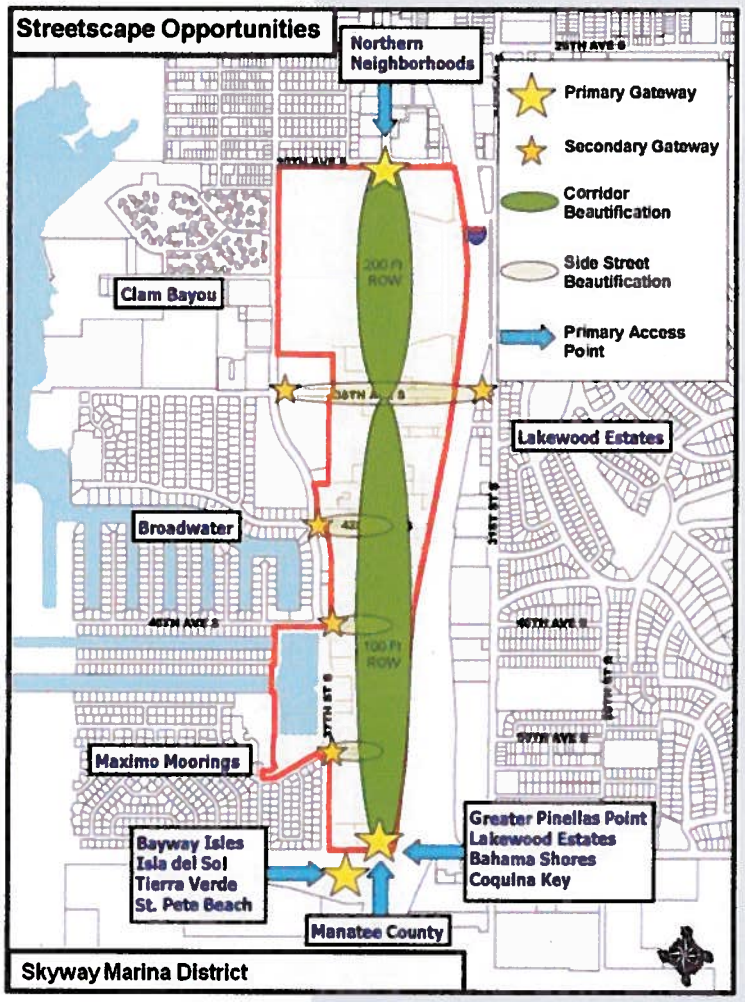
Background

Gateways

Two primary gateways are present at the north and south entry points for the Skyway Marina District at 30th Avenue and 54th Avenue. A third gateway at the Pinellas Bayway and 54th Avenue intersection presents the opportunity to construct a prominent feature with the very large median and high number of vehicle trips. Sufficient FDOT rights-of-way exist at all three locations to provide enough area for substantial gateway features. Travelers' speed along the road is typically 45 mph or greater which will require signage, landscaping and other features to be large enough to impact vehicular traffic. No delineation of District boundaries currently exists.

Secondary gateways are located at five points of entry - four from the west and one from the east. 38th Avenue is the only through street under I-275 which is interior to the district.

Figure 27



North Gateway

West Gateway – Eastbound on Pinellas Bayway

South Gateway

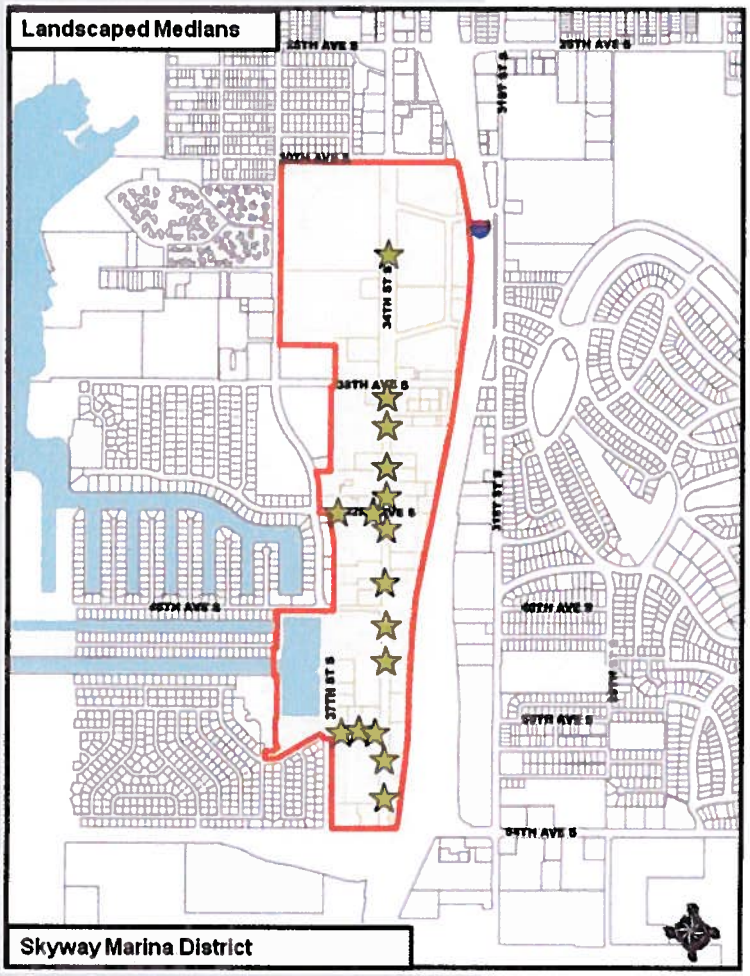


Figure 28

Two streets, 42nd Avenue and 50th Avenue, have medians off of 37th Street that would avail themselves to secondary gateway signage and landscaping. The secondary gateway at 38th Avenue and 31st Street has right-of-way on the northwest corner sufficient for signage and landscaping. Secondary gateways are on neighborhood roads with less traffic and vehicles generally traveling at 25 mph or less.

Public Green Space

The right-of-way north of 38th Avenue is 200 feet and has large areas of green space between the road and sidewalk. These areas are currently planted with sod and maintained by the adjacent properties. South of 38th Avenue, the right-of-way decreases to 100 feet with less opportunity for landscaping.

There are eleven green medians along 34th Street in the District with only one located north of 38th Avenue. Currently, Indian Hawthorn shrubs and cabbage palm trees *(Sabal palmetto)* are planted within these medians which are maintained by the City of St. Petersburg and FDOT. Two medians are located on 42nd Avenue and three medians are located on 50th Avenue which connect the Broadwater and Maximo Moorings Neighborhoods.

Right-of-way north of 38th Avenue S

Right-of-way in the southern part of the District

50th Avenue South

42nd Avenue South

Street Lights

There are currently two styles of street lights within the District: a cobra light and mongoose light. These lights are installed to illuminate the street and provide marginal lighting for pedestrian traffic using sidewalks. The cobra lights are attached to transmission lines and are utilitarian by design. The mongoose lights provide a contemporary design element and are installed on the west side of 34th Street from 30th Avenue to the 4500 block, and on the east side from 30th Avenue to the 3400 block.

Existing mongoose street light

Bus Shelters

The Pinellas Suncoast Transit Authority (PSTA) has Routes 19 and 90 traveling along 34th Street South with a total of 18 bus stops. Seven of these stops have shelters; three have benches only, and eight have no stop amenities. PSTA Route 11 is located along 37th Street and has 20 bus stops – most of which have no amenities. The shelters are somewhat utilitarian and standard to most of Pinellas County.

Existing cobra street light

Current PSTA bus shelter

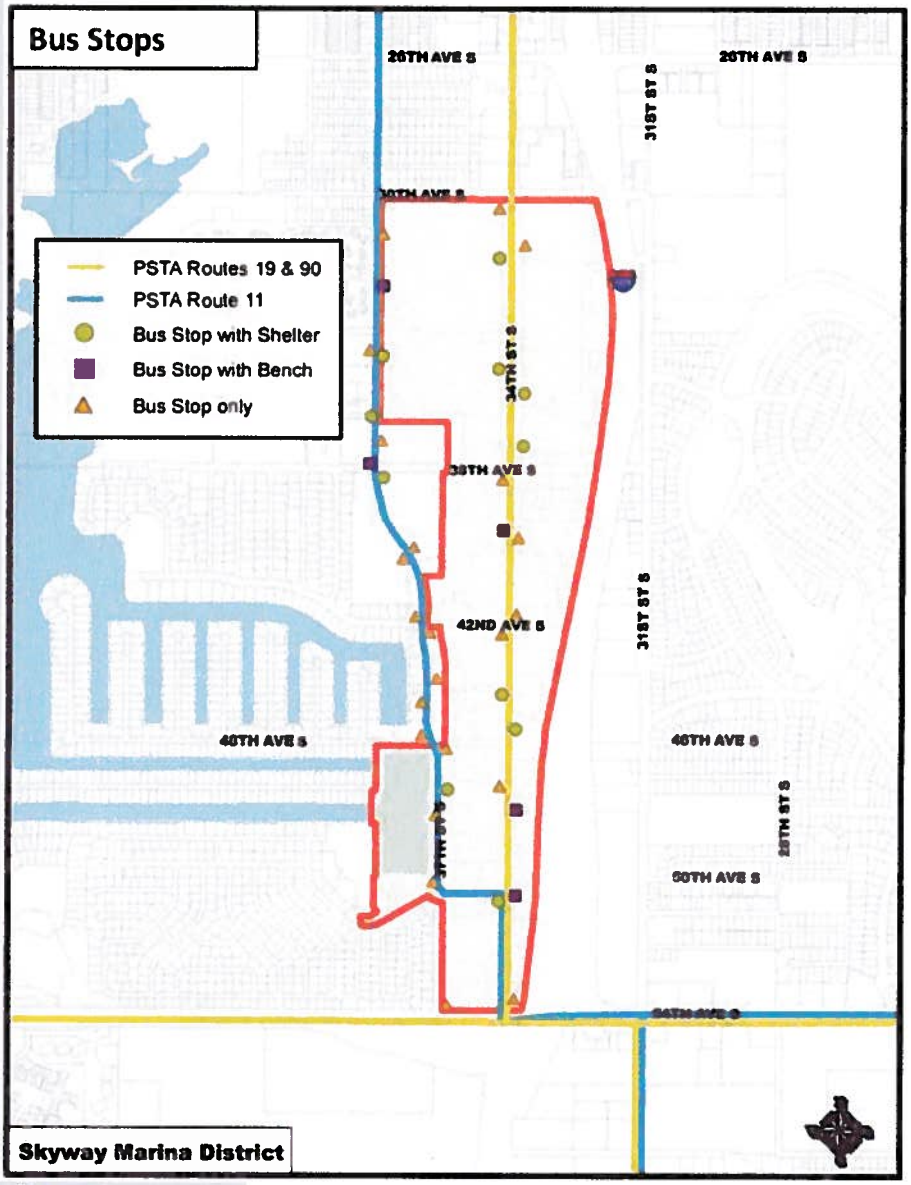

Bus Stops
PSTA Routes 19 & 90
PSTA Route 11
Bus Stop with Shelter
Bus Stop with Bench
Bus Stop only
26TH AVE S
31ST ST S
34TH ST S
38TH AVE S
42ND AVE S
46TH AVE S
50TH AVE S
Skyway Marina District

Figure 29

Public Components

There are a limited number of trash cans, bike racks, benches and newspaper racks within the public right-of-way, most of which is at bus stops. All of these components are utilitarian without an overall theme or design. There is an opportunity for these components to have a design that reinforces the District's overall appearance.

3900 block of 34th Street S

Public Signage

Traffic signs are located throughout the corridor and are generally well maintained. This signage provides directional assistance to vehicular traffic and by its nature is utilitarian. Two overhead sign structures are located north and west of the 54th Avenue and 34th Street South intersection. Similar structures are found along the I-275 in St. Petersburg and feature directional signage for the interstate, 34th Street and points of interest. There is an opportunity to replace these structures with a more contemporary and solid apparatus.

North of 54th Ave intersection

Electric Utilities

Electrical power lines are underground in the northern part of the District. Overhead electric transmission utility lines are located south of 34th Avenue on the east side of 34th Street and south of the 45th Avenue to 54th Avenue. Street light poles containing local power lines are above ground in the southern part of the District.

5100 block of 34th Street S

Streetscape Recommendations

South Gateway – Northbound on 34th Street

West Gateway – Eastbound on the Pinellas Bayway

North Gateway – Southbound on 34th Street S

Recommendations for the Streetscape strategy primary vision of creating an attractive appearance:

Goal 1: Physically define the District's boundaries.

Action: *Install prominent gateway signs, landscaping and other features at locations in or immediately adjacent to the Skyway Marina District's entryways.*

The boundaries of the district need to be defined to the visitor and a sense of entry should be experienced. The entryways are a key component to branding and should include a significant signage component with the district name and logo. Incorporation of art, water features, landscaping and other features will better enhance these areas and set this district apart from other commercial development along 34th Street.

A palate of "Contemporary Marina" can be established using plants found along waterfronts. Entry plants should be considered such as the Bismarck Palm, Florida Date Palm, White Geiger and White Crape Myrtle, are Florida friendly and would provide a unique look. Shrubbery such as the Green Cocoplum, Silver Buttonwood and Dwarf Bougainvilla will provide color. Ground covers to consider include White Lantana and Dwarf Pampas Grass to layer the landscaping to provide depth of plantings for a significant gateway.

Action: *Create secondary gateways with signage and landscaping along major streets off of 34th Street.*

Access to the district via 31st Street, a city collector road, and 37th Street, a neighborhood collector road, provides the opportunity for beautification of major side streets acting as secondary gateways.

Action: *Establish a theme or style for public components such as signage, lighting, transit shelter and street furniture.*

All public components should reinforce the brand or image that the District desires to promote. "Contemporary marina" design should be considered for the overall character of the District. Coordination with various agencies will be necessary to ensure that the most appropriate component is selected and installed.

Action: *Install banners on street light poles along 34th Street South.*

Banner arms should be installed on pedestrian lights with banner installation the responsibility of the 34th Street business association. The City may need to amend the banner map to allow banners in this area.

Goal 2: Enhance public areas and rights-of-way.

Action: *Consider all public areas for art, including medians, rights-of-way, gateways and bus stops.*

The types and locations for public art in all public areas should be prioritized. FDOT and PSTA will both need to provide their approval before the installation of any public art along 34th Street and/or at a bus stop.

Action: *Install ground or low height landscaping in the right-of-way along the edges of 34th Street.*

Drought tolerant, low maintenance landscaping should be installed in select areas of the rights-of-way that grow to a low height so that businesses and signage are not blocked. Mass plantings in key areas of plants such as Dwarf Green Asiatic Jasimine, Coontie, White Lantana and Dune Sunflower should be

Bismarck Palm (Bismarkia Nobilis) proposed for gateways.

Potential gateway feature

Potential style of bus shelter

Potential public bench

Potential public art – "Jumping Fish" © Sculpture concept by Marc De Waele of St. Petersburg

Dwarf Natal Plum (Carissa macrocarpa) for median planting

considered. Businesses on adjacent properties will have to agree to maintain these plantings before installation. Florida friendly, low maintenance planting are recommended.

Action: *Landscape the 34th Street medians to be more prominent and in character with other public plantings.*

The medians need new coordinated plantings with the gateways, side ROW and intersection landscaping. There is opportunity for a more unique and significant landscape within the existing green medians. The Medjool Date Palm, Confederate Jasmine and Dwarf Natal Plum should be considered for color and majesty.

Action: *Establish a higher level of beautification at all major intersections.*

The corners and medians of all signalized intersections should have upgraded plantings that are drought tolerant and easy to maintain. The opportunity for public art at these intersections should be explored. Safety will require landscaping that grows at lower heights.

Action: *Explore the feasibility of adding green medians between 30th and 38th Avenues South with the Florida Department of Transportation.*

Beautification would be significantly enhanced with the addition of green medians in this area. Only one 100 foot green median is currently located in this area.

Action: *Work with the Florida Department of Transportation to upgrade the overhead sign structure.*

A decorative sign structure in the overall style or theme of the district should be installed at the current location.

Action: *Evaluate 38th Avenue South to determine the best methods for maintaining the beautification of the right-of-way and adjacent properties.*

In addition to installing secondary gateway landscaping, special emphasis should be placed on the maintenance of the 38th Avenue ROW.

Goal 3: Enhance existing public infrastructure.

Action: *Install pedestrian lighting along 34th Street South.*

Additional lighting at the pedestrian level is important to making the district a more walkable environment and providing additional safety. Banner arms should be installed on each light.

Action: *Banner arms should be installed on each current street pole along 34th Street.*

Until pedestrian lighting can be installed, banner arms should be installed on all poles with street lights. This will allow the District to further enhance their appearance and create an identity.

Action: *Evaluate the illumination of street lights along 34th Street South to determine potential lighting upgrades.*

A lighting survey should be conducted to determine if lighting levels are appropriate for 34th Street and improved if necessary.

Action: *Explore the cost/benefit of undergrounding all of the utility lines along 34th Street South.*

A cost estimate should be undertaken to determine the budget and logistics of this project.

Action: *Establish a policy and funding to replace damaged concrete utility poles with like materials.*

Duke Energy and the City should coordinate to ensure that the policy and funding is in place to accomplish this recommendation.

Action: *Improve the appearance of traffic signal operation cabinets.*

Traffic signal operation cabinets should be painted anodized brown to match the signal mast arms and landscaped where possible.

Potential FDOT signage structure

Potential pedestrian light

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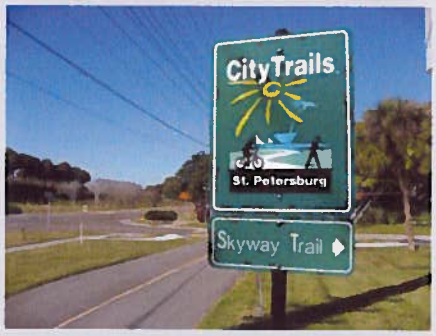
TRANSPORTATION

VISION STATEMENT:
The corridor should embrace all viable mobility options that are reliable, affordable and safe.

Connectivity and walkability should be a high priority and an important consideration throughout the corridor.

Creating Complete Streets throughout the district is the goal of the transportation strategy. Complete Streets is a term used by transportation professionals to describe the approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, bicycling, driving vehicles or riding public transportation.

This area of St. Petersburg has not been accustomed to considering transportation options with adjacent major roads that include Interstate 275, 54th Avenue South/Pinellas Bayway and U.S. Highway 19/34th Street. These roads are all operating at a high level-of-service and provide easy accessibility from all parts of the City and beyond.



The Florida Department of Transportation (FDOT) manages and maintains 34th Street which is a six lane principal arterial with raised medians and turn lanes. The roadway is operating at a good level-of-service and has adequate capacity for additional development.

Accessibility by both automobile and boat is an asset to the future transformation of the corridor and will continue to dominate.

Opportunities and Issues

- ✓ Approximately 2 miles of City Trails have been constructed within the District.
- ✓ Over 110,000 vehicles travel on 34th Street and I-275 daily, and 41,000 vehicles travel on 54th Avenue South daily.
- ✓ 34th Street is operating at an acceptable level-of-service (LOS) "C" and projected to continue operating at the same LOS until at least 2035.
- ✓ Sidewalks are located on both sides of the entire length of 34th Street.
- ✓ The new $40 million Pinellas Bayway Bridge will be completed by the beginning of 2015 and will improve accessibility between the 34th Street South corridor and St. Pete Beach.
- ✓ The Pinellas Suncoast Transit Authority (PSTA) Route 19 along 34th Street carries more than 1.9 million riders annually which is the highest ridership in the PSTA system and provides 20 minute headways.

- ✓ Three marinas in the area provide access for boaters.
- ✓ The 34th Street corridor is scheduled to receive premium transit service by PSTA in the future.
- ✓ Eleven bus stops on 34th Street do not have shelters.

Background

Roadways

34th Street South/U.S. Highway 19 is a principal arterial State road having six lanes that are divided. The speed limit is 45mph. 37th Street follows the western edge of the Skyway Marina District's boundaries and is a two-lane undivided road serving as a City neighborhood collector street. 38th Avenue South is one of two roads to connect eastern neighborhoods with the District and is a two-lane City collector street. 54th Avenue is a two lane divided road classified as a minor City arterial east of 34th Street, and a State minor arterial to the west.

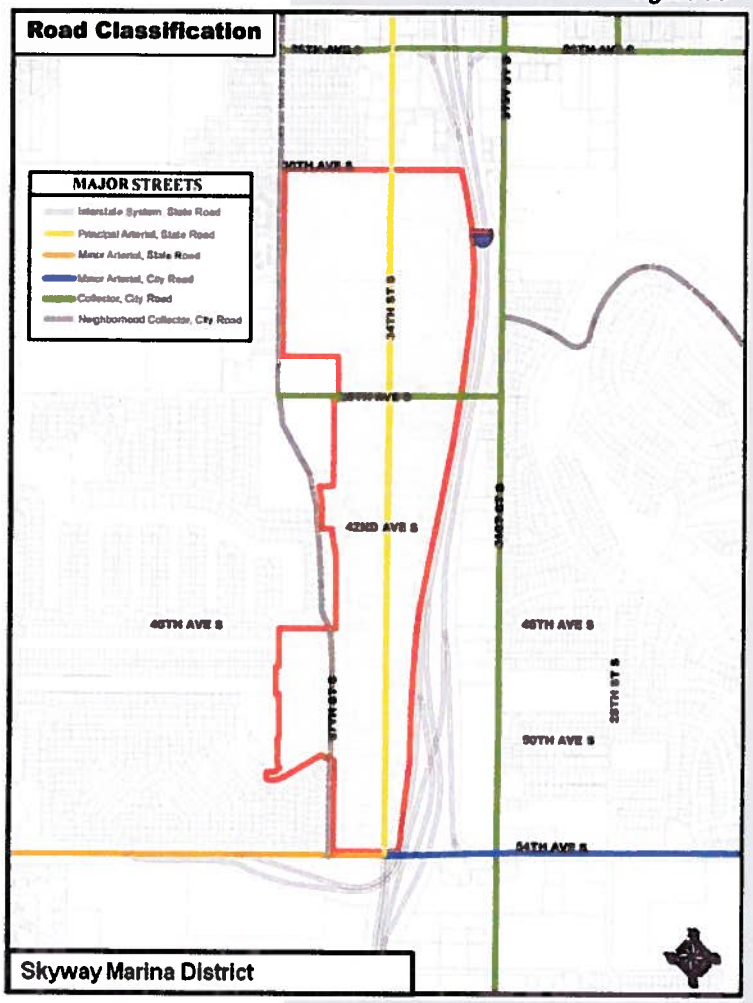


Figure 30

34th Street is operating at an acceptable level-of-service with excess capacity while handling 27,000 daily vehicle trips. Interstate 275 has 82,000 daily vehicle trips along the highway immediately adjacent to the District. Pinellas Bayway (S.R.682) at its starting point has 41,000 daily trips while 54th Avenue several blocks east has more than 27,000 daily vehicle trips.

The roads within the District are well maintained and have sufficient capacity to satisfy additional vehicle trips from redevelopment.

Intersections

Four signalized intersections located at Walmart, 38th Avenue, 46th Avenue and 54th Avenue South are within the Skyway Marina District. These intersections were upgraded with mast arms and newly constructed handicap ramps in 2002. The opening of Walmart in the 3500 block necessitated the addition of an additional traffic signal in 2005.

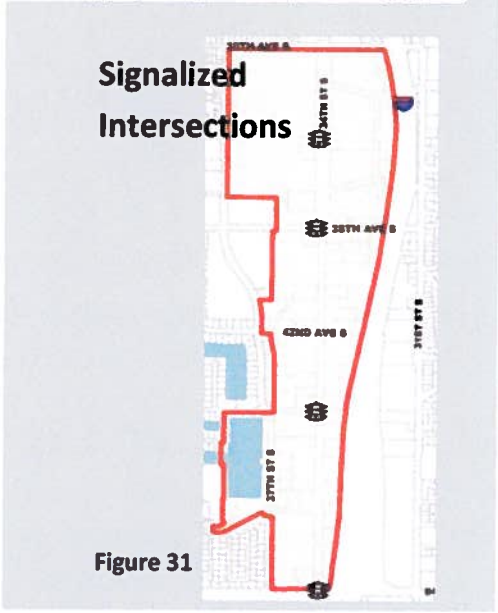


Figure 31

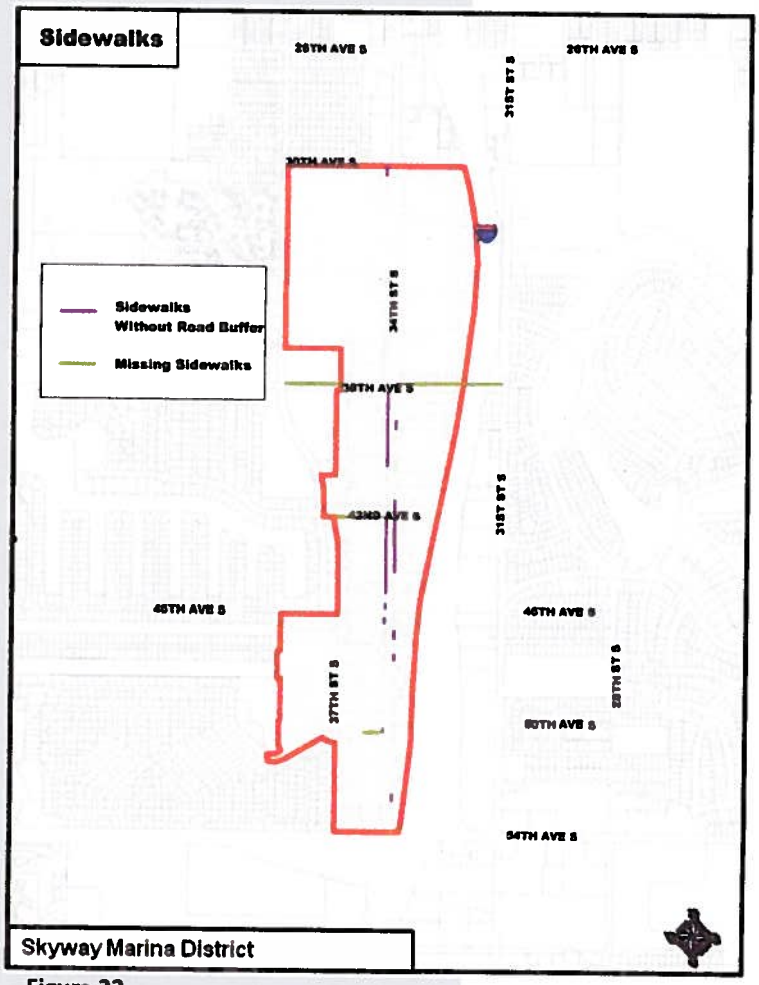


Figure 32

The City of St. Petersburg, Pinellas County MPO and Florida Department of Transportation conducted a preliminary study in 2007 to improve the flow of traffic and safety of the 54th Avenue South and 34th Street intersection and provided recommendations. This intersection had 131 accidents from 2008 to 2013.

Sidewalks

Sidewalks are located on both sides of the entire length of 34th Street in the Skyway Marina District. A survey indicates that approximately 3,400 linear feet of existing sidewalks have a minimal or no road buffer. More than 50% of these sidewalks are located in the blocks with the Skyway Mall and former Kmart developments. Redevelopment of these parcels to include the installation of new sidewalks will improve their safety. Other areas with little to no sidewalk road buffer may not have sufficient rights-of-way to increase their distance from the road.

The side streets also have sidewalks with some infill necessary along 38th and 50th Avenues between 34th and 37th Streets. The north side of 38th Avenue is without a sidewalk from 31st to 34th Streets, and is an important connector with the Lakewood Estates Neighborhood. The south side of 42nd Avenue between 34th and 37th Streets is also void of sidewalks. A total of 2,700 linear feet would complete the sidewalks on the side street connector roads to the District.

City Trails

The City of St. Petersburg has the City Trails program that constructs recreational trails throughout the City. The Skyway Trail connects to the Pinellas Trail in Childs Park and travels south through Clam Bayou, 37th Street South and 54th Avenue South. Currently, there is not a connection between the District and southernmost section of the trail. The trail is in current City plans to be constructed along

31st Street and Pinellas Point Drive to connect with the trail along Skyway Lane. Eventually the trail continues south to the fishing piers along the Sunshine Skyway Bridge, offering a stunning view of both Tampa Bay and The Gulf of Mexico with numerous islands dotting the landscape.

The trail is proposed to be extended to the west of the District along the Pinellas Bayway and into St. Pete Beach. The Pinellas Bayway Bridge is being constructed to accommodate bicycles and pedestrians and will be open in 2015.

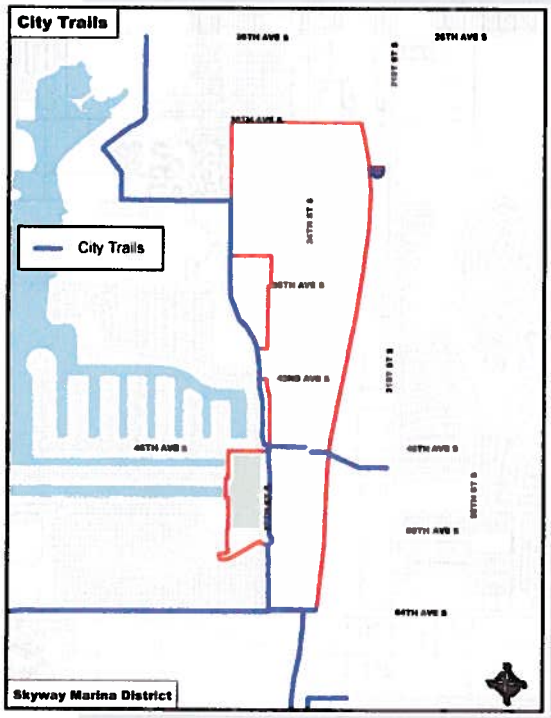


Figure 33

Mass Transit

The Pinellas Suncoast Transit Authority (PSTA) operates transit service for the entire county. Currently, there are three bus routes in service for the District, including Routes 11, 19 and 90. Route 11 travels 37th Street and loops around the Greater Pinellas Point Neighborhood. Routes 19 and 90 both travel down 34th Street with Route 19 terminating at Eckerd College and Route 90 going both east to the Greater Pinellas Point Neighborhood and west to St. Pete Beach.

PSTA has identified the 34th Street corridor in the Long Range Transportation Plan to receive enhanced transit.

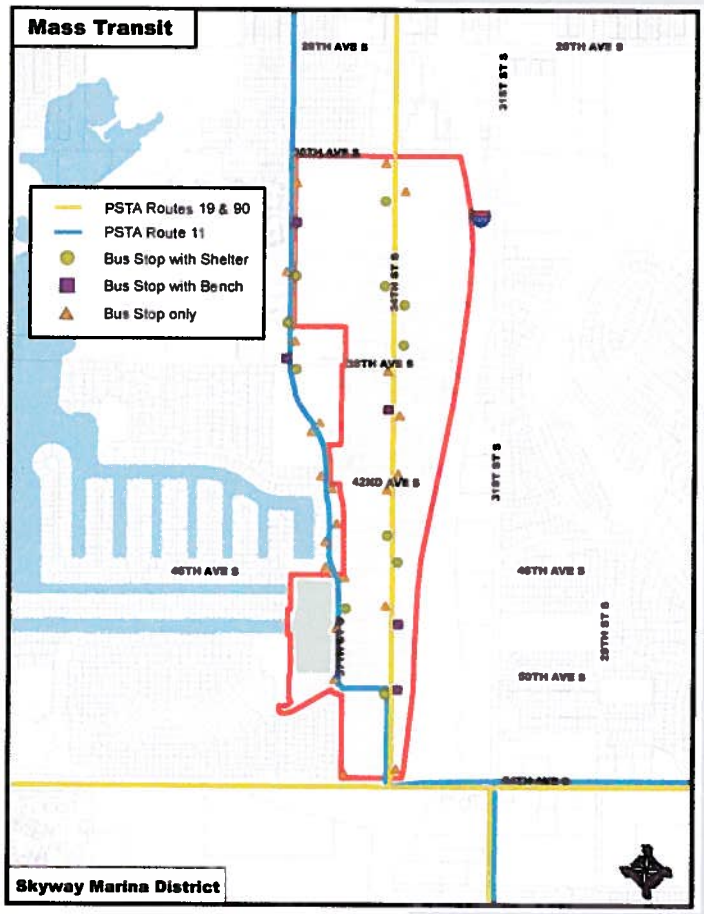


Figure 34

Transportation Recommendations

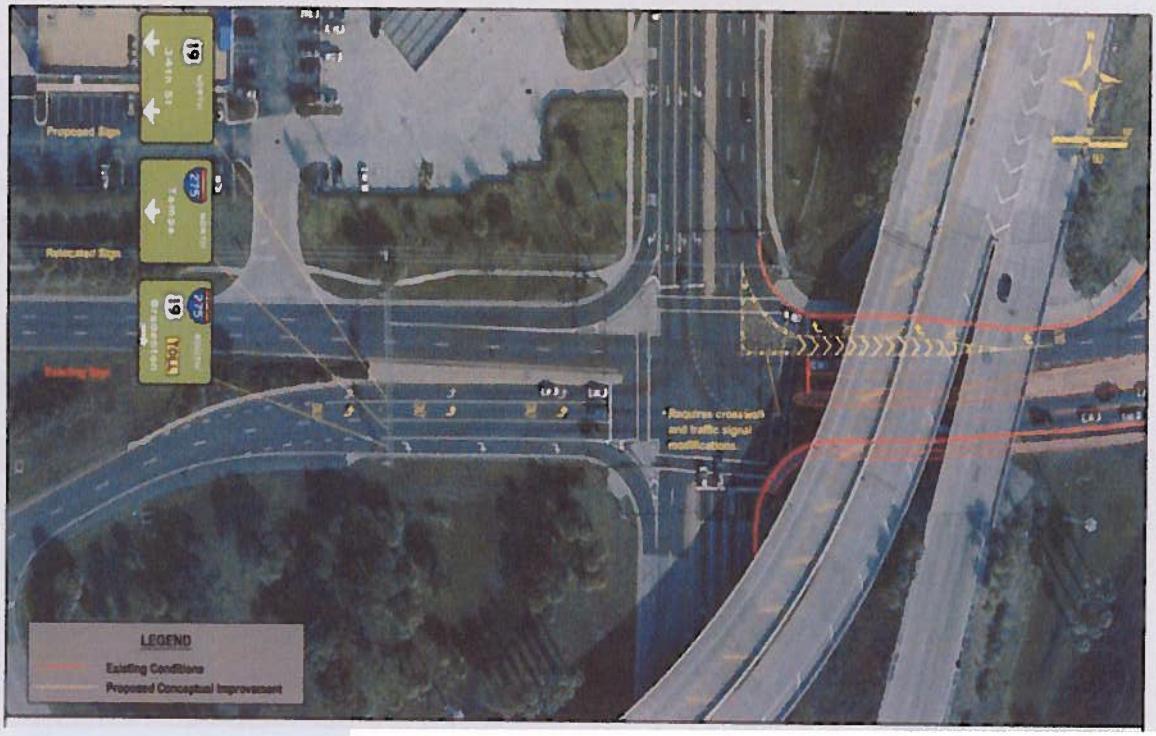
Recommendations for the Transportation strategy's primary vision of safety and connectivity are as follows:

Goal 1: Improve the overall safety of the transportation system.

Action: *Improve the traffic flow of the 54th Avenue South and 34th Street intersection through lane reconfiguration.*

Changing lane configurations and construction of additional median lane separators should be used where necessary in all four travel directions. The elimination of southbound U-turns may improve safety. Signal timings should also be reevaluated.

Potential reconfiguration of 34th Street & 54th Avenue South intersection



Action: *Install brick imprinted crosswalks at all signalized intersections.*

Signalized intersections include the Walmart entrance, 38th Avenue South, 46th Avenue South and 54th Avenue South.

Action: *Reconstruct sidewalks along 34th Street South that are located at an unsafe distance from the roadway.*

Sidewalks should be constructed at a safe distance away from the lanes of travel along 34th Street South. Right-of-way may have to be acquired in some instances for this to be achieved. As sites are redeveloped, site plans should take these areas into consideration, requiring reconstruction of sidewalks at a safe distance from the roadway.

Action: *A roadway safety audit should be conducted that identifies safety issues and perceived safety hazards at all roadways and driveways.*

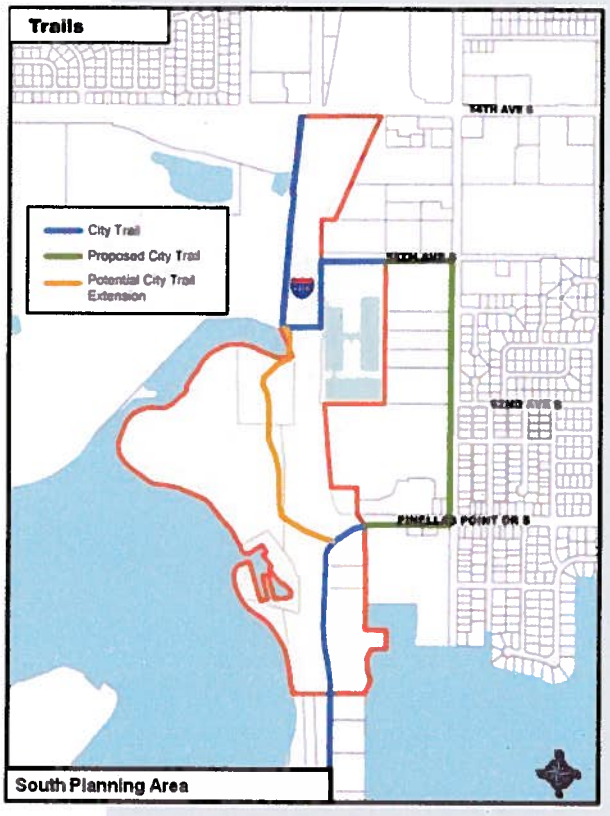
Landscaping and signage in visibility triangles can hinder drivers and pedestrians at the intersection of all roads and driveways, and has been identified as a safety issue at some locations. A survey should be conducted in conjunction with accident statistics to determine problem areas. Business owners should be notified where improvement is necessary with the goal of eliminating these problem areas. Handicap ramps along sidewalks should also be evaluated for being in compliance with current codes.

Goal 2: Enhance the City Trail system.

Action: *Provide direct trail connectivity between the retail corridor north of 54th Avenue South and Maximo Park, O'Neill's Marina and the Magnuson Hotel if the design and cost is feasible.*

The area north of 54th Avenue South can connect with the South Planning Area with the construction of a bridge over Frenchman Creek, the waterway immediately north of Maximo Park. Recreational users from the north can gain better access to Maximo Park and O'Neill's Marina, as well as more direct access to the Skyway recreational trail with the addition of a trail immediately west of I-275. This trail enhancement would also enable Magnuson Hotel visitors and visiting boaters using O'Neills Marina to access the north by bicycle. These two businesses should explore

Figure 35



establishing a bike loan program for their guests and users with the construction of this trail.

Southbound on I-275 at 34th St exit

Action: *Identify and construct additional trail feeder lanes for the City Trail from 37th Street South to 34th Street, extending to 31st Street when possible.*

The City Trail is located on the east side of 37th Street and along 46th Avenue South, connecting to the Pinellas Trail a couple of miles north. Side street feeders with oversized sidewalks or bicycle lanes should be constructed to enable trail users easier access to businesses along 34th Street.

Action: *Install additional trail signs for more visibility.*

Goal 3: Improve the transit system.

Action: *Install bus shelters with benches, bike racks and trash receptacles at all bus stops along 34th Street South.*

All bus stops along 34th Street should have facilities to protect riders from the weather, providing trash cans and bike racks. Bus shelters and accessory components should also be in a consistent style as adopted by the District. PSTA will need to be involved with the design and funding of this initiative.

Viewing South along 34th St at 30th Ave

Action: *Explore the dedication of a bus lane and bicycle lane as well as the construction of bus turnout lanes at heavily used transit stops.*

Traffic levels may allow for the designation of a bus lane in the district. If the designation of a bus lane is not feasible, bus stops requiring higher than average boarding and unboarding time should be reviewed to determine if turnout lanes can be constructed along 34th Street South.

Action: *Request that PSTA evaluate 34th Street ridership to determine most appropriate bus stop locations.*

Locations with low disembarkment should be reviewed for elimination and areas of higher business activity should be evaluated for new bus stops.

Action: *Establish a trolley route along 34th Street South that includes stops at Eckerd College, St. Pete Beach and other areas identified with significant ridership.*

This is a long term initiative to be undertaken once a critical mass of new development has been achieved. Once this occurs, a feasibility study should be conducted that considers potential ridership, destinations and route, as well as various forms of financing.

City Trail along 54th Avenue

PSTA Bus Routes on 34th Street

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MARKETING & PROMOTIONS

VISION STATEMENT:
A positive and unified brand should be created for the District that is easily identifiable and marketed.

A strong business organization is desired to focus on activities that improve the business climate and increases customers patronizing the District.

The Skyway Marina District is a group of individual businesses each operating, marketing and promoting their goods separately. Collective marketing, advertising and publicity have been lacking or nonexistent in the past.

The formation of a fully functional business association can provide support for existing businesses, publicize the area's successes and market the District to new businesses. An area with an identity or public image provides the District the opportunity to create an identifiable brand. The lack of an identity for the District leaves the public to create their own.

Based on the survey at the beginning of the planning process, residents within the Skyway District's market area frequent the area for necessities, but travel to other areas to spend much of their disposable income. The business association has the opportunity to better market all of the positive assets to developers, realtors and potential businesses that will allow the more of the community's disposable income to stay within the District.

Your New 34th Street South District

Sunsets • Shopping • Dining

SKYWAY MARINA
DISTRICT

www.SkywayMarinaDistrict.com

Opportunities and Issues

- ✓ The Skyway Marina District is the primary shopping area for the southern St. Petersburg market including Tierra Verde and parts of St. Pete Beach.
- ✓ No identity exists for the Skyway Marina District.
- ✓ Tourists are in close proximity to the District visiting Fort Desoto and St. Pete Beach.
- ✓ Over 100 businesses are located within the District.
- ✓ Eckerd College, University of South Florida St. Petersburg and St. Petersburg College each have significant student populations.
- ✓ More than a dozen neighborhood associations are located in the southern St. Petersburg market.
- ✓ The Skyway Marina District recently organized a business association.
- ✓ SkywayMarinaDistrict.com has been established by the business association.

Background

There are area marketing and promotion outlets that are available to provide exposure to the Skyway Marina District inside and outside of the immediate market.

City of St. Petersburg

St. Petersburg's Marketing Department communicates with St. Petersburg citizens and people from around the United States and beyond. Events and outreach staff collaborates with community partners to attract events, programs, conferences and other activities that stimulate travel to the city and result in significant economic impact for the business community.

Chambers of Commerce

Two Chambers of Commerce are located in or adjacent to the District: The St. Petersburg Area Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce. The St. Petersburg Chamber of Commerce is located in downtown St. Petersburg while the Beaches Chamber of Commerce is located on St. Pete Beach. Both Chambers work together and offer businesses networking opportunities, advocacy, promotion and other support.

Convention and Visitors Bureau

The Tourist Development Council and staff of the St. Petersburg/ Clearwater Area Convention & Visitors Bureau are responsible for making recommendations to the Board of County Commissioners on matters relating to the Tourist Development Tax. This tax is used to strengthen the local economy and increase employment through the ongoing promotion and development of tourism, one of Pinellas County's major industries.

The St. Petersburg/Clearwater Area Convention & Visitors Bureau (CVB) is a department of Pinellas County Government and is the official tourism marketing and management organization for the St. Petersburg/Clearwater Area. The CVB enhances the county's economy by increasing direct visitor expenditures and job development, training and retention in the tourism industry.

The organization works domestically and internationally to develop and enhance sustainable tourism for Florida's Beaches in both the leisure and meetings markets and targets consumers, travel media, the travel industry, meeting and conference planners, sports promoters and film producers with research driven marketing programs touting beaches, sports, arts and culture and nature-based opportunities.

The CVB also leads a community-based team to market the benefits of tourism to local residents while working with varied interests to assist in the development of new attractions and the redevelopment of others.

Video Media

The Tampa Bay area is the nation's 14th-largest TV market according to Nielsen Media Research with fourteen television stations. Channel 35 is the local government channel operated by the City of St. Petersburg. Two cable television companies serve the entire St. Petersburg market: Brighthouse Networks and WOW!. Verizon FIOs is in limited areas of St. Petersburg.

The Lakewood High School Center for Advanced Technology has a state-of-the-art television studio within the school located less than two miles from the District. Lakewood students have won numerous Emmy awards in the past for the television show on Fox Channel 13, and have the ability to produce professional programming.

Print Media

Two major daily newspapers serve the market: *The Tampa Bay Times* and *St. Petersburg Tribune*. The *Times* is based in St. Petersburg and is the dominant newspaper in the market. The *Weekly Challenger* serves the local St. Petersburg market. *Creative Loafing* is the area's primary alternative newspaper published weekly. *The Tampa Bay Business Journal* is the region's business publication produced weekly. *The Island Reporter* is delivered by mail to homeowners and businesses in the communities that comprise the South Gulf Beaches area of southern Pinellas County, including the Skyway Marina District.

BeachLife is an entertainment guide serving Pinellas County beach communities and St. Petersburg that includes entertainment articles and information on upcoming events, grand openings, entertainment listings and coupons.

Paradise News is a monthly news magazine that focuses on the south Pinellas Beach community. The magazine features very detailed events calendars and Arts & Leisure activities including St. Petersburg.

Eckerd College publishes their official student newspaper *The Current* that won the award in 2011 for Florida's best college newspaper. The University of South Florida St. Petersburg publishes *The Crow's Nest* twice monthly which is distributed to students. Lakewood High publishes a newspaper on a regular basis that is also distributed throughout the school.

Internet Media

Various internet sites provide exposure for individual businesses and destination districts.

- http://www.visitflorida.com is the premier portal for the most comprehensive source of tourist information in Florida and includes a feature page with St. Petersburg information.
- http://www.visitstpeteclearwater.com is operated by the St.Petersburg/Clearwater Convention and Visitors Bureau.
- http://www.beachlifefl.com is the online counterpart to the printed guide, offering a robust online entertainment, goods and services guide for southern Pinellas County.
- http://www.tampabay.worldweb.com offers a travel guide for Tampa Bay locations and features a travel guide for St. Petersburg.
- http://www.cltampa.com is the website for Creative Loafing that features articles on a wide variety of topics including restaurants and entertainment.

Neighborhood Associations

There are six recognized neighborhood associations immediately adjacent to the Skyway Marina District: Perry Bayview, Clam Bayou, Broadwater, Maximo Moorings, Greater Pinellas Point and Lakewood Estates. Other notable neighborhoods in close proximity to the District include Bayway Isles, Isla Del Sol, Bahama Shores and Tierra Verde. Almost all of these associations have regular meetings, websites and/or newsletters for publicity and advertisement.

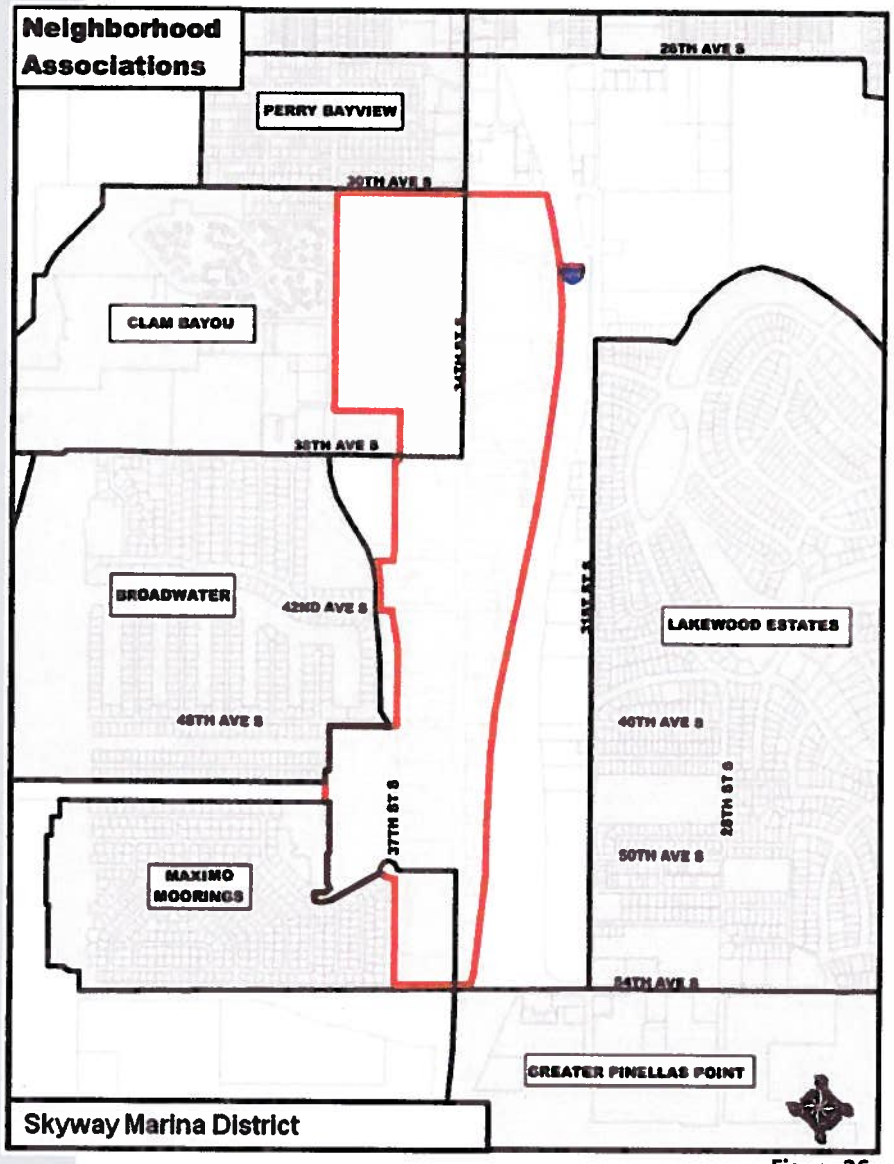


Figure 36

Marketing & Promotions Recommendations

Recommendations for the Marketing & Promotion strategy's primary vision of branding and organizational development are as follows:

Goal 1: Create a full service business organization

Action: *A business association should be officially formed with articles of incorporation, bylaws and a 501(c)3 non-profit designation.*

Non-profit status will enable the organization to accept donations that are eligible for a tax deduction. An organizational structure will provide the framework necessary to successfully support the District through a variety of activities. The goals of the organization should be to assist in making existing businesses more successful, promoting the district and marketing the assets of the area. **The Skyway Marina District Association has been approved as a 501(c)3.**

Action: *The business association should have subcommittees to work on specific tasks such as membership, funding, branding, promotional events, etc.*

Subcommittees set up to address organizational development, marketing and promotions, specific projects, special events and other topics allow the organization to focus expertise and energy.

Action: *Workshops to assist businesses should be held and include topics such as marketing, promotions, social media, merchandising, etc.*

Workshops on topics of interest or need will help existing businesses improve their operations and are important to business assistance. The Greenhouse holds a regular schedule of various business workshops for individual businesses.

St. Petersburg College
SPC

ECKERD COLLEGE

USFSP
UNIVERSITY OF SOUTH FLORIDA ST. PETERSBURG

Lakewood High School
The Center for Advanced Technologies

Action: *Partner with Eckerd College, St. Petersburg College, USFSP and Lakewood High School's Center for Advanced Technology (CAT) to provide interns to assist the Skyway Marina District's business association with projects.*

Area colleges and high schools have students who are available to at no cost. The expertise of the college and perspective of the students in undertaking specific marketing and promotional projects can be very beneficial.

Goal 2: Implement a promotional program

Action: *Submission of positive news stories and the establishment of a relationship with media outlets should be a priority of the District.*

News of interest that promotes the district should be publicized on the District's website and in press releases to various media outlets.

Action: *The District should encourage use of the name and logo in all business promotion and advertising for branding.*

All businesses within the District should use the name and logo on advertising and promotional materials to define the location. The number of impressions for the District name and logo will correspond to public awareness.

Action: *The District should join and partner with area Chamber of Commerce organizations to establish a connection with other businesses outside of the District.*

Networking with other business organizations will further promote the district. Relationships with other businesses may also provide additional revenue to existing businesses.

Action: *The District should hold special events that will attract a broad cross-section of people.*

Attracting people who otherwise may not visit the area will promote the image and brand of the District. Special events will also provide surrounding neighborhoods with activities of interest.

Action: *The business association should periodically attend neighborhood association meetings to provide updates on what is happening in the District.*

Visibility among the surrounding neighborhoods will enhance the image of the District and provide information to residents.

Action: *Businesses should enhance their relationship with area neighborhoods by providing advertising and articles for neighborhood newsletters and websites.*

Supporting and maintaining a strong connection with surrounding neighborhoods through publicity and advertising is important to the success of the District.

Goal 3: Create and maintain a marketing strategy

Action: *Promotion of businesses in the District via various media outlets is needed to guide customers to the district.*

The District should create marketing collateral such as a website, brochures, etc. and market to tourists, surrounding neighborhoods, real estate professionals and other identified targets. Outside outlets offering free or low cost exposure such as the City of St. Petersburg, St. Petersburg Convention and Visitors Bureau, airport kiosks, hotels, malls and transportation services should be targeted. Cross promotion with other business district events should also be explored.

Action: *A marketing packet to promote the district to potential businesses, investors and developers should be developed.*

A concise and targeted marketing piece will bring positive attention of the District to the business community. New investment is important to the overall success of existing businesses and provides desired services to the local community.

Action: *Social media should be utilized to establish a connection with current and potential customers.*

Facebook, Twitter and other social media outlets provides marketing information to a significant number of people in a timely and cost effective format. Consistent use of social media builds followers and provides marketing and promotion to businesses.

Action: *The District should market the Skyway Marina District's Plan, real estate and development opportunities, and improvement progress.*

Marketing the accomplishments of the District, planned improvements, real estate vacancies and development opportunities is vital to the District gaining significant investment.

Action: *A retail campaign should be established that portrays the amount of community support for additional retail businesses.*

Social media and online retail campaigns can be an effective method to build community support and portray an intangible metric for additional retail and restaurants.

Action: *Co-op advertising using the District name and logo in various publications and locations will assist in establishing a brand for the District.*

Mall kiosks, airport kiosks, print media and other public outlets are opportunities for promoting the District and businesses.

IMPLEMENTATION

The community has shown overwhelming support for the Skyway Marina District Plan and has invested their time in its creation. Plan implementation will require the City, Skyway Marina District Association and neighborhood residents to continue working as a team to move this plan forward. Success of the plan will be determined by the cooperation and a partnership between all responsible parties.

Funding high priority projects will provide the market confidence that there is commitment to plan implementation. Systematic completion of the plan is important and could take several years. Various agencies, City departments and the business association are responsible for carrying out plan recommendations with coordination by the Planning and Economic Development Department. Maintaining the partnership and communication between everyone involved, including the community, is very important.

Capital Improvements Budget

Priority	Capital Improvement	#	ESTIMATED Unit Cost	ESTIMATED Total Cost	Expected Primary Funding Source
High	Primary Gateways - 34th Street	2	$150,000	$300,000	City
High	Primary Gateway - Pinellas Bayway	1	$200,000	$200,000	City
High	54th Ave/34th St Intersection Improvements	1	$1.5 million	$1.5 million	FDOT
High	Right-of-way Landscaping - 34th Street	1	$250,000	$250,000	FDOT
High	Retrofitting Existing Poles with Banner Arms	100	$130/pole	$13,000	City
High	Bus Shelters - 34th Street w/Benches, Trash Cans and Bike Racks	18	$15,000	$270,000	PSTA/City
Medium	Pedestrian Lights	48 blocks	$11,000/Block	$528,000	City
Medium	Secondary Gateway - 38th Ave S	1	$50,000	$50,000	City
Medium	Secondary Gateways - 42nd and 50th Ave	2	$100,000	$200,000	City
Medium	Public Art - Various ROW Locations	TBD	TBD	TBD	City
Medium	Sidewalk Construction(1)	6,100 ft	$100/linear ft	$610,000	City
Low	Overhead Directional Signage/Structures	2	$220,000	$440,000	FDOT/City
Low	Undergrounding Overhead Utilities	TBD	TBD	TBD	City/Duke Energy
Low	City Trail to Maximo Park w/Bridge	1	TBD	TBD	FDOT

(1)Dependent on available ROW

Project Implementation Matrix

Strategy: Land Use & Site Design

Goal 1: Construction of high quality new development

Action	Priority	Term	Responsible Agency
Create an Activity Center designation	High	Short	Planning & Economic Dev.
Encourage new development to use sustainable building techniques and environmentally sensitive site design	High	Ongoing	Planning & Economic Dev.
Encourage the private sector to use art in public areas	High	Ongoing	Planning & Economic Dev.
Explore providing a public drainage facility to service the District	Low	Long	Engineering & Capital Imp.
Use local universities and colleges about being involved in creating design concepts	Low	Short	Planning & Economic Dev. Skyway Marina District Assoc.

Goal 2: Enhancement of existing development

Action	Priority	Term	Responsible Agency
Encourage signage along 34th Street that fits with a theme or style of the District	Low	Short	Planning & Economic Dev. Skyway Marina District Assoc.
Encourage restaurants to construct outdoor dining areas	Low	Ongoing	Planning & Economic Dev.
Promote the Crime Prevention through Environmental Design (CPTED) program	High	Ongoing	Skyway Marina District Assoc. Police Department
Create a team comprised of the City, Association and Residents to discuss issues within the District	High	Short	Planning & Economic Dev. Skyway Marina District Assoc.

Strategy: Economic Development

Goal 1: Construction of high quality new development

Action	Priority	Term	Responsible Agency
Provide up to $1 million financial incentive for the first qualifying mixed use redevelopment to locate within the District	Med	Long	City
Provide up to a $50,000 financial incentive for the first qualifying sit-down restaurant to locate within the District	High	Short	City
Pursue unique restaurants and retailers to increase the market trade area for the District	High	Ongoing	Planning & Economic Dev. Skyway Marina District Assoc.
Promote the location of an enterprise center or incubator for marine-based businesses within the District	Med	Ongoing	Planning & Economic Dev. Skyway Marina District Assoc.
Establish a special emphasis on recruiting marine and water-related businesses.	Med	Ongoing	Planning & Economic Dev. Skyway Marina District Assoc.

Term: Short = <2 years **Medium** = 2-4 years **Long** = 4+ years

Project Implementation Matrix

Action	Priority	Term	Responsible Agency
Target significantly underutilized parcels for redevelopment	High	Ongoing	Planning & Economic Dev.
Promote retail and/or restaurant incubator storefronts and pop-up store concept	Med	Short	Planning & Economic Dev. Skyway Marina District Assoc.
Establish an economic development committee for the District	High	Short	Skyway Marina District Assoc. Planning & Economic Dev.
Explore creating an investment coop comprised of local investors	Med	Short	Skyway Marina District Assoc. Planning & Economic Dev.
Goal 2: Retain existing businesses			
Action	**Priority**	**Term**	**Responsible Agency**
Undertake surveys, business visits and meetings to determine business needs	High	Short	Skyway Marina District Assoc. Planning & Economic Dev.
Publicize the City's Greenhouse programs and resources	High	Ongoing	Planning & Economic Dev.
Implement merchant assistance programs	Med	Short	Planning & Economic Dev. Skyway Marina District Assoc.
Explore creating a revolving micro loan fund dedicated to the District to provide low interest loans to businesses	Med	Short	Planning & Economic Dev.
Establish a partnership with financial institutions to better understand and promote the lending process, loan products and gain contacts	High	Short	Skyway Marina District Planning & Economic Dev.
Goal 3: Establish an economic development marketing program for the District			
Action	**Priority**	**Term**	**Responsible Agency**
Establish a realtor, developer and prospective business open house/tour to promote development opportunities, this plan and showcase all positive aspects of the District	Low	Short	Skyway Marina District Assoc.
Create an outreach campaign for property owners to promote this plan and all positive aspects of the area	Low	Short	Skyway Marina District Assoc.
Publicize all economic development incentives	High	Ongoing	Planning & Economic Dev. Skyway Marina District Assoc.
Explore competitive advantages to make the District stand out among other business districts	High	Short	Skyway Marina District Assoc.

Term: Short = <2 years **Medium** = 2-4 years **Long** = 4+ years

Project Implementation Matrix

Strategy: Streetscape

Goal 1: Physically define the District's boundaries

Action	Priority	Term	Responsible Agency
Install prominent gateway signs, landscaping and other features at locations in or immediately adjacent to the District's entryways.	High	Short	Engineering & Capital Imp.
Create secondary gateways with signage and landscaping along major streets off of 34th Street.	Med	Medium	Engineering & Capital Imp.
Establish a theme or style for public components such as signage, lighting, transit shelter and street furniture.	High	Short	Skyway Marina District Assoc. Transportation & Parking Community Service Planning & Economic Dev.
Install banners on street light poles along 34th Street South.	High	Short	Community Services Skyway Marina District Assoc.

Goal 2: Enhance public areas and rights-of-way

Action	Priority	Term	Responsible Agency
Install public art in areas such as the medians, rights-of-way, gateways and bus stops	High	Medium / Long	Skyway Marina District Assoc. Engineering & Capital Imp. Cultural Affairs
Install landscaping in the right-of-way of 34th Street	High	Short	Engineering & Capital Imp.
Landscape the 34th Street medians to be more prominent and in character with other public plantings	High	Short	Engineering & Capital Imp.
Establish a higher level of beautification at all major intersections	High	Short	Engineering & Capital Imp.
Explore the feasibility of adding green medians between 30th and 38th Avenues South with the Florida Department of Transportation	Low	Short	Engineering & Capital Imp.
Upgrade the overhead FDOT sign structures	Low	Long	Transportation & Parking
Evaluate 38th Avenue South to determine the best methods for maintaining the beautification of the right-of-way and adjacent properties	High	Short	Planning & Economic Dev.

Goal 3: Enhance existing public infrastructure

Action	Priority	Term	Responsible Agency
Install pedestrian lighting along 34th Street South	Med	Long	Engineering & Capital Imp.
Install banner arms on each current street pole along 34th Street	High	Short	Community Service Marketing
Evaluate the illumination of street lights along 34th Street South to determine potential lighting upgrades	High	Short	Community Service

Term: Short = <2 years **Medium** = 2-4 years **Long** = 4+ years

Project Implementation Matrix

Action	Priority	Term	Responsible Agency
Explore the cost/benefit of undergrounding all of the utility lines along 34th Street South	Low	Short	Community Service
Establish a policy and funding to replace damaged concrete utility poles with like materials	Med	Short	Community Service
Improve the appearance of traffic signal operation cabinets	Low	Short	Transportation & Parking
Strategy: Transportation			
Goal 1: Improve the overall safety of the transportation system			
Action	**Priority**	**Term**	**Responsible Agency**
Reconfigure the turn lanes to improve the traffic flow of the 54th Avenue South and 34th Street intersection	High	Long	Transportation & Parking
Install brick imprinted crosswalks at all signalized intersections	Low	Medium	Transportation & Parking
Reconstruct sidewalks along 34th Street South that are located at an unsafe distance from the roadway	High	Long	Transportation & Parking
Conduct a roadway safety audit for driveways along 34th Street	Med	Short	Community Service Transportation & Parking
Goal 2: Enhance the City Trail system			
Action	**Priority**	**Term**	**Responsible Agency**
Provide direct trail connectivity between the retail corridor north of 54th Avenue South & South Planning Area if design & cost is feasible	Low	Long	Transportation & Parking
Identify and construct additional trail feeder lanes for the City Trail from 37th Street South to 34th Street, extending to 31st Street when possible	Low	Long	Transportation & Parking
Install additional trail signs for more visibility	Med	Short	Transportation & Parking
Goal 3: Improve the Transit System			
Action	**Priority**	**Term**	**Responsible Agency**
Install bus shelters with benches, bike racks and trash receptacles at all bus stops along 34th Street South	High	Medium	Transportation & Parking
Explore the dedication of a bus lane and bicycle lane as well as the construction of bus turnout lanes at heavily used transit stops	Low	Medium	Transportation & Parking
Request that PSTA evaluate 34th Street ridership to determine most appropriate bus stop locations	Med	Short	Transportation & Parking
Establish a trolley route along 34th Street South that includes stops at areas identified with a significant ridership in the area	High	Long	Transportation & Parking

Term: Short = <2 years **Medium** = 2-4 years **Long** = 4+ years

Project Implementation Matrix

Strategy: Marketing & Promotions

Goal 1: Create a full service business organization

Action	Priority	Term	Responsible Agency
A business association should be officially formed with articles of incorporation, bylaws and a 501(c)3 non-profit designation	High	Short	Skyway Marina District Assoc.
Create subcommittees such as membership, funding, branding and promotional events	High	Short	Skyway Marina District Assoc.
Hold workshops to assist businesses for marketing, promotions, social media, merchandising and other topics as determined	High	Short	Skyway Marina District Assoc.
Partner with Eckerd College, St. Petersburg College, USFSP and Lakewood High School's Center for Advanced Technology (CAT) to provide interns to assist with projects	Med	Ongoing	Skyway Marina District Assoc.

Goal 2: Implement a promotional program

Action	Priority	Term	Responsible Agency
Submit positive news stories and establish a relationship with various media outlets	High	Short	Skyway Marina District Assoc.
Encourage use of the District name and logo in all business promotion and advertising	High	Short	Skyway Marina District Assoc.
Join and partner with area Chamber of Commerce organizations to establish a connection with businesses outside of the District	High	Short	Skyway Marina District Assoc.
Hold special events that will attract a broad cross-section of people	Med	Short	Skyway Marina District Assoc.
Attend neighborhood association meetings to provide updates on what is happening in the District	High	Short	Skyway Marina District Assoc.
Enhance businesses relationships with area neighborhoods by providing advertising and news for neighborhood newsletters and websites	High	Short	Skyway Marina District Assoc.

Goal 3: Create and maintain a marketing strategy

Action	Priority	Term	Responsible Agency
Promote businesses in the District via various media outlets	Med	Short	Skyway Marina District Assoc.
Create a marketing packet to promote the district to potential businesses, investors and developers	Med	Short	Skyway Marina District Assoc. Planning & Economic Dev.
Utilize social media to establish a connection with current and potential customers	Med	Short	Skyway Marina District Assoc.

Term: Short = <2 years **Medium** = 2-4 years **Long** = 4+ years

Project Implementation Matrix

Action	Priority	Term	Responsible Agency
Market the Skyway Marina District's Plan, real estate and development opportunities, and improvement progress	High	Short	Skyway Marina District Assoc.
Establish a retail campaign that portrays the amount of community support for additional retail businesses	Low	Short	Skyway Marina District Assoc.
Utilize coop advertising using the District name and logo in various publications to better brand the District	High	Short	Skyway Marina District Assoc.

Term: Short = <2 years **Medium** = 2-4 years **Long** = 4+ years

APPENDIX

34th Street South Corridor Plan
Survey Responses

Please provide your opinion of the 34th Street South corridor for the area between 30th and 54th Avenues South.

1. Please check all that apply.

	Live	Work	Own Business	Own Property
a. 34th Street South Corridor	45 *19.3%*	19 *8.2%*	22 *9.4%*	28 *12.0%*
b. Patriot Square Condominiums	26 *11.2%*	0 *0%*	6 *2.6%*	22 *9.4%*
c. Broadwater Neighborhood	62 *26.6%*	16 *6.9%*	13 *5.6%*	37 *15.6%*
d. Maximo Moorings Neighborhood	23 *9.9%*	3 *1.3%*	1 *0.4%*	11 *4.7%*
e. Clam Bayou Neighborhood	1 *0.4%*	0 *0%*	0 *0%*	3 *1.3%*
f. Perry Bayview Neighborhood	2 *0.9%*	0 *0%*	0 *0%*	2 *0.9%*
e. Lakewood Estates Neighborhood	28 *12.0%*	5 *2.2%*	4 *1.7%*	12 *5.2%*
f. Bayway Isles Neighborhood	26 *11.2%*	4 *1.7%*	2 *0.9%*	13 *5.6%*
g. Greater Pinellas Point Neighborhood	18 *7.7%*	4 *1.7%*	4 *1.7%*	8 *3.4%*
h. Isla Del Sol	3 *1.3%*	3 *1.3%*	1 *0.4%*	1 *0.4%*
i. Bahama Shores Neighborhood	5 *2.2%*	2 *0.9%*	0 *0%*	4 *1.7%*
j. Tierra Verde	8 *3.4%*	5 *2.2%*	2 *0.9%*	3 *1.3%*
k. Other St. Petersburg location (Please specify) Top responses: Downtown, Lake Maggiore	6 *2.6%*	11 *4.7%*	4 *1.7%*	3 *1.3%*
l. Outside of St. Petersburg (Please specify) Top responses: Tampa, Gulfport	3 *1.3%*	1 *0.4%*	0 *0%*	6 *2.6%*

2. How would you rate the overall quality of the 34th Street South corridor?

a. Excellent	1	*0.4%*
b. Good	12	*5.2%*
c. Fair	93	*39.9%*
d. Poor	125	*53.6%*
e. Don't Know	1	*0.4%*

3. What needs to be improved on the 34th Street South corridor?

(Please rank your top 5, with 1 needing the most improvement and 5 needing the least)

a. Street/pedestrian lighting	3.35	*#7*
b. Bus stops/transit service	4.00	*#8*
c. 34th Street landscaping	3.34	*#6*
d. Private property conditions	2.72	*#4*
e. Public safety	2.77	*#5*
f. Quality of businesses	2.03	*#2*
g. Quality of development	2.43	*#3*
h. Retail choices (includes restaurants)	1.82	*#1*

i. Other (Please specify) Top response: Remove underutilized commercial space and replace with nicer retail

4. What types of new development would you support locating on 34th Street South in the future?

(Please check all that apply)

a. Retail (includes restaurants)	208	*89.3%*
b. Office	103	44.2%
c. Hotels/motels	72	*30.9%*
d. Residential	44	*18.9%*
e. Mixed use development with combination of above	145	*62.2%*
f. Institutional (Public buildings, churches, hospitals)	97	*41.6%*

5. How often do you patronize businesses in this area of 34th Street South?

a. Almost daily	83	*35.6%*
b. 2-5 days a week	91	*39.1%*
c. Once a week	27	*11.6%*
d. Twice a month	19	*8.2%*
e. Once a month	5	*2.2%*
f. Less than once a month	3	*1.3%*

6. How much of your retail shopping and dining out is conducted outside of 34th Street South?

a. Less than 25%	30	*12.9%*
b. 25% - 50%	40	*17.2%*
c. 50% - 75%	55	*23.6%*
d. Greater than 75%	99	*42.5%*

7. What new or additional retail businesses would you use on 34th Street South?
(Please check all that apply)

a. Ice cream/yogurt shops	138	*59.2%*
b. Gift shops	85	*36.5%*
c. Personal services	91	*39.1%*
d. Home decoration/houseware stores	154	*66.1%*
e. Apparel (men & women)	139	*59.7%*
f. Artistic retail	91	*39.1%*
g. Sporting/outdoor goods stores	119	*51.1%*
h. Home improvement stores	169	*72.5%*

i. Other (Please specify) Top responses: Upscale restaurants, Target, entertainment (movies, mini golf, bowling)

8. What type of restaurants would you support? (Please check all that apply)

a. Fast food	30	*12.9%*
b. Casual dining	200	*85.8%*
c. Buffet/Cafeteria	58	*24.9%*
d. Full service	199	*85.4%*

9. Suggest a name for this district of 34th Street South. (optional)

Top responses: Skyway District, Marina District, Bayway District, Gateway South

Thank you for completing this survey and helping us make 34th Street South a better place.

Please send this survey to:

City of St. Petersburg
Economic Development
ATTN: Gary Jones
P.O. Box 2842
St. Petersburg, Florida 33731-2842

Or gary.jones@stpete.org

Land Development Regulations
34th Street South

Summary

Development Regulation	City RC-1	City CCS-2
Minimum Lot Area	10,000	4,500
Minimum Lot Width		
Small Lot (< 1 acre)	100 feet	100 feet
Medium Lot (1-2 acres)	200 feet	200 feet
Large Lot (>2 acres)	300 feet	300 feet
Maximum Residential Density/acre w/o Activity Center	30	40
Proposed Activity Center Density	50	50
Work Force Housing Bonus	10	6
Hotel Room Density	55	55
Maximum Non Residential Intensity		
Floor Area Ratio (FAR)	0.75	0.75
Activity Center Floor Area Ratio (Proposed)	1.50	1.50
Work Force Housing Intensity Bonus	0.25	0.2
Building Height		
Small Lot (< 1 acre)	48 feet	36 feet
Medium Lot (1-2 acres)	48 feet	36 feet
Large Lot (>2 acres)	48 feet	48 feet
Large Tract (2-5 acres) w/conditions	72 feet	72 feet
Large Tract (>5 acres) w/conditions	150 feet	150 feet
Minimum Building Setbacks - Street		
Small Lot (< 1 acre)		
- Nonresidential Use	25 feet	10 feet
- Residential Use	20 feet	None
Medium Lot (1-2 acres)		
- Nonresidential Use	25 feet	20 feet
- Residential Use	20 feet	20 feet
Large Lot (>2 acres)		
- Nonresidential Use	25 feet	20 feet
- Residential Use	20 feet	20 feet
Maximum Building Setbacks - Street		
Small Lot (< 1 acre)	30 feet	30 feet
Medium Lot (1-2 acres)	100 feet	100 feet
Large Lot (>2 acres)	N/A	N/A

Regulations in effect June 11, 2013

Current information on the Zoning Districts can be found at:

Retail Center

Corridor Commercial Suburban

Building Setbacks
34th Street South

Type of Building Setback		Small Lot RC-1	Small Lot CCS-2	Medium Lot RC-1	Medium Lot CCS-2	Large Lot RC-1	Large Lot CCS-2	Large Tract Both Districts
Adjacent to street Minimum Setback	Nonresidential use	25'	10'	25'	20'	25'	20'	Minimum of 75' or .8 x building height for all setbacks
	Residential use	20'	0	20'	20'	20'	20'	
Adjacent to street - maximum setback		30'	30'	100'	80'	NA	NA	
Interior Side Yard	Nonresidential abutting nonresidential	10'	10'	10'	10'	10'	10'	
	Nonresidential abutting residential	25'	25'	35'	35'	50'	50'	
	Residential abutting residential	10'	20'	15'	20'	20'	20'	
Rear Yard	Nonresidential abutting nonresidential	20'	20'	20'	20'	20'	20'	
	Nonresidential abutting residential	25'	25'	35'	35'	50'	50'	
	Residential abutting residential	10'	20'	15'	20'	20'	20'	
Waterfront Yard		10'	20'	15'	20'	20'	20'	

Small Lot - Less than 1.0 acre
Medium Lot - Between 1.0 - 2.0 acres
Large Lot - Greater than 2.0 acres
Large Tract - 2 to 5 acres
Large Tract - >5 acres

Regulations in effect June 11, 2013

Use Permissions
34th Street South

Type of Use	RC-1	CCS-2
Residential		
Assisted Living Facility	P	P
Multifamily Dwelling	P	P
Community Residential Home, 1-14 residents	P	P
Community Residential Home, >15 residents	SE	SE
Dwelling, Single-Family	G	P
Mobile Home	NC	NC
Accomodations		
Bed and Breakfast	P	P
Kennel	NC	NC
Hotel	P	P
Motel	NC	G
Pet Care (Indoors)	P	P
Pet Care Indoor/Outdoor	NC	NC
Nursing Home	P	P
Commerical and Office		
Bank with Drive-Thru	P	P
Car Wash and Detailing	SE	SE
Catering Service	P	P
Drug Store or Pharmacy	P	P
Gas or Fueling Station	SE	P
Indoor Vehicle Sales	P	P
Microbrewery	P	P
Mixed Use (Permitted Uses)	P	P
Motor Vehicle Service & Repair	G	P
Office, General	P	P
Office, Medical	P	P
Office, Day Labor	NC	NC
Office, Veterinary	P	P
Outdoor Sales, Accessory Use	P	P
Outdoor Sales, Principal Use Outdoor Goods	SE	P
Outdoor Sales, Principal Use Garden Oriented	SE	P
Restaurant and Bar, Brewpub	P	P
Restaurant and Bar, Indoor	P	P
Restaurant and Bar, Accessory Outdoor Area	A	A
Restaurant and Bar, Indoor and Outdoor	P	P
Retail Sales and Service	P	P
Service Establishment	P	P
Service Personal	P	P
Studio	P	P

Type of Use	RC-1	CCS-2
Industrial, Manufacturing and Warehouse		
Laboratories & Research and Development	P	SE
Manufacturing - Light, Assembly & Processing	G	P
Manufacturing - Heavy	G	NC
Outdoor Storage, Principal Use	NC	NC
Publishing and Printing	SE	SE
Self Storage / Mini Warehouse	P	P
Warehouse	G	G
Arts, Recreation and Entertainment		
Club, Community Service and Fraternal	P	P
Commercial Recreation, Indoor	P	P
Commercial Recreation, Outdoor	P	P
Health Club (< 5,000 sq.ft.)	P	P
Health Club (> 5,000 sq.ft.)	P	SE
Motion Picture Theater/Cinema	P	SE
Museum	P	P
Park	P	P
Performing Arts Venue	P	SE
Education, Public Administration, Healthcare and Institutional		
Adult Day Care Center	NC	P
Birthing Center	SE	SE
Child Care Facility	P	P
Crematorium	NC	NC
Funeral Home / Mortuary / Crematory	P	P
Government Building and Use	P	P
Hospital	P	P
House of Worship	P	P
Meeting Hall / Other Community Assembly	P	P
Probation / Parole Correction Office	NC	NC
Schools	P	P
Transportation, Communication and Information		
Marina	P	P
Mass Transit Center	P	SE
Parking, All	P	P
Agriculture		
Commercial Garden and Greenhouse	NC	NC
Nursery	P	P

P = Permitted
G = Grandfathered
NC = Non Conforming
A = Accessory
SE = Special Exception

Skyway Mall Site – 4301 34th St. S.

Site Data Table – Activity Center Scenario

Lot Area: 14.33 acres or 624,214 SF			
Lot Width: 565.5' (46th Ave. S. frontage) 1,083.4' (34th St. S. frontage) 618.9' (42nd Ave. S. frontage)			
Future Land Use: PR-C			
Zoning: CCS-2			
	Per Code	**Max Potential**	**Proposed**
FAR	1.12 max[1]	699,119 sf	699,003 sf[2]
Density	60 u/a max[3]	859 units	168 units
Lot Coverage (ISR)	0.9 max[4]	62,422' sf must be pervious	At least 71,633 sf (didn't count foundation landscaping)
Buffer	75' min[5] to 120' max	120'	115'
Height	84' max (in between buffer and setback)[6] 150' max (within buffer)[7]	84' 150'	72' (6 stories) (in between buffer and setback) 144' (12 stories) (within buffer)
Setbacks			
Front	20'[8]		20'
Rear	15'[9]		15'
Parking[10][11]		1,888 spaces[12]	1,997[13]
Dwelling, Multifamily	1.5 per unit up to 2 bedrooms	1,289 spaces[14]/252 spaces[15]	
Office	1 per 300 sf gfa	2,330 spaces[16]/1,080 spaces[17]	
Restaurant and bar, Indoor and Outdoor	1 per 150 sf gfa	4,661 spaces[18]/467 spaces[19]	
Retail sales and service	1 per 200 sf gfa	3,496 spaces[20]/537 spaces[21]	
Landscaping Buffer	10' for abutting streets and 5' in rear[22]		14' abutting streets and 9' in rear
Landscaping	Exterior (abutting streets): 2 shade trees per 50 linear ft. Interior: N/A Foundation: 1 foundation plant per linear foot, one under-story tree per 30 linear feet[23]	Exterior: 130 shade trees Foundation: didn't calculate	Just try to make it look adequate when putting finishing touches on. Either use sabal palms for exterior and foxtail palms for foundation landscaping (understory trees) or use live oak for exterior and crape myrtle for foundation landscaping (understory trees). For foundation

[1] Section 16.20.090.5 (Development Potential)
[2] Section 15.50.200.3.1 (Maximum density and intensity) states that for mixed uses, the maximum development potential is governed by the FAR; it also states that the number of dwelling units on the site shall not exceed the maximum density allowed by the zoning district. Both of these provisions are followed with the 699,119 or 1.12 FAR figure.
[3] Section 16.20.090.5 (Development Potential)
[4] Section 16.20.090.5 (Development Potential)
[5] Section 16.30.090 (Large Tract Planned Development)
[6] Section 16.20.090.6 (Building Envelope: Maximum Height)
[7] Section 16.30.090 (Large Tract Planned Development)
[8] Section 16.20.090.6 (Building Envelope) and Section 16.30.090.4.2.G (Exterior Buffer Requirements)
[9] Section 16.30.090.4.3 (Height and Interior Dimensional Requirements)
[10] Section 16.10.020.1 (Use Permissions and Parking Requirements Matrix and Zoning Matrix)
[11] Per Section 16.90.020 definition of "Gross Floor Area," square footage used for parking is not included as GFA or FAR calculation
[12] Section 16.40.090.3.2.C.1 (Joint Use/Shared Parking)
[13] Using Joint Use/Shared Parking section plus 109 extra spaces
[14] Assuming the site was developed at the maximum development potential as a multifamily use
[15] Based on proposed 168 unit multifamily development, based on a unit size of 1,000 sf
[16] Assuming the site was developed at the maximum development potential as an office use
[17] Based on proposed 323,962 sf of office use
[18] Assuming the site was developed at the maximum development potential entirely as a restaurant use
[19] Based on proposed 70,000 sf of restaurant use
[20] Assuming the site was developed at the maximum development potential entirely as a retail use
[21] Based on proposed 107,341 sf of retail use
[22] Section 16.40.060.2.1.1.D.1 and 2 (Development and redevelopment of property other than one- and two-unit properties)
[23] 16.40.060.2.1.1 (Development and redevelopment of property other than one- and two-unit properties)

			plants use whatever combination of the following cast iron plant, century plant, foxtail fern, variegated shell ginger and flax lily.

Table Notes:

- The total development will be approximately 1,337,858 sf; 669,003 sf will contain the multifamily, restaurant and retail gsf; 668,855 sf will contain the parking structure. The parking structure sf is not included in the calculation of gsf and therefore not the FAR calculation. Parking garage includes automobile parking spaces, drive isles, loading area, and bicycle parking. Clearance on each level is approximately 12' in height.

To Add in Vertical Sketch

Besides the items noted in text on the concept plan, please also include the following when creating the vertical sketch:

- Street furniture (benches, trash cans, etc.) along the sidewalk that runs parallel to north-south road on the property
- Trees in the landscaping that runs parallel to north-south road on the property, of the same type included in the exterior landscaping of the site
- Eliminate foundation landscaping in areas that will be used for entryways to buildings

Site Planning Assumptions

Based on discussion with Gary Jones the following was determined:

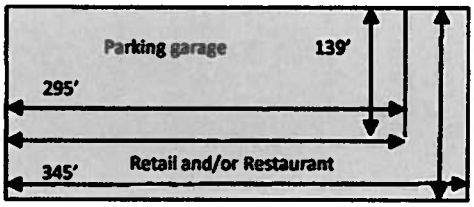
- The stormwater system is vaulted
- There is no surface parking; instead structured parking is used to fully use the available land
- An urban form is desired
- To fully leverage water views and create an urban setting, the residential component should be placed on the upper levels while the ground level will be retail
- A private road should run north-south down the middle of the property to allow for a "street festival" type of atmosphere

Technical Notes

- Bayway Apartments (currently under construction at NE 3rd Ave. and 2nd St.) was used as an example of a multifamily development to model the concept plan upon. Site and building plans were obtained from Development Services. The plans showed the following data:
  - 309 dwelling units
  - 451,634 total sf
  - 306,674 finished sf
  - 8 levels
  - 414 parking spaces taking 144,960 sf, or an average of 350 sf per space (drive isle etc. included in per space figure)
- Building square footage mix:
  - Multifamily = 167,700 gsf
  - Office = 323,962 gsf
  - Retail = 107,341 gsf
  - Restaurant = 70,000 gsf
  - Total gsf = 669,003gsf
  - Parking garage sf = 668,855 sf
  - Total sf = 1,337,858 sf
- Parking provided:
  - Surface parking = 86 spaces (parallel on-street parking on both sides of the north-south roadway)
  - Parking garage = 1,911 spaces
  - Total = 1,997 spaces (109 more than required by LDRs)
- Building Square Footage and Use Mix by Level w/ Diagrams (NTS)
  - Building 1

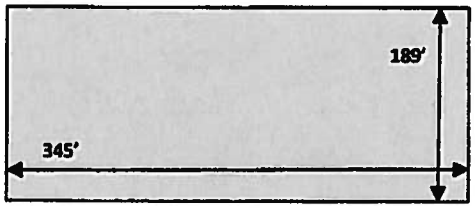
Level	Square Footage	Use
1	24,200 41,005	Retail and/or Restaurant Parking garage
2	65,205	Parking garage
3	65,205	Parking garage
4	65,205	Parking garage
5	65,205	Parking garage
6	65,205	Parking garage
7	12,900	Residential

Level 1

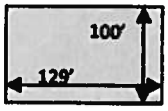


8	12,900	Residential
9	12,900	Residential
10	12,900	Residential
11	12,900	Residential
12	12,900	Residential

Levels 2-6



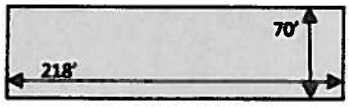
Levels 7-12



- Building 2

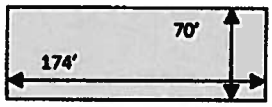
Level	Square Footage	Use
1	15,260	Retail and/or Restaurant
2	13,720	Office
3	12,180	Office
4	10,640	Office

Level 1

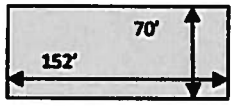


Level 2

Level 3



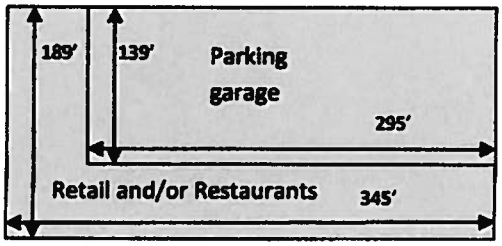
Level 4



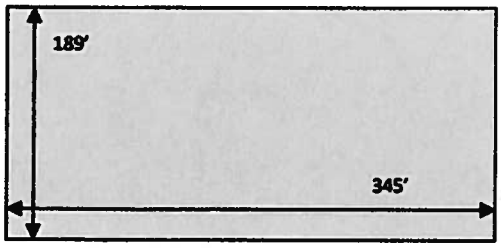
- Building 3

Level	Square Footage	Use
1	24,200 41,005	Retail and/or Restaurant Parking garage
2	65,205	Parking garage
3	65,205	Parking garage
4	65,205	Parking garage
5	65,205	Parking garage
6	12,900	Residential
7	12,900	Residential
8	12,900	Residential
9	12,900	Residential
10	12,900	Residential
11	12,900	Residential
12	12,900	Residential

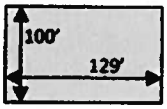
Level 1



Levels 2-5



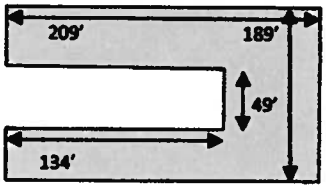
Level 6-12



- Building 4

Level	Square Footage	Use
1	32,935	Retail and/or Restaurant
2	32,935	Office
3	32,935	Office
4	14,630	Office

Levels 1-3



Level 4

- Building 5

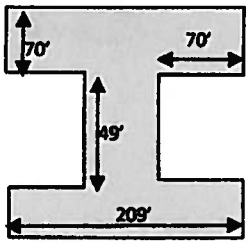
Level	Square Footage	Use
1	16,170	Retail and/or Restaurant
2	16,170	Office
3	16,170	Office
4	16,170	Office

Levels 1-4

- Building 6

Level	Square Footage	Use
1	31,641	Retail and/or Restaurant
2	31,641	Office
3	31,641	Office
4	14,630	Office

Levels 1-3

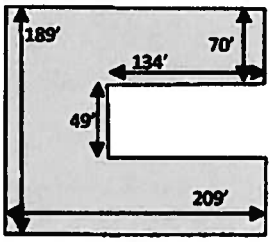


Level 4

- Building 7

Level	Square Footage	Use
1	32,935	Retail and/or Restaurant
2	32,935	Office
3	32,935	Office
4	14,630	Office

Levels 1-3



Level 4

- SF Totals by Use

Building No.	Parking SF	Retail/Rest. SF	Office SF	Residential SF
1	367,030	24,200		77,400
2		15,260	36,540	
3	301,825	24,200		90,300
4		32,935	80,500	
5		16,170	48,510	
6		31,641	77,912	
7		32,935	80,500	
TOTAL	**668,855**	**177,341**	**323,962**	**167,700**

Value Fair Market Site – 3951 34th St. S.

Site Data Table – Activity Center Scenario

Lot Area: 12.21 acres or 531,867 SF			
Lot Width: 626' (38th Ave. S. frontage) 750' (34th St. S. frontage)			
Future Land Use: PR-C			
Zoning: CCS-2			
	Per Code	**Max Potential**	**Proposed**
FAR	1.12 max[1]	595,691 sf	595,480 sf[2]
Density	60 u/a max[3]	732 units	132 units
Lot Coverage (ISR)	0.9 max[4]	53,187 sf must be pervious	At least 92,410 sf (didn't count foundation landscaping)
Buffer	75' min[5] to 120' max	120'	115'
Height	84' max (in between buffer and setback)[6] 150' max (within buffer)[7]	84' 150'	84' (7 stories) (in between buffer and setback) 144' (12 stories) (within buffer)
Setbacks			
Front	20'[8]		20'
Interior Side	16'[9]		16'
Rear	33'[10]		33'
Parking[11][12]		1,714 spaces[13]	1,709[14]
Dwelling, Multifamily	1.5 per unit up to 2 bedrooms	1,098 spaces[15]/198 spaces[16]	
Office	1 per 300 sf gfa	1,986 spaces[17]/1,033 spaces[18]	
Restaurant and bar, Indoor and Outdoor	1 per 150 sf gfa	3,971 spaces[19]/400 spaces[20]	
Retail sales and service	1 per 200 sf gfa	2,978 spaces[21]/472 spaces[22]	
Landscaping Buffer	10' for abutting streets and 5' in rear[23]		14' abutting streets, 11' on side and 27' in rear
Landscaping	Exterior (abutting streets): 2 shade trees per 50 linear ft. Interior: N/A Foundation: 1 foundation plant per linear foot, one under-story tree per 30 linear feet[24]	Exterior: 130 shade trees Foundation: didn't calculate	Just try to make it look adequate when putting finishing touches on. Either use sabal palms for exterior and foxtail palms for foundation landscaping (understory trees) or use live oak for exterior and crape myrtle for

[1] Section 16.20.090.5 (Development Potential)
[2] Section 15.50.200.3.1 (Maximum density and intensity) states that for mixed uses, the maximum development potential is governed by the FAR; it also states that the number of dwelling units on the site shall not exceed the maximum density allowed by the zoning district. Both of these provisions are followed with the 595,691 or 1.12 FAR figure.
[3] Section 16.20.090.5 (Development Potential)
[4] Section 16.20.090.5 (Development Potential)
[5] Section 16.30.090 (Large Tract Planned Development)
[6] Section 16.20.090.6 (Building Envelope: Maximum Height)
[7] Section 16.30.090 (Large Tract Planned Development)
[8] Section 16.20.090.6 (Building Envelope) and Section 16.30.090.4.2.G (Exterior Buffer Requirements)
[9] Section 16.20.090.6 (Building Envelope) requires 50', but using Section 16.30.090.4.3 (Height and Interior Dimensional Requirements) the setback can match the setback of the building across the block face, which is approximately 16' using the City's GIS aerials.
[10] Section 16.20.090.6 (Building Envelope) requires 50', but using Section 16.30.090.4.3 (Height and Interior Dimensional Requirements) the setback can match the setback of the building across the block face, which is approximately 33' using the City's GIS aerials.
[11] Section 16.10.020.1 (Use Permissions and Parking Requirements Matrix and Zoning Matrix)
[12] Per Section 16.90.020 definition of "Gross Floor Area," square footage used for parking is not included as GFA or FAR calculation
[13] Section 16.40.090.3.2.C.1 (Joint Use/Shared Parking)
[14] Using Joint Use/Shared Parking section, deficient by 5 parking spaces
[15] Assuming the site was developed at the maximum development potential as a multifamily use
[16] Based on proposed 132 unit multifamily development, based on a unit size of 1,000 sf
[17] Assuming the site was developed at the maximum development potential as an office use
[18] Based on proposed 309,810 sf of office use
[19] Assuming the site was developed at the maximum development potential entirely as a restaurant use
[20] Based on proposed 60,000 sf of restaurant use
[21] Assuming the site was developed at the maximum development potential entirely as a retail use
[22] Based on proposed 94,300 sf of retail use
[23] Section 16.40.060.2.1.1.D.1 and 2 (Development and redevelopment of property other than one- and two-unit properties)
[24] 16.40.060.2.1.1 (Development and redevelopment of property other than one- and two-unit properties)

			foundation landscaping (understory trees). For foundation plants use whatever combination of the following cast iron plant, century plant, foxtail fern, variegated shell ginger and flax lily.

Table Notes:

- The total development will be approximately 1,178,230 sf; 595,480 sf will contain the multifamily, restaurant and retail gsf; 582,750 sf will contain the parking structure. The parking structure sf is not included in the calculation of gsf and therefore not the FAR calculation. Parking garage includes automobile parking spaces, drive isles, loading area, and bicycle parking. Clearance on each level is approximately 12' in height.

To Add In Vertical Sketch

Besides the items noted in text on the concept plan, please also include the following when creating the vertical sketch:

- Street furniture (benches, trash cans, etc.) along the sidewalk that runs parallel to north-south road on the property
- Trees in the landscaping that runs parallel to north-south road on the property and 34th St. entrance/exit, of the same type included in the exterior landscaping of the site
- Eliminate foundation landscaping in areas that will be used for entryways to buildings

Site Planning Assumptions

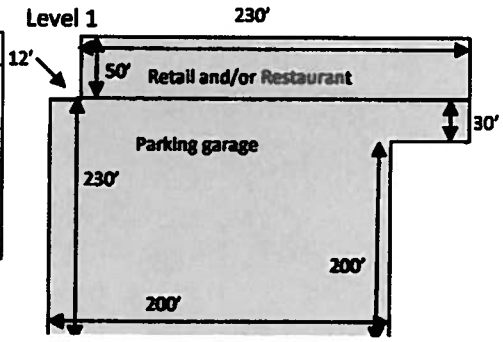
Based on discussion with Gary Jones the following was determined:

- The stormwater system is vaulted
- There is no surface parking; instead structured parking is used to fully use the available land; I added on-street parking to the drive isles for a few reasons, one, to allow a street width in proportion to the height of the tall buildings on the west side of the property and two, to use the property occasionally as a "street festival" type atmosphere and they can close portions of it (that don't lead to the parking garages) at that time
- An urban form is desired
- To fully leverage water views and create an urban setting, the residential component should be placed on the upper levels while the ground level will be retail

Technical Notes

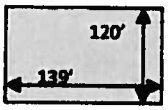
- Bayway Apartments (currently under construction at NE 3rd Ave. and 2nd St.) was used as an example of a multifamily development to model the concept plan upon. Site and building plans were obtained from Development Services. The plans showed the following data:
  - 309 dwelling units
  - 451,634 total sf
  - 306,674 finished sf
  - 8 levels
  - 414 parking spaces taking 144,960 sf, or an average of 350 sf per space (drive isle etc. included in per space figure)
- Building square footage mix:
  - Multifamily = 131,370 gsf
  - Office = 309,810 gsf
  - Retail = 94,300 gsf
  - Restaurant = 60,000 gsf
  - Total gsf = 595,480 gsf
  - Parking garage sf = 582,750 sf
  - Total sf = 1,178,230 sf
- Parking provided:
  - Surface parking = 44 spaces (parallel on-street parking on both sides of the north-south running roadway, each spot 9' wide by 23' long)
  - Parking garage = 1,665 spaces
  - Total = 1,709 spaces (5 less than required by LDRs)
- Building Square Footage and Use Mix by Level w/ Diagrams (NTS)
  - Building 1

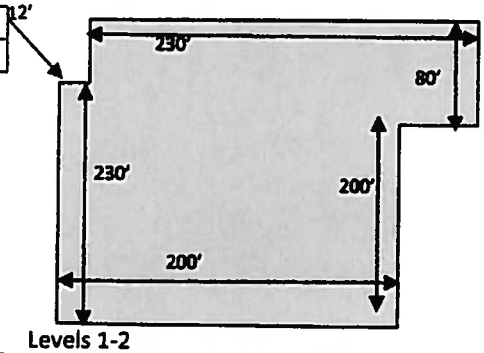
Level	Square Footage	Use
1	11,500 47,260	Retail and/or Restaurant Parking garage
2	58,760	Parking garage
3	58,760	Parking garage
4	58,760	Parking garage
5	58,760	Parking garage



6	16,680	Residential
7	16,680	Residential

Levels 6-7





Levels 2-5

- Building 2

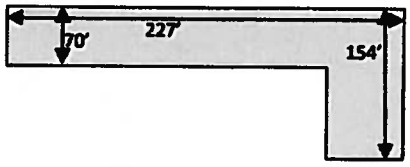
Level	Square Footage	Use
1	11,500	Retail and/or Restaurant
2	11,500	Office

Levels 1-2

- Building 3

Level	Square Footage	Use
1	21,770	Retail and/or Restaurant
2	21,770	Office

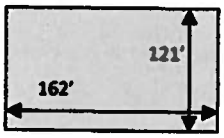
Levels 1-2



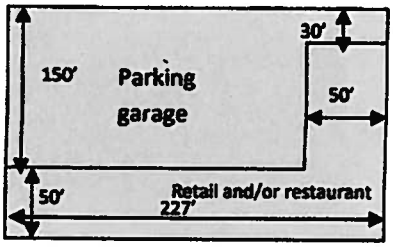
- Building 4

Level	Square Footage	Use
1	17,350 28,050	Retail and/or Restaurant Parking garage
2	45,400	Parking garage
3	45,400	Parking garage
4	45,400	Parking garage
5	45,400	Parking garage
6	45,400	Parking garage
7	45,400	Parking garage
8	19,602	Residential
9	19,602	Residential
10	19,602	Residential
11	19,602	Residential
12	19,602	Residential

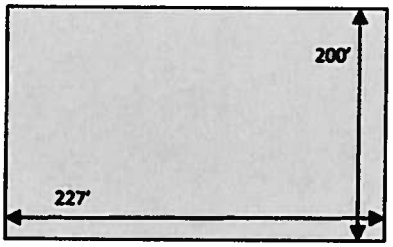
Levels 8-12



Level 1



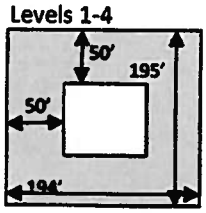
Levels 2-7



- Building 5

Level	Square Footage	Use
1	28,900	Retail and/or Restaurant
2	28,900	Office
3	28,900	Office
4	28,900	Office

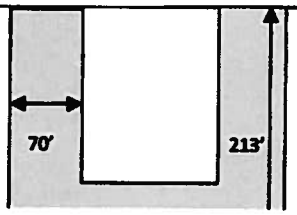
Levels 1-4



- Building 6

Level	Square Footage	Use
1	33,600	Retail and/or Restaurant

Levels 1-4

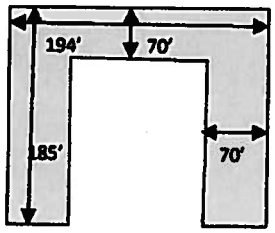


2	33,600	Office
3	33,600	Office
4	33,600	Office

- Building 7

Level	Square Footage	Use
1	29,680	Retail and/or Restaurant
2	29,680	Office
3	29,680	Office
4	29,680	Office

Levels 1-4



- SF Totals by Use

Building No.	Parking SF	Retail/Rest. SF	Office SF	Residential SF
1	282,300	11,500		33,360
2		11,500	11,500	
3		21,700	21,770	
4	300,450	17,350		98,010
5		28,900	86,700	
6		33,600	100,800	
7		29,680	89,040	
TOTAL	**582,750**	**154,300**	**309,810**	**131,370**

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SKYWAY MARINA
DISTRICT

ST. PETERSBURG CITY COUNCIL
Meeting of May 15, 2014

TO	The Honorable Bill Dudley, Chair, and Members of City Council
SUBJECT	A Resolution by City Council, approving an Interlocal Agreement with Pinellas County that establishes the purpose, scope, mutual duties of the City of St. Petersburg and Pinellas County, governance structure and funding mechanisms for the Southside St. Petersburg Community Redevelopment Area.
RECOMMENDATION	Administration recommends City Council approve the attached Resolution.

INTRODUCTION

On June 20, 2013, City Council approved Resolution 2013-247 that declared the Southside St. Petersburg Community Redevelopment Area (Southside CRA) to be a blighted area as defined by the Community Redevelopment Act of 1969 and requested the Pinellas County Board of County Commissioners delegate the City all redevelopment authority and powers conferred upon Pinellas County by said Act.

The impetus for creating the Southside CRA came from Pinellas County's May 2012 "The Economic Impact of Poverty" study that identified a large area within St. Petersburg as one of five high poverty zones in the county. When the City of St. Petersburg indicated its intent to establish two tax increment financing (TIF) districts for the Southside CRA, it would represent a departure from Pinellas County's policy to limit TIF districts to downtowns and older commercial areas. Nevertheless, recognizing the high levels of poverty in the Southside CRA, the County wanted to reevaluate this policy and reexamine the limits that it places on how TIF revenues can be used. (Pinellas County has typically limited TIF expenditures to public improvements.) The County also wanted to explore opportunities for establishing a joint City/County community redevelopment agency to oversee the implementation of this new approach. Pinellas County's reevaluation of its TIF policies took time and required City Council to extend statutory deadlines for the County to take action on the City's request for delegation of redevelopment authority. The latest extension expires on June 6, 2014.

In mid April, Pinellas County forwarded a draft Interlocal Agreement to the City for its review. The draft Interlocal Agreement largely maintains the traditional redevelopment roles, structure and duties that the City and County have operated within for the last three decades. Several items are worth noting. The draft Interlocal Agreement

- does not contemplate the establishment of a joint City/County community redevelopment agency;

- does call for the creation of a Citizens Advisory Committee that will be comprised of nine residents, business and/or property owners, or other stakeholders from within the Southside St. Petersburg CRA. The Mayor shall nominate six (subject to confirmation by City Council), and the Pinellas County Board of County Commission shall appoint three members;

- retains Pinellas County's authority as a home-rule charter county to approve the Southside St. Petersburg CRA redevelopment plan and any amendments thereto, any trust fund established, any tax increment financing that may be used to undertake improvements or other projects within the Southside CRA, and the issuance of any bonds or other indebtedness that pledges tax increment revenues;

- commits the City and County to work together to identify funding sources in addition to tax increment financing to implement programs or projects identified in the Southside St. Petersburg Redevelopment Plan; and

- establishes time frames for City transmittal and County review of the Southside St. Petersburg Redevelopment Plan and any future amendments to that plan.

RECOMMENDATION

Administration recommends City Council approve the attached Resolution.

Attachment: Resolution with Interlocal Agreement

NO. 2014 - ____

A RESOLUTION BY CITY COUNCIL, APPROVING AN INTERLOCAL AGREEMENT WITH PINELLAS COUNTY THAT ESTABLISHES THE PURPOSE, SCOPE, MUTUAL DUTIES OF THE CITY OF ST. PETERSBURG AND PINELLAS COUNTY, GOVERNANCE STRUCTURE AND FUNDING MECHANISMS FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (SEE EXHIBIT A); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of St. Petersburg, in making a findings of necessity for the Southside St. Petersburg Community Redevelopment Area, requested a delegation of redevelopment authority on June 20, 2013, as set forth in Res. 2013-247, from Pinellas County; and,

WHEREAS, Section 163.410, FS, required Pinellas County to grant in whole or in part or deny the City of St. Petersburg's request for delegation by October 25, 2013, unless both the City and County agreed to an extension; and,

WHEREAS, on October 3, 2013, the City of St. Petersburg City Council approved Res. 2013-397, extending the date by which the Pinellas County Board of County Commissioners must take action on the redevelopment delegation request to January 31, 2014; and

WHEREAS, on October 8, 2013, the Pinellas County Board of County Commissioners approved the findings of necessity made in the City of St. Petersburg's "A Blight Study to Establish the Southside St. Petersburg Community Redevelopment Area" and directed its staff to collaborate with City staff to develop an interlocal agreement to define the framework for the Southside St. Petersburg Community Redevelopment Agency; and

WHEREAS, upon request by Pinellas County for an additional extension before taking action on the City's request for delegation, the City of St. Petersburg City Council approved Res. 2014-30, which extended until June 6, 2014, the deadline by which the County must take action on the delegation request in order to conclude review, negotiation and approval of the interlocal agreement by the City and County; and

WHEREAS, the staffs of the City of St. Petersburg and Pinellas County have jointly developed and mutually agree to the form and content of the "Interlocal Agreement" outlining the governance structure of the Southside St. Petersburg Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida does hereby approve the attached "Interlocal Agreement" (see Exhibit A) upon the condition that the Pinellas County Board of County Commissioners approves said Agreement and delegates redevelopment authority to the City of St. Petersburg for the Southside St. Petersburg Community Redevelopment Area by June 6, 2014, or said delegation request shall be deemed granted.

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 15th day of May, 2014.

APPROVED AS TO FORM AND CONTENT:

City Attorney (Designee)

APPROVED BY:

Dave Goodwin, Director
Planning and Economic Development
Department

Exhibit A

Interlocal Agreement
Southside St. Petersburg Community Redevelopment Area

INTERLOCAL AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 2014, by and between Pinellas County ("County"), a political subdivision of the State of Florida, and the City of St. Petersburg ("City"), a municipal corporation of the State of Florida, hereinafter collectively referred to as "the Parties."

WITNESSETH:

WHEREAS, the City adopted Resolution 2013-247 on June 20, 2013, describing an area in the City as the "Southside St. Petersburg Community Redevelopment Area" ("Southside St. Petersburg CRA") and requested that the Board of County Commissioners ("BCC") delegate to the City all authority and powers conferred by the Community Redevelopment Act of 1969 ("Act") for the Southside St. Petersburg CRA, including the authority to establish two tax increment financing districts and associated trust funds; and

WHEREAS, on October 8, 2013, the BCC approved the City's Blight Study for the Southside St. Petersburg CRA and directed staff to collaborate with City staff to develop an interlocal agreement to define the framework for a community redevelopment agency; and

WHEREAS, County staff produced a report entitled "The Economic Impact of Poverty ("Poverty Study")," which was presented to the BCC in May 2012, and identified five zones within the County that have high concentrations of poverty, one of which is located in South St. Petersburg; and

WHEREAS, the Poverty Study also identified seven factors that contribute to systemic poverty within each of the five zones including: insufficient transportation, limited access to food, lower educational attainment, limited access to health care, increased crime rates, high unemployment, and inadequate and insufficient housing; and

WHEREAS, the City's Blight Study for the Southside St. Petersburg CRA encompasses an area located wholly within the South St. Petersburg zone identified in the County's Poverty Study, and focuses on many of the same factors as those found to contribute to poverty in the area; and

WHEREAS, as a result of the Poverty Study, the BCC provided direction to County staff to work with community partners to implement the initiatives outlined in the report, which were

collectively called the "Healthy Communities Initiative;" and

WHEREAS, the City's Blight Study is loosely based on the South St. Petersburg zone in the Poverty Study, but goes further by making the required findings of necessity under the Act to establish the area as one that is blighted and in need of community redevelopment; and

WHEREAS, the City is collaborating with Agenda 2010, a local nonprofit community group that is developing the "2020 Plan" to reduce poverty by 30 percent in South St. Petersburg by 2020; and

WHEREAS, the County and City have similar goals in the implementation of the 2020 Plan, the Healthy Communities Initiative and the community redevelopment of Southside St. Petersburg in a manner that improves the community for its current residents and stakeholders; and

WHEREAS, the County and City hereby find that collaboration in the advancement of these goals will be in the best interests of the subject community and promote efficiency in the process.

NOW, THEREFORE, in consideration of the mutual promises provided herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Section 1. Purpose and Scope.

A. The purpose of this Interlocal Agreement is to establish the framework for establishing and administering the proposed Southside St. Petersburg CRA, including staffing, governance, potential financing options and other issues the Parties may identify.

B. The Parties recognize that it is the County's long-established policy when delegating the powers conferred upon it by the Act to a municipality pursuant to Section 163.410, Florida Statutes, that it requires the governing body of such municipality to declare itself to be the Community Redevelopment Agency, as provided for in Section 163.357, Florida Statutes.

C. The Parties agree that the delegation of authority to the City for the Southside St. Petersburg CRA will follow this policy and the City Council will act as the Community Redevelopment Agency.

D. The Parties further agree to take any additional steps that may be necessary to effectuate this delegation of authority.

E. Should the Parties determine it to be necessary for the City, acting as the Community Redevelopment Agency, to become a Party to this Agreement or ratify its terms, the

City agrees to undertake such action.

Section 2. Duties of the City.

A. The City agrees to provide staff to support the Community Redevelopment Agency, whose duties shall include but not be limited to:

1. Preparing a community redevelopment plan that conforms with Sections 163.360 and 163.362, Florida Statutes, and any other relevant statutes.

2. Administer any trust fund(s) established pursuant to Section 163.387, Florida Statutes.

3. Ensure that tax increment funds are spent only on those purposes authorized in Section 163.387, Florida Statutes.

4. Support the CAC established in Section 4.A. herein.

B. The City staff agrees to provide the proposed Southside St. Petersburg CRA community redevelopment plan or any future amendment to that plan to the County at least sixty (60) days in advance of any action by the Community Redevelopment Agency.

C. The City agrees to work with the County to identify funding sources in addition to tax increment financing such as grants and other alternate sources to implement programs or projects identified in the Southside St. Petersburg CRA community redevelopment plan and those portions of the 2020 Plan and the Healthy Communities Initiative which have been incorporated into the Southside St. Petersburg CRA community redevelopment plan.,

Section 3. Duties of the County.

A. The County staff agrees to review and provide comments on any proposed redevelopment plan or amendment to that plan within thirty (30) days of a complete submittal to its staff.

B. The County agrees to coordinate with the City in identifying opportunities to leverage the Parties' mutual support for improving conditions in Southside St. Petersburg when seeking funding from sources other than tax increment financing to implement programs or projects identified in the Southside St. Petersburg CRA community redevelopment plan and those portions of the 2020 Plan and the Healthy Communities Initiative which have been incorporated into the Southside St. Petersburg CRA community redevelopment plan.

Section 4. Governance Structure.

A. The Parties agree to establish a Citizen Advisory Committee ("CAC"), comprised

of nine (9) residents, business and/or property owners, or other stakeholders from within the Southside St. Petersburg CRA. The mayor of the City shall appoint six (6) CAC members, subject to confirmation by the City Council. The BCC shall appoint three (3) CAC members.

B. The purpose of the CAC will be to advise the Community Redevelopment Agency for the Southside St. Petersburg CRA on the proposed community redevelopment plan and any amendments thereto, and to advise the Community Redevelopment Agency on issues and policies within the Southside St. Petersburg CRA.

C. The City agrees to establish the Community Redevelopment Agency, comprised of its City Council, pursuant to Section 163.357, Florida Statutes, and whose duties are enumerated in Section 2 of this Agreement.

D. The authority delegated by the County to the City will be limited and the County will retain its authority to approve the Southside St. Petersburg CRA redevelopment plan and any amendments thereto, any trust fund established, any tax increment financing that may be used to undertake improvements or other projects or programs within the Southside St. Petersburg CRA, and the issuance of any bonds or other indebtedness that pledges tax increment revenues.

Section 5. Funding.

A. The Parties recognize that it is the City's intent to establish two (2) independent tax increment financing districts within the Southside St. Petersburg CRA, currently designated as the proposed Melrose-Mercy TIF District and the proposed 34th Street TIF District. Any proposed trust fund will be approved by the County consistent with Section 4.D.

B. The Parties agree to collaboratively seek funding from alternate funding sources, consistent with the duties generally set forth in Sections 2 and 3.

IN WITNESS WHEREOF, the undersigned have hereto affixed their hands and seals the day and year first above-written.

PINELLAS COUNTY, FLORIDA,
by and through its Board of County Commissioners

By: _____
Chairman

CITY OF ST. PETERSBURG

By: _____
Mayor

ATTEST:
KEN BURKE, Clerk of Court

By: _____
Deputy Clerk

APPROVED AS TO FORM

By: _____
Office of the County Attorney

APPROVED AS TO FORM

By: _____
Office of the City Attorney

REVISED

NO. 2014 - ____

A RESOLUTION BY CITY COUNCIL, APPROVING AN INTERLOCAL AGREEMENT WITH PINELLAS COUNTY THAT ESTABLISHES THE PURPOSE, SCOPE, MUTUAL DUTIES OF THE CITY OF ST. PETERSBURG AND PINELLAS COUNTY, GOVERNANCE STRUCTURE AND FUNDING MECHANISMS FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (SEE EXHIBIT A); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of St. Petersburg, in making a findings of necessity for the Southside St. Petersburg Community Redevelopment Area, requested a delegation of redevelopment authority on June 20, 2013, as set forth in Res. 2013-247, from Pinellas County; and,

WHEREAS, Section 163.410, FS, required Pinellas County to grant in whole or in part or deny the City of St. Petersburg's request for delegation by October 25, 2013, unless both the City and County agreed to an extension; and,

WHEREAS, on October 3, 2013, the City of St. Petersburg City Council approved Res. 2013-397, extending the date by which the Pinellas County Board of County Commissioners must take action on the redevelopment delegation request to January 31, 2014; and

WHEREAS, on October 8, 2013, the Pinellas County Board of County Commissioners approved the findings of necessity made in the City of St. Petersburg's "A Blight Study to Establish the Southside St. Petersburg Community Redevelopment Area" and directed its staff to collaborate with City staff to develop an interlocal agreement to define the framework for the Southside St. Petersburg Community Redevelopment Agency; and

WHEREAS, upon request by Pinellas County for an additional extension before taking action on the City's request for delegation, the City of St. Petersburg City Council approved Res. 2014-30, which extended until June 6, 2014, the deadline by which the County must take action on the delegation request in order to conclude review, negotiation and approval of the interlocal agreement by the City and County; and

WHEREAS, the staffs of the City of St. Petersburg and Pinellas County have jointly developed and mutually agree to the form and content of the "Interlocal Agreement" outlining the governance structure of the Southside St. Petersburg Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida does hereby approve the attached "Interlocal Agreement" (see Exhibit A) upon the condition that the Pinellas County Board of County Commissioners approves said Agreement and delegates redevelopment authority to the City of St. Petersburg for the Southside St. Petersburg Community Redevelopment Area pursuant to the limits described in the Agreement by June 6, 2014, or said delegation request shall be deemed granted.

J-5

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 15th day of May, 2014.

APPROVED AS TO FORM AND CONTENT:

_____

City Attorney (Designee)

APPROVED BY:

_____

Dave Goodwin, Director
Planning and Economic Development
Department

Exhibit A

Interlocal Agreement
Southside St. Petersburg Community Redevelopment Area

INTERLOCAL AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 2014, by and between Pinellas County ("County"), a political subdivision of the State of Florida, and the City of St. Petersburg ("City"), a municipal corporation of the State of Florida, hereinafter collectively referred to as "the Parties."

WITNESSETH:

WHEREAS, the City adopted Resolution 2013-247 on June 20, 2013, describing an area in the City as the "Southside St. Petersburg Community Redevelopment Area" ("Southside St. Petersburg CRA") and requested that the Board of County Commissioners ("BCC") delegate to the City all authority and powers conferred by the Community Redevelopment Act of 1969 ("Act") for the Southside St. Petersburg CRA, including the authority to establish two tax increment financing districts and associated trust funds; and

WHEREAS, on October 8, 2013, the BCC approved the City's Blight Study for the Southside St. Petersburg CRA and directed staff to collaborate with City staff to develop an interlocal agreement to define the framework for a community redevelopment agency; and

WHEREAS, County staff produced a report entitled "The Economic Impact of Poverty ("Poverty Study")," which was presented to the BCC in May 2012, and identified five zones within the County that have high concentrations of poverty, one of which is located in South St. Petersburg; and

WHEREAS, the Poverty Study also identified seven factors that contribute to systemic poverty within each of the five zones including: insufficient transportation, limited access to food, lower educational attainment, limited access to health care, increased crime rates, high unemployment, and inadequate and insufficient housing; and

WHEREAS, the City's Blight Study for the Southside St. Petersburg CRA encompasses an area located wholly within the South St. Petersburg zone identified in the County's Poverty Study, and focuses on many of the same factors as those found to contribute to poverty in the area; and

WHEREAS, as a result of the Poverty Study, the BCC provided direction to County staff to work with community partners to implement the initiatives outlined in the report, which were

collectively called the "Healthy Communities Initiative;" and

WHEREAS, the City's Blight Study is loosely based on the South St. Petersburg zone in the Poverty Study, but goes further by making the required findings of necessity under the Act to establish the area as one that is blighted and in need of community redevelopment; and

WHEREAS, the City is collaborating with Agenda 2010, a local nonprofit community group that is developing the "2020 Plan" to reduce poverty by 30 percent in South St. Petersburg by 2020; and

WHEREAS, the County and City have similar goals in the implementation of the 2020 Plan, the Healthy Communities Initiative and the community redevelopment of Southside St. Petersburg in a manner that improves the community for its current residents and stakeholders; and

WHEREAS, the County and City hereby find that collaboration in the advancement of these goals will be in the best interests of the subject community and promote efficiency in the process.

NOW, THEREFORE, in consideration of the mutual promises provided herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Section 1. Purpose and Scope.

A. The purpose of this Interlocal Agreement is to establish the framework for establishing and administering the proposed Southside St. Petersburg CRA, including staffing, governance, potential financing options and other issues the Parties may identify.

B. The Parties recognize that it is the County's long-established policy when delegating the powers conferred upon it by the Act to a municipality pursuant to Section 163.410, Florida Statutes, that it requires the governing body of such municipality to declare itself to be the Community Redevelopment Agency, as provided for in Section 163.357, Florida Statutes.

C. The Parties agree that the delegation of authority to the City for the Southside St. Petersburg CRA will follow this policy and the City Council will act as the Community Redevelopment Agency.

D. The Parties further agree to take any additional steps that may be necessary to effectuate this delegation of authority.

E. Should the Parties determine it to be necessary for the City, acting as the Community Redevelopment Agency, to become a Party to this Agreement or ratify its terms, the

City agrees to undertake such action.

Section 2. Duties of the City.

A. The City agrees to provide staff to support the Community Redevelopment Agency, whose duties shall include but not be limited to:

1. Preparing a community redevelopment plan that conforms with Sections 163.360 and 163.362, Florida Statutes, and any other relevant statutes.

2. Administer any trust fund(s) established pursuant to Section 163.387, Florida Statutes.

3. Ensure that tax increment funds are spent only on those purposes authorized in Section 163.387, Florida Statutes.

4. Support the CAC established in Section 4.A. herein.

B. The City staff agrees to provide the proposed Southside St. Petersburg CRA community redevelopment plan or any future amendment to that plan to the County at least sixty (60) days in advance of any action by the Community Redevelopment Agency.

C. The City agrees to work with the County to identify funding sources in addition to tax increment financing such as grants and other alternate sources to implement programs or projects identified in the Southside St. Petersburg CRA community redevelopment plan and those portions of the 2020 Plan and the Healthy Communities Initiative which have been incorporated into the Southside St. Petersburg CRA community redevelopment plan.

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B. The Parties agree to collaboratively seek funding from alternate funding sources, consistent with the duties generally set forth in Sections 2 and 3.

IN WITNESS WHEREOF, the undersigned have hereto affixed their hands and seals the day and year first above-written.

PINELLAS COUNTY, FLORIDA,
by and through its Board of County Commissioners

By: _____
Chairman

CITY OF ST. PETERSBURG

By: _____
Mayor

ATTEST:
KEN BURKE, Clerk of Court

By: _____
Deputy Clerk

APPROVED AS TO FORM

By: _____
Office of the County Attorney

APPROVED AS TO FORM

By: _____
Office of the City Attorney

ST. PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair and Members of City Council

SUBJECT: Ordinance of the City of St. Petersburg, Florida, establishing an exemption from St. Petersburg ad valorem taxation for American Strategic Insurance (ASI) based on meeting the program criteria as an expanding business; providing severability; providing for a sunset date; providing an effective date.

BACKGROUND:

City Council passed an ordinance on October 18, 2012, creating the St. Petersburg Economic Development Ad Valorem Tax Exemption Program ("Program") after St. Petersburg voters granted this authority to Council in 2011. The Program, authorized by Florida Statute 196.1995, intends to encourage new business development in the City and retain local businesses with planned expansions. This is the first application to be submitted under the Program.

The Program provides City Council the ability to grant an ad valorem tax exemption to businesses in manufacturing, targeted industries, export sales, or office operations that create a minimum number of new jobs as a new or expanding business. The Florida Statutes specify the wages of the new jobs created must be above Pinellas County's average wage (currently, $43,541) which is determined annually by the State of Florida. The tax exemption for qualifying businesses applies only to the new increment of the assessed St. Petersburg millage on improvements. The annual program cap is $1.5 million of exempted taxes and the individual project cap is $100,000 of exempted taxes per year over a five year period.

Qualified businesses must submit an application to the City prior to the tax year of the assessment on the new building or building expansion. The Pinellas County Property Appraiser reviews the completed application for buildings completed or substantially complete before City Council takes action. As required by the Florida Statutes, the Property Appraiser provided a report to the City that includes the following information:

1. The total revenue available to the City for the current fiscal year from ad valorem tax sources, or an estimate of such revenue if the actual total revenue available cannot be determined ($84,995,039.00);

2. The amount of any revenue lost to the City for the current fiscal year by virtue of exemptions previously granted, or an estimate of such revenue if the actual revenue lost cannot be determined ($0);

3. An estimate of the amount of revenue which would be lost to the City during the current fiscal year if the exemption applied for were granted had the property for which the exemption is requested otherwise been subject to taxation ($167,984.00[1]);

4. A determination as to whether the property for which an exemption is requested is to be incorporated into a new business or the expansion of an existing business, or into neither, which determination the Property Appraiser shall also affix to the face of the application (expansion of an existing business).

Businesses approved by City Council for the tax exemption are required to enter into an agreement with the City which will include the requirement of submitting an annual report. The annual report must contain supporting documentation that the business is eligible to continue receiving the economic development ad valorem tax exemption.

Current Situation

American Strategic Insurance (ASI), a target industry business, has developed property located at Dr. Martin Luther King Jr. Street North and Gandy Boulevard as their corporate headquarters. The availability of this incentive was a major factor in ASI's expansion. One new office building (125,000 sq.ft.) and parking garage has been completed and will be assessed property taxes in 2014.

ASI has increased their employment by 66 new employees earning an average of $44,906 since occupying their new campus on June 1, 2013. Sixty of the new employees earn a salary greater than the current Pinellas County average wage of $43,541. The Program requires that a target industry business have 10 new employees earning more than the County average wage.

A summary of the required City Council considerations of this application as defined by the Statutes and ordinance, with the information provided by ASI is as follows:

1. New jobs created: 66
2. Average wage of new jobs: $44,906
3. Capital investment: $41.9 million (2012-2013); $13.1 million (2014)
4. Type of business: Corporate headquarters - Insurance
5. Environmental impact of business: Less impervious surface than prior retail use (Kmart)
   LEED certification (application pending)
6. Local sourcing: Locally sourced materials for construction
   Local service providers for operations such as janitorial services, office supplies and landscaping services

Additional information submitted by ASI is found in the Supplemental Questions, attached.

The Pinellas County Property Appraiser has estimated the taxable value of the ASI development at $24,813,000 which will generate $167,984 in St. Petersburg ad valorem taxes for 2014 at the current millage rate. St. Petersburg's program has a maximum annual exemption of $100,000. It is recommended that ASI receive $100,000 for a five year period subject to conditions of the agreement.

The agreement will require that ASI provide an annual report by February 1st each year to the City that will be forwarded to City Council. The number of new jobs and salaries will be reported to determine continued eligibility for this tax exemption.

RECOMMENDATION:

Administration:

The Administration recommends APPROVAL.

Recommended City Council Action:

1) CONDUCT the second reading and public hearing: and
2) APPROVE the attached Ordinance.

Attachments: Ordinance
Agreement
Economic Development Ad Valorem Tax Exemption Application
Supplemental Questions

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[i] Property Appraiser's figure does not reflect the City's program cap which is $100,000 per taxable year.

ORDINANCE NO. 2014-

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, ESTABLISHING AN EXEMPTION FROM A PORTION OF THE AD VALOREM TAXATION FOR AN EXPANSION OF AN EXISTING BUSINESS, ASI RE, LLC ("ASI"); PROVIDING FINDINGS OF FACT; PROVIDING A TITLE; PROVIDING THE TOTAL AMOUNT OF REVENUE AVAILABLE TO THE CITY FROM AD VALOREM TAX SOURCES FOR THE CURRENT FISCAL YEAR, THE TOTAL AMOUNT OF REVENUE LOST TO THE CITY FOR THE CURRENT FISCAL YEAR BY VIRTUE OF ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTIONS CURRENTLY IN EFFECT, AND THE ESTIMATED REVENUE LOSS TO THE CITY FOR THE CURRENT FISCAL YEAR ATTRIBUTABLE TO THE EXEMPTION FOR ASI IF THE EXEMPTION HAD BEEN GRANTED AND THE PROPERTY WOULD HAVE BEEN OTHERWISE SUBJECT TO TAXATION; PROVIDING FOR THE GRANT OF AN EXEMPTION FOR 5 YEARS AT 100 PERCENT OF THE ASSESSED VALUE OF QUALIFYING IMPROVEMENTS TO REAL PROPERTY AND QUALIFYING TANGIBLE PERSONAL PROPERTY NOT TO EXCEED $100,000 PER YEAR; PROVIDING FOR A FINDING THAT ASI MEETS THE REQUIREMENTS OF FLORIDA STATUTES, SECTION 196.012 (15) (EXPANSION OF AN EXISTING BUSINESS); PROVIDING FOR CONTINUING PERFORMANCE; PROVIDING FOR APPLICABILITY; PROVIDING FOR REVIEW; PROVIDING FOR EXPIRATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VII, Section 3, of the Constitution of the State of Florida and Section 196.1995, Florida Statutes, and the successful passage of a referendum, the City of St. Petersburg ("City") was authorized to grant Economic Development Ad Valorem Tax Exemptions to New Businesses and Expansions of Existing Businesses as defined in Florida Statutes, Section 196.012 (14) and (15); and

WHEREAS, the electors of the City have authorized the granting of ad valorem tax exemptions by the successful passage of a referendum held on November 8, 2011; and

WHEREAS, on October 18, 2012, the City Council adopted a master ordinance, Ordinance 51-H codified in Sections 17-521 through 17-532 under Chapter 17 Article X of the City Code (the "Master Ordinance") authorizing the granting of such exemptions; and

WHEREAS, the Master Ordinance sets forth the guidelines, process and procedures for implementing the Economic Development Ad Valorem Tax Exemption Program ("Program"); and

WHEREAS, pursuant to the Master Ordinance, ASI RE, LLC ("ASI") submitted an application to the City requesting an ad valorem tax exemption for 100% of the assessed value of qualifying improvements to real property and qualifying tangible personal property specified in its application for a period of five (5) years commencing with Tax Year 2014 (the "ASI Application"). The ASI Application is incorporated herein by reference and a copy of said Application shall be retained by the POD for at least the duration of the Exemption Period (hereinafter defined); and

WHEREAS, the City hereby determines that the granting of Economic Development Ad Valorem Tax Exemptions to this existing business expanding in the City as provided in this Ordinance will promote and strengthen the local economy which will enhance the health, safety and welfare of the citizens of the City, which action is in the best interest of the City and serves a public purpose; and

WHEREAS, in its application, ASI stated the following:

a. The name of the business is American Strategic Insurance.

b. The proposed location of the expansion of the existing business is

That part of Block "A" NORTHGATE OF ST. PETERSBURG, according to plat thereof recorded in Plat Book 66, Page 75, Public Records of Pinellas County, Florida, and that part of the Northeast ¼ of

Section 24, Township 30 South, Range 16 East, lying within the following described tract:

From a Point at the most Northerly corner of said Block "A", run S. 00°07'22" E. 395.50 feet to the principal point of beginning of said parcel; thence S. 00°07'22" E., 552.50 feet; thence N. 89°54'45" W., 219.0 feet; thence S. 00°07'22" E., 219.03 feet; thence N. 89°54'45" W., 561.65 feet; thence N. 00°07'22" W., 269.88 feet; thence N. 38°37'06" W., 214.00 feet to a point on the Northwesterly boundary of said NORTHGATE OF ST. PETERSBURG; thence N51°22'54" E., 145.48 feet; thence N. 00°07'22" W., 35.08 feet; thence N. 54'53" E., 599.79 feet; thence S. 38°37'06" E., 175.82 feet; thence S. 89°54'45" E., 199.19feet to the Point of Beginning.

c. The business created 66 new full-time jobs at the end of 2013 with an average wage above the average Pinellas County wage.

d. ASI raised the Sears building at this location and built a 110,000 square foot office building and 800 space parking garage and will make a $13,100,000 capital investment to complete the expansion of its St. Petersburg campus.

e. ASI is committed to local procurement and plans to use local vendors when appropriate in support of local procurement.

f. ASI is committed to environmental sustainability and will apply green technologies to the extent feasible and is applying for a silver level certification in Leadership in Energy and Environmental Design ("LEED"); and

WHEREAS, pursuant to the Master Ordinance and Florida Statutes, Section 196.1995, the Pinellas County Property Appraiser completed its review of the ASI Application and submitted its report to the City dated March 11, 2014. The Property Appraiser's report, which is attached hereto and made a part hereof as Exhibit "A", includes the following:

i. The total revenue available to the City for the current fiscal year from ad valorem tax sources is $ 84,995,039.

ii. The total revenue lost to the City for the current fiscal year by virtue of exemptions previously granted under this section is $ 0.

iii. The estimate of the revenue which would be lost to the City during the current fiscal year if the exemption applied for was granted and the property for which the exemption is requested would otherwise have been subject to taxation is $167,984.

iv. The estimate of the taxable value lost to the City if the exemption applied for was granted is $ 21,600,000 for improvements to real property and $ 3, 213,000 for tangible personal property.

v. A determination that the property listed in the ASI Application meets the definition of an Expansion of an Existing Business as defined in Florida Statutes, Section 196.012(15); and

WHEREAS, the ASI Application meets all statutory and Master Ordinance requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. PETERSBURG, THAT:

SECTION 1. TITLE: This Ordinance shall be known as Ordinance No. - 2014-____, the "Economic Development Ad Valorem Tax Exemption for ASI RE, LLC (ASI)".

SECTION 2. GRANT OF EXEMPTION:

1. After consideration of the ASI Application, which is incorporated herein by reference, and the Property Appraiser's Report, attached hereto as Exhibit "A", the City Council finds that ASI qualifies as an Expansion of an Existing Business and that granting an Economic Development Ad Valorem Tax Exemption to ASI to encourage its expansion will promote economic sustainability within the City through the creation of jobs and utilization of local resources. City Council hereby grants to ASI and establishes on behalf of ASI an Economic Development Ad Valorem Tax Exemption of one hundred percent (100%) of the assessed value of the net increase in qualifying improvements to real property and qualifying tangible personal property as set forth in the ASI Application acquired by ASI after the adoption of this Ordinance to

facilitate the expansion of ASI's existing business (the "ASI Exemption") provided that the maximum amount of the exemption shall not exceed $100,000 per year.

2. The ASI Exemption shall be for a period of five (5) tax years (the "Exemption Period") commencing with Tax Year 2014 through Tax Year 2018. The ASI Exemption is conditioned upon ASI entering into an agreement with the City (the "ASI Tax Exemption Agreement") stating that it shall remain in compliance with this Ordinance and the Master Ordinance throughout the Exemption Period as well as with the terms of the ASI Tax Exemption Agreement. Should ASI fail to comply with the terms of this Ordinance, the Master Ordinance, or the ASI Tax Exemption Agreement, the City may, in its sole and absolute discretion, revoke the ASI Exemption and recover any taxes exempted during the Exemption Period pursuant to the procedures set out in the Master Ordinance.

3. As set forth in the ASI Tax Exemption Agreement, ASI agrees to abide by the terms and conditions set forth in this Ordinance and the Master Ordinance, as amended from time to time, as well as the guidelines, policies and procedures enacted by the City from time to time related to the Economic Development Ad Valorem Tax Exemption Program. Failure to do so may result in revocation of the ASI Exemption and the City's recovery of any taxes exempted during the Exemption Period.

SECTION 3. APPLICABILITY. The ASI Exemption shall apply only to taxes levied by the City. The exemption shall not apply to taxes levied by the County, school district, or water management district, or to taxes levied for the payment of bonds or taxes authorized by a vote of the electors pursuant to Section 9 (b) or 12, Article VII of the Florida Constitution or any other taxes levied by any other entity.

SECTION 4. EXPIRATION DATE. The ASI Exemption granted herein shall automatically expire on December 31, 2018, and shall no longer be in force and effect thereafter.

SECTION 5. SEVERABILITY. The provisions of this Ordinance shall be deemed severable. The unconstitutionality or invalidity of any word, sentence or portion of this ordinance shall not affect the validity of the remaining portions.

SECTION 6. CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby superseded or repealed to the extent of such conflict.

SECTION 7. APPROVAL OF AGREEMENT. City Council hereby approves of the ASI Tax Exemption Agreement and designates the Mayor or his designee to execute the documents necessary to effectuate this approval.

SECTION 8. EFFECTIVE DATE. In the event that 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 take effect 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:

Kimberly D. Brown

CITY ATTORNEY (designee)

EXHIBIT A

ECONOMIC DEVELOPMENT AD VALOREM PROPERTY TAX EXEMPTION

Chapter 196.1995, Florida Statutes

DR-418
R. 12/99

To be filed with the Board of County Commissioners, the governing boards of the municipality, or both, no later than March 1 of the year the exemption is desired to take effect.

1	Business name: American Strategic Insurance	Mailing address: 1 ASI Way, St. Petersburg, FL 33702
2	Please give name and telephone number of owner or person in charge of this business. Name: Trevor C. Hillier (727) 821-8765 x1274	Telephone number: 727-821-8765
3	Exact Location (Legal Description and Street Address) of Property for which this return is filed: Northgate of St Petersburg BLK A, PT LOTS 2, 3 &1 See additional on tax roll	4 Date you began, or will begin, business at this facility: 06/01/2013
5	Description of the improvements to real property for which this exemption is requested: Razed existing Sears building and built a 110,000 sq ft office building and 800 spot garage	Date of commencement of construction of improvements: 07/01/12

6 Description of the tangible personal property for which this exemption is requested and date when property was, or is to be purchased

Class or Item	Age	Date of Purchase	Original Cost	Taxpayer's Estimate of Cond*	Taxpayer's Estimate of Fair Market Rent	APPRAISER'S USE ONLY Cond*	APPRAISER'S USE ONLY
Real property (office building)	1	02/01/12	$ 18,583,727	good	$	Good	$ 15,800,000
Real property (garage)	1	02/01/12	$ 6,832,952	good	$	Good	$ 5,800,000
Furniture & fixtures	1	06/01/13	$ 2,214,371	good	$	Good	$ 2,037,000
Equipment	1	06/01/13	$ 1,470,441	good	$	Good	$ 1,176,000
			$		$		$
			$		$		$
			$		$		$
			$		$		$
			$		$		$

Average value of inventory on hand:

*Condition: good, avg (average), or poor

Any additional personal property not listed above for which an exemption is claimed must be returned on form DR-405 (Tangible Personal Property Tax Return) and a copy attached to this form.

7 Do you desire exemption as a ☐ new business or ☑ expansion of an existing business

8 Describe type or nature of your business: Property insurance carrier

9 Trade levels (check as many as apply): ☐ Retail ☐ Wholesale ☐ Manufacturing ☑ Professional ☑ Service ☐ Office ☑ Other, specify: Insurance

10 Number of full-time employees to be employed in Florida

If an expansion of an existing business: Net increase in employment 66 | 14 % | Increase in productive output resulting from this expansion %

11 Sales factor for the facility requesting exemption:

Total sales in Florida from this facility-one (1) location only | divided by | Total sales everywhere from this facility-one (1) location only | = %

12 For office space owned and used by a corporation newly domiciled in Florida | Date of incorporation in Florida | Number of full-time employees at this location

I hereby request the adoption of an ordinance granting an exemption from ad valorem taxation on the above property pursuant to Section 196.1995, Florida Statutes. I agree to furnish such other reasonable information as the Board of County Commissioners, the governing authority of the municipality, or the Property Appraiser may request in regard to the exemption requested herein. I hereby certify that the information and valuation stated above by me is true, correct, and complete to the best of my knowledge and belief. (If prepared by someone other than the taxpayer, his declaration is based on all information of which he has any knowledge.)

Date 2/4/14	Signature, preparer
Signature, taxpayer	Preparer's address
Title VICE PRESIDENT	Preparer's telephone number

Property Appraiser's Use Only

I	Total revenue available to the county or municipality for the current fiscal year from ad valorem tax sources	$ 84,995,039
II	Revenue lost to the county or municipality for the current fiscal year by virtue of exemptions previously granted under this section	$ 0
III	Estimate of the revenue which would be lost to the county or municipality during the current fiscal year if the exemption applied for were granted and the property for which the exemption is requested would otherwise have been subject to taxation	$ 167,984
IV	Estimate of the taxable value lost to the county or municipality if the exemption applied for was granted: Improvements to real property $ 21,600,000 Personal property $ 3,213,000	
V	I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a ☐ new business ☒ expansion of an existing business ☐ neither	
VI	Last year for which exemption may be applied 2023	

Application to be filed not later than March 1

3-11-14 Date

Erin C Moore Signature, Property Appraiser

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND ASI

THIS AGREEMENT is entered into as of the Effective Date (as defined in Section 13), by and between the City of St. Petersburg, a political subdivision of the State of Florida (the "City") and ASI RE, LLC ("ASI"), a Florida limited liability company whose mailing address is 1 ASI Way, St. Petersburg, FL 33702.

WITNESSETH

WHEREAS, Article VII, Section 3, of the Florida Constitution and Section 196.1995, Florida Statutes, authorize the City to grant Economic Development Ad Valorem Tax Exemptions to New Businesses and Expansions of Existing Businesses, as defined in Florida Statutes, Section 196.012(14) and (15), subject to voter approval; and

WHEREAS, on November 8, 2011, St. Petersburg City electors approved a referendum authorizing such exemptions, and on October 18, 2012, the St. Petersburg City Council (the "City Council") adopted a master ordinance, Ordinance 51-H codified at Sections 17-521 through 17-532 under Chapter 17 Article X of the City Code (the " Master Ordinance") authorizing the granting of such exemptions; and

WHEREAS, the Ordinance sets forth guidelines and procedures for implementing the Economic Development Ad Valorem Tax Exemption Program (the "Program"); and

WHEREAS, pursuant to the Master Ordinance, ASI submitted an application (the "ASI Application") requesting an exemption under the Program based on estimated capital costs and employment figures (the "Exemption"), and the City approved the Exemption on _____ by adoption of Ordinance No. 2014- _____ (the "Exemption Ordinance"); and

WHEREAS, as a condition of the Exemption being granted, ASI is required to enter into an agreement with the City to ensure that the business satisfies all requirements associated with the creation of jobs in the City, the fulfillment of other representations made in applying for the Exemption, and the granting of the Exemption by the City.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, hereby acknowledged by the parties, ASI and the City agree as follows:

1. **Incorporation.** The recitals set forth above are incorporated herein in their entirety.

2. **Business Maintenance and Continuing Performance Conditions Requirement.** In consideration of the City granting the Exemption, ASI agrees to:

a. invest approximately 13.1 million dollars in the expansion of its City of St. Petersburg campus located at:

That part of Block "A" NORTHGATE OF ST. PETERSBURG, according to plat thereof recorded in Plat Book 66, Page 75, Public Records of Pinellas County, Florida, and that part of the Northeast ¼ of Section 24, Township 30 South, Range 16 East, lying within the following described tract:

From a Point at the most Northerly corner of said Block "A", run S. 00°07'22" E. 395.50 feet to the principal point of beginning of said parcel; thence S. 00°07'22" E., 552.50 feet; thence N. 89°54'45" W., 219.0 feet; thence S. 00°07'22" E., 219.03 feet; thence N. 89°54'45" W., 561.65 feet; thence N. 00°07'22" W., 269.88 feet; thence N. 38°37'06" W., 214.00 feet to a point on the Northwesterly boundary of said NORTHGATE OF ST. PETERSBURG; thence N51°22'54" E., 145.48 feet; thence N. 00°07'22" W., 35.08 feet; thence N. 54'53" E., 599.79 feet; thence S. 38°37'06" E., 175.82 feet; thence S. 89°54'45" E., 199.19feet to the Point of Beginning; and

b. maintain the required new full time jobs as set forth in the Master Ordinance for a target industry and as set forth in Florida Statutes, Section 196.012 (15) at the facility described in 2.a. above; and
c. pay an average annual wage for such full time jobs exceeding the average annual wage for Pinellas County; and
d. use commercially reasonable efforts to hire employees living in St. Petersburg, Florida and to use local suppliers for its goods and services where practicable.

3. Annual Filings. Pursuant to Florida Statutes, Section 196.1995, the Master Ordinance, and the Exemption Ordinance, ASI shall:

a. inform the City in writing within ten (10) days of any changes in ownership of ASI;
b. submit an amended DOR Form 418 to the Program Administrator on or before February 1 of each year of the Exemption Period, which is five (5) tax years commencing with Tax Year 2014 through Tax Year 2018;
c. on or before February 1 of each year of the Exemption Period, submit an Annual Renewal Statement and an Annual Report to the POD, which shall comply with the following:

(1) the Annual Renewal Statement shall certify that the information provided herein has not changed. In the event the information has

changed, the Annual Renewal Statement shall set forth the changes in detail and any supporting documentation that may be necessary;

(2) the Annual Report shall provide an update of ASI's compliance with the Business Maintenance and Continuing Performance Conditions set forth in Section 2 herein;

(3) prior to submittal of the Annual Renewal Statement and the Annual Report, ASI shall allow the Program Administrator to conduct an on-site inspection of the facilities in conjunction with his annual review of the project;

d. comply with all filings required by Section 196.011, Florida Statutes for annual renewals of tax exemptions.

4. Indemnification.

A. ASI shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities; and costs, expenses and attorney's and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:

1) The performance of this Agreement (including any amendments thereto) by ASI, its employees, agents, representatives or subcontractors; or

2) The failure of ASI, its employees, agents, representatives or subcontractors to comply and conform with applicable Laws, as hereinafter defined; or

3) Any negligent act or omission of the ASI, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of the ASI, its employees, agents, representatives or subcontractors, or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or

4) Any reckless or intentional wrongful act or omission of the ASI, its employees, agents, representatives, or subcontractors.

B. The provisions of this paragraph are independent of, and will not be limited by, any insurance obtained by ASI and shall survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

5. **Compliance with Laws.** ASI shall comply with all applicable federal, state, and local laws, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue (collectively, "Laws"), including but not limited to Florida Public Records Laws (e.g. Chapter 119, Florida Statute). ASI shall also comply with City policies and procedures. Specifically, ASI shall materially comply with all terms and conditions set forth in the Master Ordinance and the Exemption Ordinance, as they may be amended from time to time, as well as any policies, procedures and guidelines adopted by the City from time to time related to the Program.

6. **City Revocation.**

a. In the event ASI fails to satisfy the Business Maintenance and Continuing Performance Conditions set forth in Section 2 of this Agreement, or otherwise fails to comply with the terms of this Agreement, the Master Ordinance or the Exemption Ordinance, the City may, upon thirty (30) days written notice to ASI adopt an ordinance revoking the Exemption. In the event of such revocation by the City, this Agreement shall automatically terminate and be of no further force or effect, except for those provisions herein which are specifically stated to survive termination.

b. Upon revocation, the City shall notify the Property Appraiser within a reasonable amount of time.

c. If it is determined that for any year within the Exemption Period ASI was not entitled to receive the Exemption, ASI shall be subject to the taxes exempted plus annual interest at the maximum rate permitted by Florida law. The foregoing annual interest rate shall not be applied in circumstances set forth in Section 9 below.

7. **Survival.** All obligations of ASI arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations related to Sections 4, 5 and 6 of this Agreement, shall survive such expiration or earlier termination.

8. **Assignment Estoppel.** The rights and privileges granted to ASI pursuant to the Ordinance, the Exemption Ordinance and this Agreement are not assignable or transferable in any manner.

9. **Controlling Law.** This Agreement shall be interpreted and construed in accordance with the laws of the State of Florida and shall inure to and be binding upon the parties, their successors and assigns. Venue for any action brought in state court shall be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division. The parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.

10. Notice. Any notices required under this Agreement shall be in writing and be addressed to the parties as shown below. Notices shall be delivered by certified or registered first class mail or by commercial courier service, and shall be deemed to have been given or made as of the date received.

AS TO THE CITY: **Director, Planning and Economic Development**
One 4th Street North 9th Floor
St. Petersburg, FL 33701

WITH A COPY TO: **City Attorney's Office**
One 4th Street North 10th Floor
St. Petersburg, FL 33701

AS TO THE COMPANY: **ASI RE, LLC**
ATTN: Vice President, Finance and Accounting
1 ASI WAY
St. Petersburg, FL 33702

11. Force Majeure. Notwithstanding anything contained in this Agreement to the contrary, and subject to the terms of this Section, ASI's failure to perform its obligations under this Agreement, other than with respect to the payment of money or the giving of any notice required hereunder, shall not be a default, and no disqualification shall occur as a result thereof, if any such failure or delay is due in whole or in part to acts of God; acts of public enemy; war; riot; sabotage; blockage; embargo; labor strikes, lockouts or other labor or industrial disturbance (whether or not on the part of agents or employees of either party hereto engaged in renovation or construction at the facility); civil disturbance; terrorist act; fire, flood, windstorm, hurricane, earthquake or other casualty; any law, order, regulation or other action of any governing authority; any action, inaction, order, ruling moratorium, regulation, statute, condition or other decision of any governmental agency having jurisdiction over ASI, over the renovation or construction anticipated to occur thereon or over any uses thereof, or by delays in inspections or in issuing approvals by private parties or permits by governmental agencies not occasioned by ASI.

12. Conflicting Laws; Severability. If a conflicting law is enacted after the Effective Date, then the City and ASI shall meet and confer in good faith to seek to effectuate an amendment to this Agreement providing the City and ASI with the rights and remedies intended to be provided herein. Nothing herein shall preclude either the City or ASI from challenging the validity of any conflicting laws. Each provision in this Agreement is severable. If any such provision is determined to be invalid or illegal, the validity and enforceability of the remainder of this Agreement shall be unaffected.

13. Term; Effective date. The term of this Agreement shall commence on the date of the last signatory hereto (the "Effective Date") and, unless sooner terminated, shall continue in force through December 31, 2018, the last day of the Exemption Period.

14. Amendments. Except as otherwise provided herein regarding termination, this Agreement shall not be modified or amended except by written instrument signed by all of the parties.

15. Binding Effect and Effectiveness; Representations and Warranties.

a. Subject to the specific provisions of this Agreement, this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors, notwithstanding changes in corporate or other governance.

b. ASI represents and warrants to the City that as of the date hereof and throughout the term of this Agreement:

i. ASI is a limited liability company, duly organized under the laws of the State of Florida and is validly existing and doing business therein as ASI RE, LLC;
ii. ASI has the power and authority to own its properties and assets and to carry on its business as now being conducted and has the power and authority to execute and perform this Agreement;
iii. This Agreement (a) is a lawful, valid and binding agreement of ASI in its corporate name enforceable against ASI in accordance with its terms; (b) does not violate any order of any court or other agency of government binding on ASI, the charter documents of ASI, or any provisions of any indenture, agreement or other instrument to which ASI is a party; and (c) does not conflict with, result in a breach of, of constitute an event of default, or an event which, with notice or lapse of time, or both, would constitute an event of default, under any material indenture, agreement or other instrument to which ASI, in its corporate name, is a party;
iv. ASI has not received written notice of any action having been filed against ASI that challenges the validity of the Agreement or ASI's right and power to enter into and perform this Agreement; and
v. The signatory hereto has the authority to execute this Agreement and to bind ASI to the terms and conditions set forth herein.

16. Public Records.

A. ASI shall (i) keep and maintain public records (as defined in Florida's Public Records law) that ordinarily and necessarily would be required by the City in order to provide an ad valorem tax exemption pursuant to this Agreement; (ii)

subject to subsection B. below, provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided under Florida's Public Records law; (iii) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by applicable Laws; and (iv) meet all requirements for retaining public records and transfer, at no cost, to the City all public records in possession of the ASI within ten (10) days following the expiration or earlier termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All public records stored electronically by ASI shall be provided to the City in a format approved by the City.

B. ASI shall immediately notify the City Clerk in writing after receiving a public records request. ASI shall obtain written approval from the City Clerk prior to releasing or disclosing public records and shall comply with instructions of the City Clerk and all City policies and procedures regarding public records.

C. Nothing in this Agreement shall be construed to affect or limit ASI's obligations including but not limited to ASI's obligations to comply with all other applicable Laws and to maintain books and records pursuant to this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the Effective Date.

ATTEST: (SEAL)

_____
City Clerk (Designee)

ASI RE, LLC:

By: _____
Print: _____
Title: _____

WITNESSES

By: _____
Print: _____

By: _____
Print: _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as _____ of ASI RE, LLC, a Florida limited liability company, on behalf of the LLC. He/she is [__] personally known to me or [__] has produced _____ as identification.

_____
Notary Public Seal

Approved as to form and content:

_____
City Attorneys' Office

ECONOMIC DEVELOPMENT AD VALOREM PROPERTY TAX EXEMPTION

Chapter 196.1995, Florida Statutes

DR-418
R. 12/99

To be filed with the Board of County Commissioners, the governing boards of the municipality, or both, no later than March 1 of the year the exemption is desired to take effect.

1 Business name: American Strategic Insurance

Mailing address: 1 ASI Way, St. Petersburg, FL 33702

2 Please give name and telephone number of owner or person in charge of this business.
Name: Trevor C. Hillier (727) 821-8765 x1274
Telephone number: 727-821-8765

3 Exact Location (Legal Description and Street Address) of Property for which this return is filed
Northgate of St Petersburg BLK A, PT LOTS 2, 3 &1 See additional on tax roll

4 Date you began, or will begin, business at this facility: 06/01/2013

5 Description of the improvements to real property for which this exemption is requested
Razed existing Sears building and built a 110,000 sq ft office building and 800 spot garage

Date of commencement of construction of improvements: 07/01/12

6 Description of the tangible personal property for which this exemption is requested and date when property was, or is to be purchased

Class or Item	Age	Date of Purchase	Original Cost	Taxpayer's Estimate of Cond*	Taxpayer's Estimate of Fair Market Rent	APPRAISER'S USE ONLY Cond*	APPRAISER'S USE ONLY
Real property (office building)	1	02/01/12	$ 18,583,727	good	$	Good	$ 15,800,000
Real property (garage)	1	02/01/12	$ 6,832,952	good	$	Good	$ 5,800,000
Furniture & fixtures	1	06/01/13	$ 2,214,371	good	$	Good	$ 2,037,000
Equipment	1	06/01/13	$ 1,470,441	good	$	Good	$ 1,176,000
			$		$		$
			$		$		$
			$		$		$
			$		$		$
			$		$		$

Average value of inventory on hand:

*Condition: good, avg (average), or poor

Any additional personal property not listed above for which an exemption is claimed must be returned on form DR-405 (Tangible Personal Property Tax Return) and a copy attached to this form.

7 Do you desire exemption as a ☐ new business or ☑ expansion of an existing business

8 Describe type or nature of your business
Property insurance carrier

9 Trade levels (check as many as apply)
☐ Retail ☐ Wholesale ☐ Manufacturing ☑ Professional
☑ Service ☐ Office ☑ Other, specify: Insurance

10 Number of full-time employees to be employed in Florida

If an expansion of an existing business: Net increase in employment 66 | 14 % | Increase in productive output resulting from this expansion %

11 Sales factor for the facility requesting exemption:

Total sales in Florida from this facility-one (1) location only | divided by | Total sales everywhere from this facility-one (1) location only | = %

12 For office space owned and used by a corporation newly domiciled in Florida | Date of incorporation in Florida | Number of full-time employees at this location

I hereby request the adoption of an ordinance granting an exemption from ad valorem taxation on the above property pursuant to Section 196.1995, Florida Statutes. I agree to furnish such other reasonable information as the Board of County Commissioners, the governing authority of the municipality, or the Property Appraiser may request in regard to the exemption requested herein. I hereby certify that the information and valuation stated above by me is true, correct, and complete to the best of my knowledge and belief. (If prepared by someone other than the taxpayer, his declaration is based on all information of which he has any knowledge.)

Date 2/4/14

Signature, preparer

Signature, taxpayer

Preparer's address

Title VICE PRESIDENT

Preparer's telephone number

Property Appraiser's Use Only

I	Total revenue available to the county or municipality for the current fiscal year from ad valorem tax sources	$ 84,995,039
II	Revenue lost to the county or municipality for the current fiscal year by virtue of exemptions previously granted under this section	$ 0
III	Estimate of the revenue which would be lost to the county or municipality during the current fiscal year if the exemption applied for were granted and the property for which the exemption is requested would otherwise have been subject to taxation	$ 167,984
IV	Estimate of the taxable value lost to the county or municipality if the exemption applied for was granted Improvements to real property $ 21,600,000 Personal property $ 3,213,000	
V	I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a ☐ new business ☒ expansion of an existing business ☐ neither	
VI	Last year for which exemption may be applied 2023	

Application to be filed not later than March 1

3-11-14
Date

Erin C Moore
Signature, Property Appraiser

American Strategic Insurance
1 ASI Way
St. Petersburg, Florida 33702
www.AmericanStrategic.com

TO: DAVE GOODWIN, DIRECTOR, PLANNING AND ECONOMIC DEVELOPMENT

FROM: TREVOR HILLIER, VICE PRESIDENT, FINANCE AND ACCOUNTING

SUBJECT: ASI RE, LLC AD VALOREM TAX EXEMPTION APPLICATION

DATE: FEBRUARY 12, 2014 – UPDATED ON APRIL 16, 2014

CC: STEVE KURCAN, MARY BETH MANLY, KEVIN MILKEY

Per Florida Statutes, City Council must take into account the following when taking action on an application:

1. **Total number of net new jobs to be created by the applicant.**

   Since we've moved in to the new campus on 6/1/2013, American Strategic Insurance Group ("ASI") has added 66 net new full-time employees, 26 of which are residents of St. Petersburg. In 2014, ASI plans to add 33 full-time employees, who will be based out of our headquarters located at 1 ASI Way N, St. Petersburg, FL 33702. Further, ASI is planning on continuing the geographic expansion of our business, which means we will continue to add new full-time employees for the foreseeable future.

2. **The average wage of the new job**

   The average salary for 66 full-time employees is $44,906. Additionally, 11 of the employees earned a salary greater than or equal to $54,426, which is 125% of the average wage for Pinellas County. 60 employees earned a salary greater than or equal to $43,541, which is 100% of the average wage for Pinellas County.

3. **The capital investment to be made by the applicant.**

   Through 2013, the members of ASI RE, LLC have invested $41.9 million of capital towards the completion of the ASI campus. The members are planning to further contribute a minimum amount of $13.1 million to complete the construction.

4. **The type of business or operation**

   ASI is a group of companies that offer property and casualty insurance. The group consists of a holding company, seven insurance carriers, three managing general agencies, an information technology company, and a real estate holding company.

5. **The environmental impact of the proposed business or operation**

   The construction of the ASI campus has already had a material environmental impact. This parcel of real estate previously had a Sears/Kmart store, which sat closed for several years on an unmaintained asphalt parking lot. The ASI campus will include a much larger landscaped area.

Additionally, ASI is in the process of applying for a silver level certification in Leadership in Energy and Environmental Design ("LEED"). In order to be eligible for this certification, our buildings must comply with environmental laws and regulations, as well as the guidelines created by the U.S. Green Building Council. The certification process is based on a points system, part of which credits ASI for sourcing the building materials locally and using local contractors. ASI also used a local development company, Echelon Development LLC, to develop the entire campus project.

6. **The extent to which the applicant intends to source its supplies and materials within St. Petersburg**

As mentioned in the previous section, part of our LEED certification process required ASI to use locally sourced materials. Additionally, while as an insurance company we do not have an inventory or raw materials, we do use several other local service providers (e.g. office supplies, janitorial services and landscaping services).

7. **The applicant may provide additional economic development information to support the application**

ASI is a profitable and growing company, and a member of the St. Petersburg Chamber of Commerce at the Chamber Trustee level. Formed in St. Petersburg in 1997, we began with $6 million of capital and now have over $1 billion in revenue and nearly $600 million of capital. Our insurance group is rated A (Excellent) by the A.M. Best Company, the industry leader of insurance-rating agencies. ASI currently writes insurance in 24 states and Washington D.C., and is in the process of expanding to the other 26 states. In order to successfully complete this expansion process, while maintaining our high standards in customer service, we will also expand our workforce.

ASI also has a well experienced management team with an average insurance experience of well over 20 years. A list of ASI's officers is below.

John Auer – President and CEO
Kevin Milkey – Executive Vice President and Assistant Secretary
Mary Frances Fournet – Vice President of Production Management
Tanya Fjare – Vice President of Business Analysis and Project Management
Trevor Hillier – Vice President of Finance and Accounting
Phillip Brubaker – Vice President of Product Management
Angel Bostick – Vice President, General Counsel and Assistant Secretary
Thomas Morgan – Vice President of Commercial Lines
Jeffrey Hannon – Vice President of Marketing

ASI is one of only 18 companies to be recognized as a top employer in Tampa Bay for 5 consecutive years by the Tampa Bay Times. We have been named the top mid-sized employer in 3 out of those 5 years, including this year.

ST. PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

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

SUBJECT: **City File LDR 2014-02:** A private application proposing to amend St. Petersburg City Code, Chapter 16 (Land Development Regulations), Section 16.40.040 titled "*Fences, Walls and Hedges.*"

REQUEST: Ordinance _____ amending Section 16.40.040 titled "*Fences, Walls and Hedges,*" to allow electrically charged fencing in all non-residentially zoned districts that allow outdoor storage.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL, with modification to the original request. Specifically, staff recommends approval to allow electrically charged fencing in industrial zoning districts only.

Development Review Commission (DRC): The Commission conducted a public hearing on April 2, 2014 to consider the applicant's request. The Commission voted 6-0 finding that the request, as modified by city staff, is consistent with the City's Comprehensive Plan.

Recommended City Council Action:
1) CONDUCT the second reading and (adoption) public hearing;
2) APPROVE the ordinance.

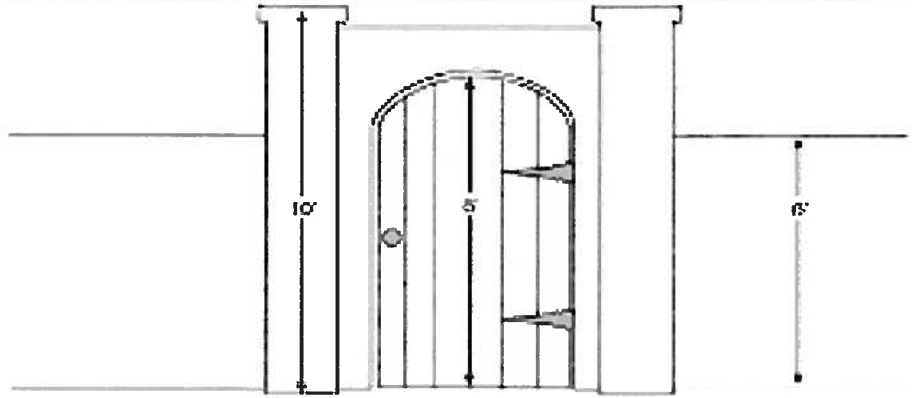
Attachments: Ordinance, DRC Staff Report

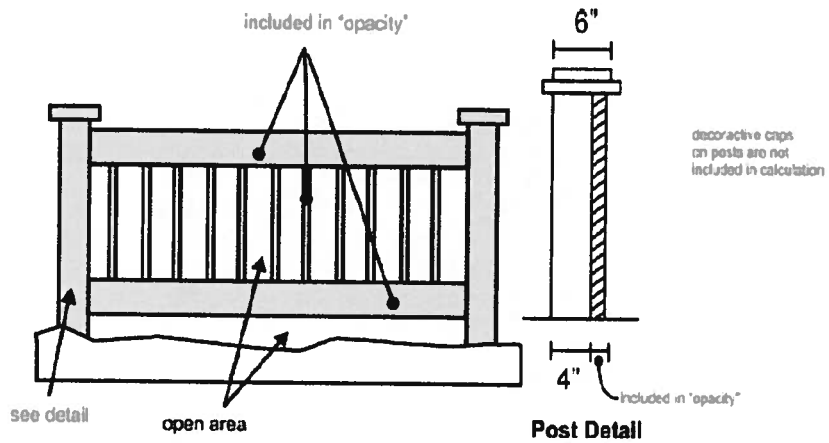
AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING THE CITY CODE; PROVIDING FOR THE USE OF ELECTRICALLY-CHARGED FENCING ON PROPERTY DESIGNATED WITH IT (INDUSTRIAL TRADITIONAL) AND IS (INDUSTRIAL SUBURBAN) ZONING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Section 16.40.040.3, Chart No. 5 of the St. Petersburg City Code is hereby amended to read as follows:

5. DESIGN AND OTHER RELATED REGULATIONS	
A. EXEMPTIONS	Fences, walls and hedges on certain properties of the Pinellas County School Board shall be regulated as set forth in an interlocal agreement between the City and the School Board, as may be amended from time to time.
B. ALLOWANCES FOR ADDITIONAL HEIGHT	1. Fences or walls for which a greater height is necessary because of 1) an association with uses that require high fences to protect public safety, such as, but not limited to, driving ranges, utility substations, baseball fields, athletic fields, and swimming pools or 2) a requirement of a state or federal agency, may be allowed subject to a height limit which may be imposed by the POD. Approval of height in excess of that allowed by this Code will be based upon precedent established by previous City approvals, standardized specifications, required security measures, and trajectories for driving ranges and athletic fields. Such fences or walls need not comply with the Design Standards of this section, but shall comply with all landscaping requirements.
	2. One (1) additional foot of height is allowed for fence or wall columns which are a maximum of two (2) feet in width and spaced at least six (6) feet apart measured center to center.
	3. Two (2) additional feet of height is allowed for a decorative open arched gate which does not exceed 25 feet in width for a vehicular gate or eight (8) feet in width for a pedestrian gate.
	4. Four (4) additional feet of height is allowed to accommodate solid arch structures over gates (as shown below) and other passageways for pedestrians and vehicles.

	 **Additional Height for Gates/Arches**
	5. Two (2) additional feet of height is allowed for decorative lanterns, urns, planters, or sculptural elements above the maximum height allowed for the fence or wall component (e.g. wall, column, or arch) upon which such decorative feature is located.
	6. Maximum height may vary by up to six (6) inches to allow for grade changes, clearance under fences for maintenance, footers, other obstacles customary to the use intended to be fenced, and reasonable human error.
	7. Up to two sections of fence or wall, not to exceed eight (8) feet in width each, may be allowed two (2) additional feet in height within any side (non-street) or rear yard for lattice, planter boxes, or selective screening of adjoining uses.
	8. Fences, walls, or hedges along the side yard of a residential use which abuts a non-residential use may be six (6) feet in height to within five (5) feet of the front property line.
	9. Fences or walls for single-family uses which abut Interstate 275 may be eight (8) feet in height.
C. DESIGN STANDARDS	1. All fences and walls shall comply with the architectural, design, and landscaping requirements of this code.
	2. All fences and walls shall be installed with the finished side facing towards the exterior or adjoining properties and rights-of-way (excluding alleys). For fences and walls between adjoining properties, this requirement may be waived by the POD upon approval by the adjoining property owners, whose written approval shall be signed or acknowledged before a notary.
	3. Barbed wire is prohibited at 1) any residential use; 2) any mixed-use having a residential component; 3) any residentially-zoned property (regardless of its developed use); 4) any property zoned DC or CCT-2; and 5) on any property within ten feet of any property zoned or developed with a residential use. Barbed wire shall be oriented toward the interior of the property and included in the overall fence height measurement. Barbed wire is prohibited on any fence within a yard along a major street.
	4. On properties (excluding industrial, single-family, and duplex uses) visible from any major street, fences and walls shall be decorative or vinyl-coated chain-link (including stands, poles, and rails). Fences which are screened by required landscaping shall be exempt from the decorative or vinyl-coated fencing requirement.



5. All fences except chain-link fences shall have upper and lower rails between posts. A chain-link fence shall have a top rail.

6. Fences and walls shall comply with the design requirements established for the zoning district.

7. Fences and walls shall be consistent in style and design within any property (e.g. same design in front yard or rear yard), and for yards abutting streets (e.g. same or compatible design and style for both front and street side yards for corner lots). Fences and walls shall be comprised of no more than three materials for panels, posts, rails, columns, and other elements within all yards of any property. Fences and walls in side, rear, and waterfront yards may be comprised of a different material(s) than that used in the front yard.

8. Fences and walls shall be designed and installed as follows:
   a. Fences shall be designed in accordance with industry standard forms such as: stockade, board-on-board, shadowbox, tongue-and-groove, picket, split rail and chain link. An alternative form may be approved where the POD finds that the proposed form complies with the intent of the provisions of this section and that the form requested is at least the equivalent to the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.
   b. The term *building materials* shall mean industry standard materials normally manufactured for, used and recognized as fencing materials such as: wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, galvanized and vinyl-coated chain link, wood planks or pickets, and vinyl or composite manufactured specifically as fencing materials. An alternative material may be approved where the POD finds that the proposed material complies with the intent of the provisions of this section and that the material requested is at least the equivalent of the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.

9. Fences and walls greater than 100 feet in length shall be articulated by columns or other visual breaks measuring at least two feet in width and spaced no more than 24 feet apart. Landscaping shall be provided in accordance with the landscaping and irrigation section. This design standard shall apply for any portion of a qualifying fence or wall facing a right-of-way (excluding alleys.)

	10. The attachment of fabric, shade cloth or other material to a chain link or similar open fence is prohibited except as provided herein. Fabric, shade cloth or other material is not a permitted method for required screening of outdoor storage areas. Fabric, shade cloth or other material may be installed to create a wind barrier for athletic courts or similar situations subject to the following conditions: a. Professional installation is required by a licensed contractor; b. The proposed material shall be designed to withstand wind resistance with commercial grade seams and attached at grommets designed in a manner consistent with building regulations.
	11. Except as otherwise provided in this subsection, it shall be unlawful for any person to construct, maintain, place, install or allow or cause to be constructed, maintained, placed or installed on or about any structure or property any fence, barrier, partition, obstruction or similar structure that is electrically charged or connected with any electrical source in such a manner as to transmit an electrical charge to persons, animals or things which come in contact therewith. Electrically charged fencing may be used for security purposes in any industrial zoning district or industrial zoned property subject to the following conditions: a. Only low-voltage electrical fencing shall be used with a maximum of 12 volts, primary voltage; b. Electrically charged fencing shall comply with the height requirements of this section; c. Electrically charged fencing shall be completely surrounded by a non-electrical fence or wall. The surrounding non-electrical fence or wall shall be separated from the electrically charged fence by at least three (3) inches; d. Electrically charged fencing shall be identified as such with a sign, no larger than one (1) square foot in area, and shall be placed on all sides of the property where the electrically charged fence is located with at least one (1) sign per every sixty (60) linear feet or portion thereof; e. Any property with electrically charged fencing shall provide safe access for emergency personnel; f. Where any property with electrically charged fencing is abutting a residential use or residentially-zoned property, the electrically charged fence shall be setback a minimum of five (5) feet from any property line abutting the residential use or residentially zoned property.
D. STANDARDS FOR MEASUREMENT	1. The height of a fence, wall or hedge shall be measured from 1) the existing natural grade upon which the structure to be measured sits, or 2) the finished grade at the time of subdivision platting. Measurement shall be taken from the abutting property. Where the existing grade of one lot has been modified due to FEMA regulations, measurement shall be made from the mid-point of the existing grade and the FEMA required minimum grade. Where the existing grade of two or more adjacent lots has been modified due to FEMA regulations, measurement shall be made from the new finished grade.

	2. Except as provided in Section B of this chart, the addition of any material (e.g. screening, flags, lattice, or planters) to a fence or wall which is visible above the fence or wall shall be considered part the fence or wall when measuring overall height.
E. LOCATIONAL CRITERIA	1. Hedge regulations shall only apply to hedges within five (5) feet of a property line of a residential use and within ten (10) feet of a property line for all other uses. This provision shall not include waterfront yards.
	2. In waterfront yards, a hedge shall not exceed three (3) feet in height within a primary view corridor consisting of the first five (5) feet measured from the waterfront boundary line. The primary view corridor shall additionally include portions of the waterfront yard, on each side of the waterfront yard, located as follows: From a rear corner, measure along the waterfront boundary line for a distance equal to one-half of the depth of the waterfront yard to a point. From that point, extend a straight line to a point where the waterfront setback line intersects the nearer side boundary line, and from that intersection, return to the corner. In the remainder of the waterfront yard there is no limit on the height of hedges.
	3. Fence and wall heights shall apply in all required yards. Fences and walls shall not exceed the maximum building height within the buildable area.
	4. In the DC and CCT-2 zoning districts, no fence or wall shall be installed within three (3) feet of any wall on an adjoining property if such wall has one or more windows or doors, and no fence or wall shall impede required emergency egress from a window or door on any property.
	5. For Through-Lots and other irregular lots, at least one yard shall be considered to be a rear yard for the purpose of allowing fences, walls or hedges. The yard which shall be allowed a rear yard fence, wall, or hedge shall be determined based upon the following order of factors: a) the predominant location of rear yards of other lots in the block, b) the location of the front entry into the house on the subject lot, and c) the relationship of the yard to other yards on abutting properties.
	6. No fence, wall, or hedge shall be installed so as to obstruct passage through a vehicular use area (parking lot, driveway, loading zone, etc.), sidewalk, or right-of-way located on the same property or an adjoining property and existing at the time the fence, wall or hedge is installed; provided, that this provision shall not be deemed to create an obligation on the part of a property owner to give an adjoining property owner a right of ingress-egress where none exists by express agreement or through historic usage or where such obligation has not been imposed by the City as a condition of approval of a development order.
	7. Fences and walls over four (4) feet in height which are adjacent to a sidewalk shall be setback a minimum of two (2) feet from the edge of the sidewalk, except for fences and walls within DC and CCT-2 zones.
	8. Fences, walls, and hedges shall comply with visibility at intersection and sight triangle requirements.
	9. No fence or wall shall be situated along any alley so as to obstruct the use of the alley by the public or to obstruct access to accessory structures (e.g. garages) situated adjacent to alleys.
	10. No fence or wall shall be allowed on or permitted to overhang a right-of-way.

	11. Hedges are allowed in the right-of-way so long as no portion of the hedge is within four feet of the curb, or edge of pavement if there is no curb, within one foot of the sidewalk, or higher than four feet, and the hedge complies with the Visibility at Intersections Section.
F. PERMITTED AND MAINTENANCE REQUIREMENTS	1. All walls and fences shall be maintained in a sturdy upright position, in good condition, free from mildew or rot that has substantially penetrated the depth of the fence, free from any broken parts, slats or boards, and with no parts, slats or boards missing.
	2. The owner of a property where a fence, wall or hedge is located is responsible for maintenance of both sides. Nothing in this section shall be construed to grant any right of entry to an adjoining property which is under separate ownership for the purpose of maintaining a fence, wall or hedge. Nothing in this section shall be construed as creating an obligation to maintain a fence, wall or hedge if access to an adjoining property is necessary for maintenance work and the owner of the adjoining property fails or refuses to grant a right of entry to the owner of the fence for such work at reasonable times despite a request for such right of entry.
G. REQUIRED LANDSCAPING	Where "landscaping" is required by this section, such landscaping shall be in accordance with the Landscaping and Irrigation Section.
H. GRANDFATHERED STATUS	All existing fences and walls which do not comply with the regulations of this section, whether lawful when erected or otherwise, shall be brought into compliance at such time as more than 50 percent of the surface area of the fence or wall within any one yard is replaced. All existing hedges which do not comply with the regulations of this section shall not be deemed grandfathered, but shall be brought into compliance not later than September 30, 2007.

Section Five. Severability. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is judicially determined to be unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

Section Six. Effective Date. 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 take effect 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)

PUBLIC HEARING

st.petersburg
www.stpete.org

DEVELOPMENT REVIEW COMMISSION

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

For Public Hearing on April 2, 2014
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

APPLICATION: LDR 2014-02

APPLICANT: Cindy Gsell
Director of Business Development
Electric Guard Dog, LLC
121 Executive Center Drive, Ste. 230
Columbia, SC 29210

REQUEST: Text amendment to allow electrically charged fencing within the City. (*City Code of Ordinances, Chapter 16, Land Development Regulations ("LDRs"), Section 16.40.040 titled "Fences, Walls & Hedges"*) The applicant is requesting that electrically charged fencing be permitted in all non-residentially zoned districts, which allow outdoor storage.

The applicant requests that the Development Review Commission ("DRC") review and recommend approval, confirming consistency with the City of St. Petersburg's Comprehensive Plan ("Comprehensive Plan").

AUTHORITY: Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the DRC, acting as the Land Development Regulation Commission ("LDRC"), is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs.

EVALUATION:

Recommendation

The Planning & Economic Development Department finds that the proposed request, as modified by city staff, is consistent with the Comprehensive Plan and recommends **APPROVAL**.

Background and Analysis

The Planning and Economic Development Department was first contacted by the applicant, Cindy Gsell, Electric Guard Dog, LLC, to inquire about modifying the city's prohibition against electrically charged fencing. Specifically, Section 16.40.040 states:

> "It shall be unlawful for any person to construct, maintain, place, install or allow or cause to be constructed, maintained, placed or installed on or about any structure or property any fence, barrier, partition, obstruction or similar structure that is electrically charged or connected with any electrical source in such a manner as to transmit an electrical charge to persons, animals or things which come in contact therewith."

Following her initial inquiry and subsequent conversation with the city's Zoning Official and staff from the Development Review Services Division and the Urban Planning and Historic Preservation Division, Ms. Gsell filed a formal application on February 5, 2014 to amend the text of the City Code of Ordinances. The applicant's proposed amendment will permit electrically charged fencing in all non-residentially zoned districts, which allow outdoor storage.

City staff's recommendation to support electrically charged fences requires a modification to the applicant's request. Specifically, city staff recommends that the proposed amendment continue to prohibit electrically charged fences in all zoning districts except for properties located in the city's industrial zoning districts, IT (Industrial Traditional) and IS (Industrial Suburban).

The LDRs accommodate a variety of outdoor storage and outdoor sales opportunities. Whereas outdoor storage is typically restricted to the industrially zoning districts, plus IC (Institutional Center – Community Redevelopment District) and IC (Institutional Center – Transportation / Utility), outdoor sales is allowed in a wide variety of Corridor and Center zoning districts. The Corridor and Center zoning districts typically encourage a concentrated mixture of high-density residential and non-residential land-use types. These mixed-use districts prioritize pedestrian mobility through required site orientation and building design standards. City staff believes that electrically charged fencing is incompatible with the mixed-use and pedestrian mobility goals of the City's Corridor and Center zoning districts.

Conversely, industrial zoned properties are often isolated from high traffic areas, and their low-visibility warrants the added protection afforded by the proposed amendment. Regarding fence regulations, the LDRs already acknowledge the distinction between industrial zoned properties and all others. For example, the maximum fence height on industrial zoned properties is ten (10) feet, whereas the maximum fence height in all other zoning districts varies from as low as three (3) feet to as high as six (6) feet.

The applicant provided specific information detailing the operational standards of their product, Electric Guard Dog ("EGD"). The EGD produces an electrical pulse every 1.3 seconds. The pulse lasts only .0001 to .0004 of a second. The EGD is powered with a 12-volt marine battery and charged by a solar panel. In order to address certain safety concerns, the applicant has provided a cover letter and detailed study by Dr. John G. Webster, Professor Emeritus, Department of Biomedical Engineering at the University of Wisconsin, certifying the safety of this product. Dr. Webster also certifies compliance of this product with the International Electrotechnical Commission ("IEC") Standards for electric security fences.

City staff acknowledges that product design may vary among vendors. In this instance, the EGD includes 20 wires and measures nearly 10-feet tall, an overall height that is compliant with the existing development standards for the industrial zoning districts.

Finally, the applicant has noted that a number of Florida jurisdictions allow or have recently approved code changes to allow electrically charged fences. Overall, the applicant's list identified 40 (27 city and 13 county) jurisdictions. For purposes of this analysis, city staff focused on Hillsborough County and the City of Tampa. Both local jurisdictions restrict the use of electrically charged fencing to the industrial zoning districts. Hillsborough County simply notes that "...electrically charged fences may be used if all requirements of all applicable local, Federal and State laws and regulations are met." City staff is recommending language similar to the City of Tampa's current regulations. [See Attachment No. 2]

Based on the information provided by the applicant, the desire among industrial land owners and tenants to install electrically charged fencing (e.g. Tibbetts Lumber Co. at 3300 Fairfield Avenue South), the preference to allow industrial land owners and tenants to install a safe and effective crime deterrent, city staff is recommending approval of the proposed amendment, as modified and attached.

Compliance with the Comprehensive Plan

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

Objective LU20: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing and/or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.

Policy LU20.1: The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.

Housing Affordability Impact Statement

The proposed amendments will have no impact on housing affordability, availability or accessibility. A Housing Affordability Impact Statement is attached.

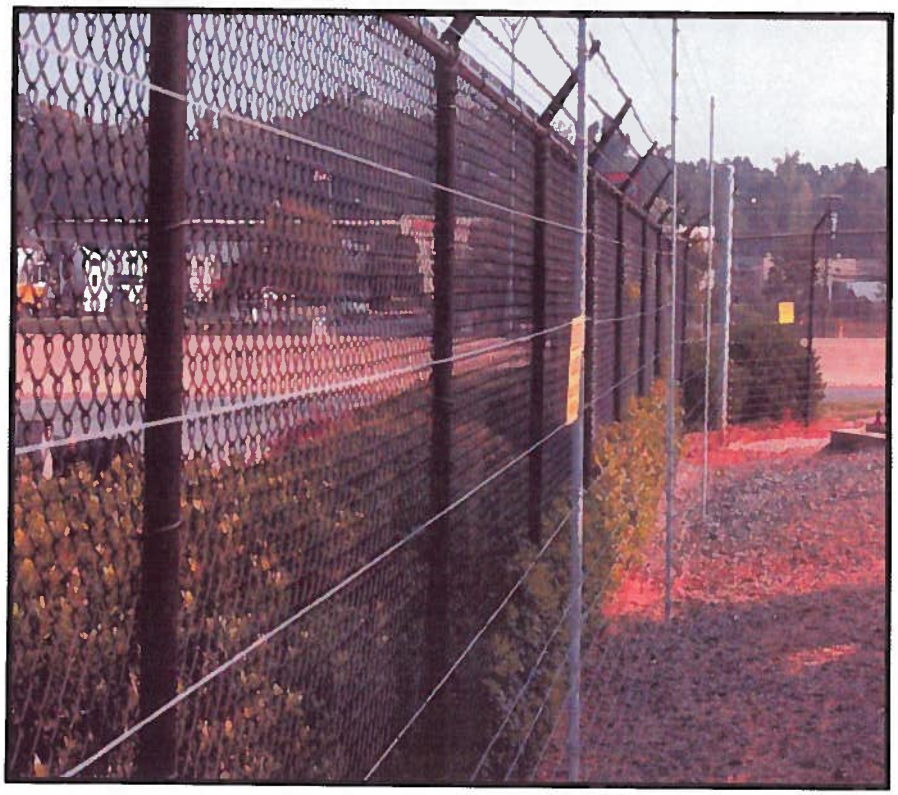
Adoption Schedule

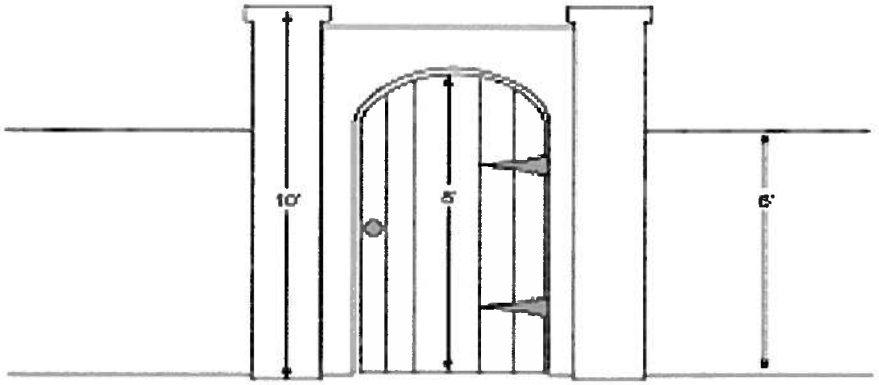
The proposed amendment requires one (1) public hearing, conducted by the City of St. Petersburg City Council. The City Council shall consider the recommendation of the DRC and vote to approve, approve with modification or deny the proposed amendment:

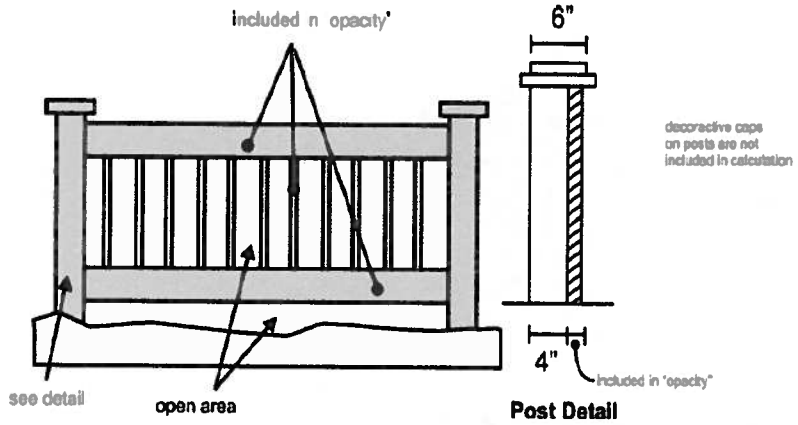
- 04-17-2014: First Reading
- 05-01-2014: Second Reading and Public Hearing

Exhibits and Attachments

1. Pictures
2. Proposed Amendment
3. Housing Affordability Impact Statement



5. DESIGN AND OTHER RELATED REGULATIONS	
A. EXEMPTIONS	Fences, walls and hedges on certain properties of the Pinellas County School Board shall be regulated as set forth in an interlocal agreement between the City and the School Board, as may be amended from time to time.
B. ALLOWANCES FOR ADDITIONAL HEIGHT	1. Fences or walls for which a greater height is necessary because of 1) an association with uses that require high fences to protect public safety, such as, but not limited to, driving ranges, utility substations, baseball fields, athletic fields, and swimming pools or 2) a requirement of a state or federal agency, may be allowed subject to a height limit which may be imposed by the POD. Approval of height in excess of that allowed by this Code will be based upon precedent established by previous City approvals, standardized specifications, required security measures, and trajectories for driving ranges and athletic fields. Such fences or walls need not comply with the Design Standards of this section, but shall comply with all landscaping requirements.
	2. One (1) additional foot of height is allowed for fence or wall columns which are a maximum of two (2) feet in width and spaced at least six (6) feet apart measured center to center.
	3. Two (2) additional feet of height is allowed for a decorative open arched gate which does not exceed 25 feet in width for a vehicular gate or eight (8) feet in width for a pedestrian gate.
	4. Four (4) additional feet of height is allowed to accommodate solid arch structures over gates (as shown below) and other passageways for pedestrians and vehicles.  **Additional Height for Gates/Arches**
	5. Two (2) additional feet of height is allowed for decorative lanterns, urns, planters, or sculptural elements above the maximum height allowed for the fence or wall component (e.g. wall, column, or arch) upon which such decorative feature is located.
	6. Maximum height may vary by up to six (6) inches to allow for grade changes, clearance under fences for maintenance, footers, other obstacles customary to the use intended to be fenced, and reasonable human error.
	7. Up to two sections of fence or wall, not to exceed eight (8) feet in width each, may be allowed two (2) additional feet in height within any side (non-street) or rear yard for lattice, planter boxes, or selective screening of adjoining uses.

	8. Fences, walls, or hedges along the side yard of a residential use which abuts a non-residential use may be six (6) feet in height to within five (5) feet of the front property line.
	9. Fences or walls for single-family uses which abut Interstate 275 may be eight (8) feet in height.
C. DESIGN STANDARDS	1. All fences and walls shall comply with the architectural, design, and landscaping requirements of this code.
	2. All fences and walls shall be installed with the finished side facing towards the exterior or adjoining properties and rights-of-way (excluding alleys). For fences and walls between adjoining properties, this requirement may be waived by the POD upon approval by the adjoining property owners, whose written approval shall be signed or acknowledged before a notary.
	3. Barbed wire is prohibited at 1) any residential use; 2) any mixed-use having a residential component; 3) any residentially-zoned property (regardless of its developed use); 4) any property zoned DC or CCT-2; and 5) on any property within ten feet of any property zoned or developed with a residential use. Barbed wire shall be oriented toward the interior of the property and included in the overall fence height measurement. Barbed wire is prohibited on any fence within a yard along a major street.
	4. On properties (excluding industrial, single-family, and duplex uses) visible from any major street, fences and walls shall be decorative or vinyl-coated chain-link (including stands, poles, and rails). Fences which are screened by required landscaping shall be exempt from the decorative or vinyl-coated fencing requirement. 
	5. All fences except chain-link fences shall have upper and lower rails between posts. A chain-link fence shall have a top rail.
	6. Fences and walls shall comply with the design requirements established for the zoning district.
	7. Fences and walls shall be consistent in style and design within any property (e.g. same design in front yard or rear yard), and for yards abutting streets (e.g. same or compatible design and style for both front and street side yards for corner lots). Fences and walls shall be comprised of no more than three materials for panels, posts, rails, columns, and other elements within all yards of any property. Fences and walls in side, rear, and waterfront yards may be comprised of a different material(s) than that used in the front yard.

8. Fences and walls shall be designed and installed as follows:
   a. Fences shall be designed in accordance with industry standard forms such as: stockade, board-on-board, shadowbox, tongue-and-groove, picket, split rail and chain link. An alternative form may be approved where the POD finds that the proposed form complies with the intent of the provisions of this section and that the form requested is at least the equivalent to the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.
   b. The term *building materials* shall mean industry standard materials normally manufactured for, used and recognized as fencing materials such as: wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, galvanized and vinyl-coated chain link, wood planks or pickets, and vinyl or composite manufactured specifically as fencing materials. An alternative material may be approved where the POD finds that the proposed material complies with the intent of the provisions of this section and that the material requested is at least the equivalent of the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.

9. Fences and walls greater than 100 feet in length shall be articulated by columns or other visual breaks measuring at least two feet in width and spaced no more than 24 feet apart. Landscaping shall be provided in accordance with the landscaping and irrigation section. This design standard shall apply for any portion of a qualifying fence or wall facing a right-of-way (excluding alleys.)

10. The attachment of fabric, shade cloth or other material to a chain link or similar open fence is prohibited except as provided herein. Fabric, shade cloth or other material is not a permitted method for required screening of outdoor storage areas. Fabric, shade cloth or other material may be installed to create a wind barrier for athletic courts or similar situations subject to the following conditions:
    a. Professional installation is required by a licensed contractor;
    b. The proposed material shall be designed to withstand wind resistance with commercial grade seams and attached at grommets designed in a manner consistent with building regulations.

11. Except as otherwise provided in this subsection, it shall be unlawful for any person to construct, maintain, place, install or allow or cause to be constructed, maintained, placed or installed on or about any structure or property any fence, barrier, partition, obstruction or similar structure that is electrically charged or connected with any electrical source in such a manner as to transmit an electrical charge to persons, animals or things which come in contact therewith.

    Electrically charged fencing may be used for security purposes in any industrial zoning district or industrial zoned property subject to the following conditions:

    a. Only low-voltage electrical fencing shall be used with a maximum of 12 volts, primary voltage;
    b. Electrically charged fencing shall comply with the height requirements of this section;
    c. Electrically charged fencing shall be completely surrounded by a non-electrical fence or wall. The surrounding non-electrical fence or wall shall be separated from the electrically charged fence by at least three (3) inches;

	d. Electrically charged fencing shall be identified as such with a sign, no larger than one (1) square foot in area, and shall be placed on all sides of the property where the electrically charged fence is located with at least one (1) sign per every sixty (60) linear feet or portion thereof; e. Any property with electrically charged fencing shall provide safe access for emergency personnel; f. Where any property with electrically charged fencing is abutting a residential use or residentially-zoned property, the electrically charged fence shall be setback a minimum of five (5) feet from any property line abutting the residential use or residentially zoned property.
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	2. Except as provided in Section B of this chart, the addition of any material (e.g. screening, flags, lattice, or planters) to a fence or wall which is visible above the fence or wall shall be considered part the fence or wall when measuring overall height.
E. LOCATIONAL CRITERIA	1. Hedge regulations shall only apply to hedges within five (5) feet of a property line of a residential use and within ten (10) feet of a property line for all other uses. This provision shall not include waterfront yards.
	2. In waterfront yards, a hedge shall not exceed three (3) feet in height within a primary view corridor consisting of the first five (5) feet measured from the waterfront boundary line. The primary view corridor shall additionally include portions of the waterfront yard, on each side of the waterfront yard, located as follows: From a rear corner, measure along the waterfront boundary line for a distance equal to one-half of the depth of the waterfront yard to a point. From that point, extend a straight line to a point where the waterfront setback line intersects the nearer side boundary line, and from that intersection, return to the corner. In the remainder of the waterfront yard there is no limit on the height of hedges.
	3. Fence and wall heights shall apply in all required yards. Fences and walls shall not exceed the maximum building height within the buildable area.
	4. In the DC and CCT-2 zoning districts, no fence or wall shall be installed within three (3) feet of any wall on an adjoining property if such wall has one or more windows or doors, and no fence or wall shall impede required emergency egress from a window or door on any property.
	5. For Through-Lots and other irregular lots, at least one yard shall be considered to be a rear yard for the purpose of allowing fences, walls or hedges. The yard which shall be allowed a rear yard fence, wall, or hedge shall be determined based upon the following order of factors: a) the predominant location of rear yards of other lots in the block, b) the location of the front entry into the house on the subject lot, and c) the relationship of the yard to other yards on abutting properties.

	6. No fence, wall, or hedge shall be installed so as to obstruct passage through a vehicular use area (parking lot, driveway, loading zone, etc.), sidewalk, or right-of-way located on the same property or an adjoining property and existing at the time the fence, wall or hedge is installed; provided, that this provision shall not be deemed to create an obligation on the part of a property owner to give an adjoining property owner a right of ingress-egress where none exists by express agreement or through historic usage or where such obligation has not been imposed by the City as a condition of approval of a development order.
	7. Fences and walls over four (4) feet in height which are adjacent to a sidewalk shall be setback a minimum of two (2) feet from the edge of the sidewalk, except for fences and walls within DC and CCT-2 zones.
	8. Fences, walls, and hedges shall comply with visibility at intersection and sight triangle requirements.
	9. No fence or wall shall be situated along any alley so as to obstruct the use of the alley by the public or to obstruct access to accessory structures (e.g. garages) situated adjacent to alleys.
	10. No fence or wall shall be allowed on or permitted to overhang a right-of-way.
	11. Hedges are allowed in the right-of-way so long as no portion of the hedge is within four feet of the curb, or edge of pavement if there is no curb, within one foot of the sidewalk, or higher than four feet, and the hedge complies with the Visibility at Intersections Section.
F. PERMITTED AND MAINTENANCE REQUIREMENTS	1. All walls and fences shall be maintained in a sturdy upright position, in good condition, free from mildew or rot that has substantially penetrated the depth of the fence, free from any broken parts, slats or boards, and with no parts, slats or boards missing.
	2. The owner of a property where a fence, wall or hedge is located is responsible for maintenance of both sides. Nothing in this section shall be construed to grant any right of entry to an adjoining property which is under separate ownership for the purpose of maintaining a fence, wall or hedge. Nothing in this section shall be construed as creating an obligation to maintain a fence, wall or hedge if access to an adjoining property is necessary for maintenance work and the owner of the adjoining property fails or refuses to grant a right of entry to the owner of the fence for such work at reasonable times despite a request for such right of entry.
G. REQUIRED LANDSCAPING	Where "landscaping" is required by this section, such landscaping shall be in accordance with the Landscaping and Irrigation Section.
H. GRANDFATHERED STATUS	All existing fences and walls which do not comply with the regulations of this section, whether lawful when erected or otherwise, shall be brought into compliance at such time as more than 50 percent of the surface area of the fence or wall within any one yard is replaced. All existing hedges which do not comply with the regulations of this section shall not be deemed grandfathered, but shall be brought into compliance not later than September 30, 2007.

City of St. Petersburg
Housing Affordability Impact Statement

Each year, the City of St. Petersburg receives approximately $2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment,* and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City's Housing and Community Development Department.

I. **Initiating Department:** Planning & Economic Development

II. **Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:**

See attached proposed amendments to Chapter 16, City Code of Ordinances (City File LDR 2012-01).

III. **Impact Analysis:**

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No __X__ (No further explanation required.)
Yes _____ Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: $_____.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No __X__ (No further explanation required)
Yes ___ Explanation:

IV: Certification

It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community's ability to provide affordable housing, please explain below:

CHECK ONE:

☑ The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required.(Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

Derek S. Kilborn for Dave Goodwin — 03.29.2014

Department Director (signature) — Date

DEREK S. KILBORN
MANAGER, URBAN PLANNING/HIST. PRES.

OR

☐ The proposed regulation, policy, procedure, or comprehensive plan amendment being proposed by resolution or ordinance *will increase housing costs* in the City of St. Petersburg. (Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

_____ _____

Department Director (signature) — Date

Copies to: City Clerk
Joshua A. Johnson, Director, Housing and Community Development

MEMORANDUM
CITY OF ST. PETERSBURG

City Council Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair, and Members of City Council

FROM: Joe Zeoli, Interim Director, Downtown Enterprise Facilities Department

SUBJECT: An Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the restrictions contained in the Joint Participation Agreement ("JPA"), including but not limited to the Aviation Assurances ("Grant Assurances") which are attached to the JPA, to be executed by the City, as a requirement for receipt of the Florida Department of Transportation ("FDOT") Grant in an amount not to exceed $300,000 for the Airport Maintenance and Rehab Project which inter alia require that the City will make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the date of the JPA; authorizing the Mayor or his designee to accept the Grant in an amount not exceed $300,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; approving a transfer of $10,000 from the Airport Operating Fund (4031) to the Airport Capital Improvement Fund (4033); approving a transfer of $50,000 within the City Facilities Capital Improvements Fund (3031) from the Infrastructure - TBD (Project #14148) project to the Airport- Maintenance and Rehab Project (Project #TBD); and approving supplemental appropriations from the increase in the unappropriated balance of the Airport Capital Improvement Fund (4033) resulting from these additional revenues in the amount of $325,000 to the Airport – Maintenance and Rehab Project (Project #TBD); providing an effective date; and providing for expiration.

EXPLANATION: Section 1.02 (c) (5) B of the St. Petersburg City Code authorizes City Council, by a single ordinance dealing with only a single encumbrance, receiving a public hearing and receiving an affirmative vote for at least six (6) members of City Council, to permit the recording of encumbrances on Albert Whitted Airport as follows:

Encumbrances or restrictions of up to twenty years for that property or portions of that property generally known as Albert Whitted Airport which would restrict the use

of that property, or portions of that property, to airport uses each time such a restriction is executed. The Albert Whitted property is generally described as:

All of Block 1, Albert Whitted Airport Second Replat and Additions as recorded in Plat Book 112 Pages 23 and 24, Public Records of Pinellas County, Florida

The Florida Department of Transportation ("FDOT") has identified residual aviation grant funds available within the State's 2014 fiscal year. The City was recently contacted by the FDOT if it was interested in accepting any additional funding for eligible projects on the airport. As a condition of accepting the funds, the City must provide a twenty (20%) percent match and the grant must be executed by June 1, 2014.

The City has identified specific maintenance and rehabilitation needs on the airport that could utilize the additional FDOT funds ("Airport - Maintenance and Rehab Project"). Specific projects include continuing rehabilitation of Hangar #1, re-painting of Runway 18/36 and repainting of the exterior, under-roof of the Galbraith Terminal.

The FDOT grant provides up to $300,000 or eighty (80%) percent of the cost of the project(s). The City's twenty (20%) percent match requirement is $75,000. The sources of the City's match will come from available funds through multiple sources including $15,000 from the Airport Capital Fund (4033), $10,000 from the Airport's Operating Fund (4031) and $50,000 from the City Facilities Capital Improvements Fund (3031).

Acceptance of any grants requires the City to meet certain grant assurances, including that the City will make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the date of the JPA

A first Reading of this Ordinance was held on May 1, 2014.

RECOMMENDATION: The Administration recommends adoption of the Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the restrictions contained in the Joint Participation Agreement ("JPA"), including but not limited to the Aviation Assurances ("Grant Assurances") which are attached to the JPA, to be executed by the City, as a requirement for receipt of the Florida Department of Transportation ("FDOT") Grant in an amount not to exceed $300,000 for the Airport Maintenance and Rehab Project which inter alia require that the City will make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the date of the JPA; authorizing the Mayor or his designee to accept the Grant in an amount not exceed $300,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; approving a transfer of $10,000 from the Airport Operating Fund (4031) to the Airport Capital Improvement Fund (4033); approving a transfer of $50,000 within the City Facilities Capital Improvements Fund (3031) from the Infrastructure - TBD (Project #14148) project to the Airport- Maintenance and Rehab Project

(Project #TBD); and approving supplemental appropriations from the increase in the unappropriated balance of the Airport Capital Improvement Fund (4033) resulting from these additional revenues in the amount of $325,000 to the Airport – Maintenance and Rehab Project (Project #TBD); providing an effective date; and providing for expiration.

Cost/Funding/Assessment Information: The City receives grant funding in the total amount of $300,000 to fund eighty (80%) percent of the total project costs. The City's match requirement is $75,000 or twenty (20%) percent. The match will come through a combination of available City funds including $10,000 from the Airport Operating Fund (4031), $15,000 from the Airport Capital Fund (4033) and $50,000 from Project #14148 of the City Facilities Capital Improvements Fund (3031).

Approvals:

Legal:_____ Administration:_____

Budget:_____

Legal: 00193785.doc v. 1

Ordinance No. _____

An Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the restrictions contained in the Joint Participation Agreement ("JPA"), including but not limited to the Aviation Assurances ("Grant Assurances") which are attached to the JPA, to be executed by the City, as a requirement for receipt of the Florida Department of Transportation ("FDOT") Grant in an amount not to exceed $300,000 for the Airport Maintenance and Rehab Project which inter alia require that the City will make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the date of the JPA; authorizing the Mayor or his designee to accept the Grant in an amount not exceed $300,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; approving a transfer of $10,000 from the Airport Operating Fund (4031) to the Airport Capital Improvement Fund (4033); approving a transfer of $50,000 within the City Facilities Capital Improvements Fund (3031) from the Infrastructure - TBD (Project #14148) project to the Airport-Maintenance and Rehab Project (Project #TBD); and approving supplemental appropriations from the increase in the unappropriated balance of the Airport Capital Improvement Fund (4033) resulting from these additional revenues in the amount of $325,000 to the Airport – Maintenance and Rehab Project (Project #TBD); providing an effective date; and providing for expiration.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Albert Whitted Municipal Airport is defined by the City of St. Petersburg, Florida, City Charter Section 1.02(c)(5) B. as: All of Block 1, Albert Whitted Airport Second Replat and Additions as recorded in Plat Book 112 Pages 23 and 24, Public Records of Pinellas County, Florida.

Section Two. The Florida Department of Transportation ("FDOT") has offered the City a grant in the amount of $300,000 ("Grant"). The Grant is to be used for the Airport – Maintenance and Rehab Project. The grant will provide an eighty percent (80%) match toward the total cost of the project.

Section Three. The restrictions contained in assurances ("Grant Assurances") which are set forth in the grant documents to be executed by the City, as a requirement for receipt of FDOT grants in an amount not to exceed $300,000, for projects described in Section Two of this ordinance, that require that the City will make

Albert Whitted Airport available as an airport for public use on fair and reasonable terms, maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the date of the JPA are authorized.

Section Four. The Mayor or his designee is authorized to accept grants from the FDOT in an amount not to exceed $300,000.

Section Five. The Mayor or his designee is authorized to execute all documents necessary to effectuate this ordinance.

Section Six. There is hereby approved a transfer of $10,000 from the Airport Operating Fund (4031) to the Airport Capital Improvement Fund (4033) to provide a portion of the City's match requirement.

Section Seven. There is hereby approved approving a transfer of $50,000 within the City Facilities Capital Improvements Fund (3031) from the Infrastructure - TBD (Project #14148) project to the Airport Maintenance and Rehab Project to provide a portion of the City's match requirement.

Section Eight. There is hereby approved from the increase in the unappropriated balance of the Airport Capital Improvement Fund (4033) resulting from these additional revenues, the following supplemental appropriations for the Fiscal Year 2014:

Airport - Maintenance and Rehab Project (Project #TBD)	$325,000

Section Nine. Severability. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

Section Ten. Effective date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto 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.

Section Eleven. Expiration. In the event the FDOT fails to award the grant set forth in Section Two, above, within one year of the effective date of this ordinance, this ordinance shall expire.

Approvals:

Legal:_____ Administration:_____

Budget: _____

Legal: 00193631.doc v. 2

MEMORANDUM

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

FROM: Louis Moore, Director, Procurement & Supply Management

DATE: April 25, 2014

RE: Current Draft of New Procurement Code Ordinance

Attached is the current draft of a proposed ordinance that (i) deletes the existing procurement code and replaces it with a new procurement code; (ii) amends sec 2-426 (3) for consistency with the emergency procurement set forth in the new procurement code; and (iii) creates a new Division 6 to Article V, Chapter 2, grant opportunities through grant writers. The attached draft addresses comments made and changes requested at the April 24, 2014 BF&T Council Committee meeting.

A summary of the changes are as follows:

1. Subsection (c) was added to Sec. 2-241. This subsection requires the POD to notify City Council of changes to administrative policies.

2. Language was added to subsection (d) and (e) of Sec. 2-251 to make it clear that such construction delivery methods apply to either City owned or City leased property.

3. After a further review, Administration and Legal determined that it is advisable to modify subsection (c) to Sec. 2-256 rather than delete such subsection due to the fact that purchase of vehicles utilizing the Florida Sheriff's Association or the Florida Association of Counties negotiated purchase program may not fall within the general provisions of Sec. 2-256(b). 00193731 current draft of new procurement code ordinance

4. "Impact to the community" was added to Sec. 2-291(a)(1).

5. In Sec. 2-291(a)(5), (iii) was added to provide that an agreement with a grant writer may provide for compensation to the grant writer.

Finally, City Code Sec 2-426, Emergency powers of Mayor or administrator successor, is attached for your information.

Please feel free to contact me or Macall Dyer if you have any questions or if you wish to further discuss this matter.

Attachments (2)

AN ORDINANCE OF THE CITY OF ST. PETERSBURG DELETING THE EXISTING ARTICLE V, DIVISION 3 OF CHAPTER 2; CREATING A NEW ARTICLE V, DIVISION 3 OF CHAPTER 2, PROCUREMENT CODE; PROVIDING A PURPOSE, INTENT AND DEFINITIONS; SETTING FORTH THE DUTIES AND RESPONSIBILITIES OF THE PROCUREMENT DEPARTMENT; ESTABLISHING APPROVAL AUTHORITY; CREATING SOURCE SELECTION PROCESSES; IDENTIFYING CONSTRUCTION DELIVERY METHODS; REQUIRING CERTAIN SECURITY FOR THE PROCUREMENT OF SUPPLIES, SERVICES AND CONSTRUCTION; PROVIDING OTHER NECESSARY PROVISIONS TO MAXIMIZE THE COST EFFECTIVE USE OF PUBLIC FUNDS IN THE PROCUREMENT OF SUPPLIES, SERVICES AND CONSTRUCTION AND TO PROVIDE SAFEGUARDS TO ENSURE QUALITY, INTEGRITY AND COMPLIANCE WITH APPLICABLE LAWS; AMENDING SECTION 2-426 (3) TO BE CONSISTENT WITH THE EMERGENCY PROCUREMENT PROCEDURES; CREATING DIVISION 6 TO ARTICLE V, GRANT OPPORTUNITIES THROUGH GRANT WRITERS; PROVIDING A PURPOSE AND PROCESS TO EVALUATE CERTAIN GRANT OPPORTUNITIES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

Section One. The existing Article V, Division 3 of Chapter 2 of the St. Petersburg City Code is deleted and replaced with a new Article V, Division 3, Sections 2-237 through 2-260 to read as follows:

DIVISION 3. PROCUREMENT CODE

Sec. 2-237. Purpose.

The purpose of this division is to provide for the fair and equitable treatment of all persons and entities involved in the public procurement by the City of supplies, services and construction; to maximize the cost effective use of public funds in procuring supplies, services and construction; to provide safeguards for maintaining a procurement system of quality and integrity; and to ensure procurements are conducted in an open and competitive manner.

Sec. 2-238. Applicability.

This division shall apply to the procurement of supplies, services and construction; the contracts for supplies, services and construction; the disposal of surplus supplies; and to the expenditure of public funds for such purposes, irrespective of the source of those funds. When the procurement involves the expenditure of state or federal assistance, the procurement shall be conducted in accordance with applicable state and federal laws and regulations.

Sec. 2-239. Exemptions.

The provisions of this division shall not apply to the purchase of the following, provided, however, that the procurement of such exempt supplies, services or construction set forth below remains subject to the approval authority authorized by this division and all other applicable laws:

(a) Groceries, foodstuffs and alcoholic beverages;
(b) Merchandise for resale in City-operated concessions and retail shops;
(c) Leasing of concessions within City buildings;
(d) Professional services;
(e) Lectures by individuals;
(f) Legal services, including attorney, paralegal, expert witness, appraisal, and mediator services;
(g) Police canines;
(h) Artistic services or works of art;
(i) Goods and services used to acquire, demolish, construct, rehab, market or maintain properties identified in the neighborhood housing strategy;
(j) Sponsorship agreements;
(k) Grant writers, provided that grant writers are subject to the requirements set forth in this chapter (currently Article V, Division 6, City Code);
(l) Property insurance, provided that the purchase of property insurance must be approved by City Council;
(m) Financial instruments, including professional services required for the issuance of City debt, debt service, and City investments related thereto, including the selection of investment bankers for the City's underwriting pool and the selection of the City's financial advisor;
(n) Dues and memberships in trade or professional organizations, registration fees for trade or career fairs, fees and costs for job-related seminars and training;
(o) Subscriptions, periodicals, newspapers, books and library materials, electronic information, media, maps, pamphlets and similar publications in printed or electronic form, including any advertisements in such materials;
(p) Water, sewer, telecommunications, electrical, or other utility services subject to government rate control;
(q) Services related to programs offered through the Parks and Recreation Department (e.g., golf instructors, fee instructors, tutors, and referees);
(r) Purchase of used equipment;
(s) Naming rights agreements, provided any naming rights agreement must be approved by City Council;
(t) Supplies and services with respect to the construction for adapting, renovating or rehabbing for a professional sports tenant (major or minor league) and/or the use, management or operation of facilities currently known as Tropicana Field and Al Lang Field;
(u) Supplies and services with respect to the operation of the Mahaffey Theater;
(v) Supplies and services with respect to the construction of tenant improvements and/or the use, management or operation of any municipal pier; and

(w) Computer hardware and software that meets the following criteria:

(1) The total cost of the purchase does not exceed $250,000;

(2) The hardware or software must integrate with existing City hardware or software;

(3) The hardware or software must have been successfully pilot tested by the Chief Information Officer (CIO) and the methodology and results of the testing must be documented;

(4) The hardware or software must be a cost-effective solution for the City as determined by the CIO; and

(5) The hardware or software has been approved by the CIO.

Sec. 2-240. Definitions and Abbreviations.

As used in this division the following terms shall have the meaning ascribed to them, unless the context clearly indicates otherwise:

Best Interest of the City means a judgmental assessment of what will result in a maximum benefit being conferred upon the City.

Construction means the process of (i) building, altering, repairing, improving, or demolishing any public structure, building, or roadway, or (ii) making other improvements to any public real property. Construction does not include the routine operation, routine repair, or routine maintenance of existing structures, buildings, or real property.

Electronic means electrical, digital, magnetic, optical, electromagnetic, or any other similar technology.

Invitation for Bids means all documents, whether attached or incorporated by reference, utilized for soliciting sealed bids.

Procurement means the buying, purchasing, renting, leasing, or otherwise acquiring of any supplies, services, or construction. Procurement includes all functions that pertain to obtaining any supply, service, or construction, including description of requirements, selection, and solicitation of sources, preparation and award of contract, and all phases of contract administration.

Professional Services means brokerage and financial investing, accounting, auditing, claim review, health services and medical exams, and those professional services defined in F.S. § 287.055 (which include architect, engineering, landscape architecture, and registered surveying).

Request for Proposals or RFP means all documents, whether attached or incorporated by reference, utilized for soliciting proposals.

Responsible Bidder means a person or entity that demonstrates the capability in all respects to fully perform the contract requirements, and the experience, reliability, facilities, equipment, and credit necessary for good faith performance.

Responsive Bidder means a person or entity that has submitted a bid which conforms in all material respects to the requirements set forth in the invitation for bids.

Services means the furnishing of labor, time, or effort by a person or entity, not involving the delivery of a specific end product other than reports which are merely incidental to the required performance. Services does not include employment agreements or collective bargaining agreements.

Specification means any description of the physical or functional characteristics or of the nature of a supply, service, or construction. Specification includes a description of any requirement for inspecting, testing, or preparing a supply, service, or construction for delivery.

Surplus Supplies means any supplies other than expendable supplies no longer having any use to the City. Surplus supplies include obsolete supplies, scrap materials, and nonexpendable supplies that have completed their useful life cycle.

Supplies means all property, including but not limited to equipment, materials, and leases of personal property. Supplies does not include land or a permanent interest in land.

Sec. 2-241. Procurement Department; Duties and Responsibilities.

(a) The POD shall perform the City's procurement functions and carry out the provisions of this division.

(b) Consistent with this division, and subject to the approval of the Mayor, the POD shall have the responsibility to prepare administrative policies and operating procedures necessary to govern the procurement, management, control and disposal of all supplies, services and construction to be procured by the City. Such administrative policies and operating procedures shall be in writing and at a minimum, include the following: small purchase procedures; disposal of surplus supplies; sole source procedures; cost principals; tie bids; a list defining minor irregularities and examples thereof; specifications; protest and dispute procedures; contract management; debarment and suspension; Request for Qualifications process; and Request for Information process.

(c) The POD shall notify City Council of changes to administrative policies, provided, however, that the failure of the POD to notify City Council of changes to administrative policies shall not invalidate any procurement of supplies, services and construction pursuant to this division.

Sec. 2-242. Approval Authority.

Except as otherwise provided by this division, the Mayor shall have the authority to purchase and approve contracts for supplies, services and construction for $100,000 or less. Purchases and contracts for supplies, services and construction for more than $100,000 shall require City Council approval.

Sec. 2-243. Specifications.

All specifications issued by the City shall provide for free and open competition and shall not be unduly restrictive. The POD shall promulgate procedures authorized by this division for the standardization, preparation and use of specifications for supplies, services and construction required by the City.

Sec. 2-244. Competitive Sealed Bidding.

(a) *Condition for use.* Contracts for more than $100,000 shall be awarded by competitive sealed bidding, except as otherwise provided in this division.

(b) *Invitation for Bids.* An invitation for bids shall be issued and shall include a purchase description and all contractual terms and conditions applicable to the procurement.

(c) *Public Notice.* Public notice shall be given for any invitation for bids issued by the City.

(d) *Bid Opening.* Bids shall be opened publicly at the time, date and place designated in the invitation for bids. The amount of each bid and such other relevant information as the POD deems appropriate, together with the name of each bidder, shall be recorded.

(e) *Bid Acceptance and Bid Evaluation.* Bids shall be unconditionally accepted without alteration or correction, except as authorized in this section. Bids shall be evaluated based on the requirements and evaluation criteria set forth in the invitation for bids. Requirements and evaluation criteria may include criteria to determine acceptability, such as inspection, testing, quality, workmanship, delivery, and suitability for a particular purpose.

(f) *Correction or Withdrawal of Bids, Cancellation of Awards.* Correction or withdrawal of inadvertently erroneous bids before or after award, or cancellation of awards based on such bid mistakes, shall be permitted if authorized by this division. After bid opening, no

change in bid prices or other provisions of bids shall be permitted if the POD determines such change would be prejudicial to the best interest of the City or fair competition.

(g) *Waiver of Irregularities.* In the evaluation of any invitation for bids, the POD may waive minor irregularities authorized by this division.

(h) A*ward.* A contract shall be awarded by appropriate written notice, as specified in the invitation for bids, to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the invitation for bids. If the purchase of supplies, services or construction pursuant to this section requires City Council approval, the POD shall make a report and timely transmit the report and bids to City Council with a recommendation concerning acceptance or rejection thereof, and the City Council shall thereupon approve or disapprove the recommendation of the POD.

(i) *No Bids Received.* In the event that bids for any supplies, services or construction are solicited and no bids are received at the time and place established by the invitation for bids, City Council shall have the authority to authorize the POD to negotiate directly with potential bidders and enter into a contract for the provision of such supplies, services or construction within prescribed dollar limits as approved by City Council.

(j) *Cancellation or Rejection of Bids.* An invitation for bids may be cancelled, or any or all bids may be rejected in whole or in part if specified in an invitation for bids, when it is determined by the POD to be in the best interest of the City.

(k) *Multi-Step Bidding.* When it is considered impractical to initially prepare a purchase description to support an award based on price, an invitation for bids may be issued requesting the submission of unpriced offers to be followed by an invitation for bids limited to those bidders whose offers have been determined to be technically acceptable under the criteria set forth in the first solicitation.

Sec. 2-245. Electronic Reverse Auction.

(a) *Determination of Use.* The POD may procure certain supplies, services or construction through a competitive electronic reverse auction bidding process after the POD makes a determination that the use of such process is in the best interest of the City.

(b) *Invitation for bids.* An invitation for bids by electronic reverse auction shall include a purchase description and all terms and conditions applicable to the procurement.

(c) *Public Notice.* Public notice shall be given for any invitation for bids by reverse auction issued by the City.

(d) *Reverse Auction Bidding and Bid Acceptance.* During an invitation for bids by electronic reverse auction, price and ranking shall be known to all bidders, which bidders shall not

be identified by name. Bidders shall have the opportunity to reduce their bid prices during the auction. Bids received by electronic reverse auction shall be accepted electronically at the time, date and in the manner designated in an invitation for bids by electronic reverse auction. At the conclusion of the electronic reverse auction, the record of bid prices received and the name of each bidder shall be posted as specified in the invitation for bids by electronic reverse auction.

(e) *Award.* A contract shall be awarded by written notice, as specified in the invitation for bids by electronic reverse auction, to the lowest responsible bidder.

(f) *Cancellation or Rejection of Electronic Bids.* An invitation for bids by electronic reverse auction may be cancelled, or any or all bids may be rejected, when it is determined by the POD to be in the best interest of the City.

Sec. 2-246. Competitive Sealed Proposals/Competitive Negotiations.

(a) *Condition for use.* A contract for more than $100,000 may be entered into by use of the competitive sealed proposals/competitive negotiations method when: (i) the POD determines that the complex nature or technical details of a particular procurement make the use of competitive sealed bidding either not practicable or not advantageous to the City; (ii) specifications cannot be fairly or objectively prepared so as to permit competition in a competitive sealed bidding process; (iii) advanced technology or electronic equipment is available from a limited number of sources; or (iv) specifications cannot practicably be prepared except by reference to specifications of the equipment of a single source of supply.

(b) *Request for Proposals.* A RFP shall be issued and shall include a scope of work or services, proposal requirements and other terms and conditions applicable to the procurement.

(c) *Public Notice.* Public notice shall be given for any RFP issued by the City.

(d) *Receipt of Proposals.* Proposals shall be opened publicly at the time, date and place designated in the RFP. After all proposals are opened, a list of each offeror who submitted a proposal shall be prepared.

(e) *Evaluation Criteria.* A RFP may state the relative importance of price and shall include evaluation criteria. No factors or criteria other than those set forth in the RFP shall be used in the evaluation of the proposals.

(f) *Selection of Offerors.* Where there are multiple responsive proposals to a RFP, a short-listing of two or more offerors may be made. Negotiations as outlined in this section shall

begin with the selected offerors. If there is only one responsive proposal, negotiations may proceed with a single offeror.

(g) *Negotiations with Selected Offerors.* As provided in this section, negotiations may be conducted with selected offerors. The negotiations shall be for the purpose of clarifying and understanding proposals and for responses to post-proposal opening and modifications to the RFP specifications which are in the best interest of the City and which do not significantly change the scope or purpose of the project for which the RFP was issued (collectively, "negotiation subjects"). It shall not be considered to be a significant change in scope if the original project scope is reduced to fit within the funds budgeted by the City for the project. However, this subsection shall not be construed to require the City to make such a reduction. During this negotiation process, selected offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals related to negotiation subjects for the purpose of preparing their best and final offer which may be requested and received by the City prior to the conclusion of the negotiation process. Amendments, deletions and additions to the selected offeror's original proposal shall be related to the negotiation subjects only.

(h) *Waiver of Irregularities.* In the evaluation of a RFP, the POD may waive minor irregularities authorized by this division.

(i) *Award.* Award shall be made to the selected offeror whose proposal, as reflected in its best and final offer or as reflected in its original proposal (as clarified through the foregoing negotiation process), if no best and final proposal is requested by the City, is determined in writing to be the most advantageous to the City, taking into consideration price and the evaluation criteria set forth in a RFP. If the purchase of supplies, services or construction pursuant to this section requires City Council approval, the POD shall make a report and timely transmit the report and offers to City Council with a recommendation concerning acceptance or rejection thereof, and the City Council shall approve or disapprove the recommendation of the POD.

(j) *Debriefings.* The POD is authorized to provide debriefings to all offerors who submitted a proposal in response to a RFP.

(k) *No Proposals Received.* In the event that a RFP for any supplies, services or construction are solicited and no proposals are received on the date, time and place established by a RFP, the City Council shall have the authority to authorize the POD to negotiate directly with potential offerors and enter into a contract for the provision of such supplies, services or construction within prescribed dollar limits as approved by City Council.

(l) *Cancellation or Rejection of Proposals.* A RFP may be cancelled, or any or all proposals may be rejected when it is determined by the POD to be in the best interest of the City.

Sec. 2-247. Request for Qualifications or Request for Information.

The POD is authorized to solicit qualifications or information in accordance with the administrative policies and operating procedures authorized by this division.

Sec. 2-248. Small Purchases.

Any procurement for $100,000 or less may be made in accordance with small purchase procedures authorized in this division. A purchase shall not be artificially divided so as to constitute a small purchase under this section.

Sec. 2-249. Sole Source Procurement.

(a) *Condition for Use.* Sole source procurement may be used to purchase supplies, services or construction when such supply, service or construction is available from only one source and must be made in accordance with the sole source procedures authorized by this division. A requirement for a particular proprietary item does not justify sole source procurement if there is more than one potential bidder or offeror for that item. Examples when a sole source procurement may be used shall include but not be limited to the following:

(1) Where the compatibility of equipment, accessories, or replacement parts is the paramount consideration;
(2) Where a sole supplier's item is needed for trial use or testing;
(3) Where public utility services are to be procured;
(4) Where the item is a used item which is subject to immediate sale;
(5) Where additional supplies or services are needed to complete an ongoing task; or
(6) Where the item is a component or replacement part for which there is no commercially available substitute and which can be purchased only from the manufacturer or distributor.

(b) *Determination.* The determination as to whether the procurement shall be made as a sole source shall be made in writing by the POD.

(c) *Negotiations.* The POD shall conduct negotiations with the sole source supplier, as appropriate, as to price, delivery, and the term and conditions of the award.

(d) *Approvals.* If the purchase of supplies, services or construction pursuant to this section requires City Council approval, the POD shall make a report and timely transmit the report and the offer to City Council with a recommendation concerning acceptance or rejection thereof, and the City Council shall approve or disapprove the recommendation of the POD.

Sec. 2-250. Emergency Procurement.

(a) In emergency situations, the Mayor shall have the authority to waive the requirements and procedures set forth in this division, negotiate and execute contracts or otherwise effect purchases for supplies, services and construction in excess of the amounts otherwise provided in this division. For purposes of this section, the term "emergency situations" shall mean:

(1) A disruption of essential operations or conditions adversely affecting the safety, health or security of persons or property, where it is considered unfeasible to remedy such disruption or conditions through the use of normal competitive bidding procedures; or

(2) An instance where the Mayor determines that an emergency exists in regard to the purchase of any commodity or letting of any contract, so that the delay to giving opportunity for competitive bidding would be detrimental to the best interest of the City; or

(3) A state of emergency has been declared by the governor or president for an area which includes the City.

(b) In all instances where the Mayor invokes the authority of this section, the Mayor shall formally advise City Council of such action during the next regularly scheduled session of City Council.

Sec. 2-251. Construction Delivery Methods and Source Selection.

Unless otherwise required by this division or applicable laws, the POD is authorized to use a construction delivery method set forth in this section. In determining which construction delivery method to use, consideration shall be given to the City's requirements and resources.

(a) *Design-Bid-Build.* The design documents shall be prepared by a person or entity providing professional services pursuant to F.S. § 287.055. The POD shall award a construction contract by the competitive sealed bidding process set forth in this division. In the event the lowest responsive and responsible bid for a construction project exceeds available funds or the design professional's estimate, the POD is authorized, when time or economic considerations preclude resolicitation of work of a reduced scope, to negotiate an adjustment of the bid price with the lowest responsive and responsible bidder in order to bring the bid within the amount of available funds. Any such adjustments shall be based only upon eliminating independent deductive items specified in the invitation for bids.

(b) *Construction Management At-Risk.* The POD shall award a contract for construction management at-risk by using one of the following processes:

(1) The process permitted by F.S. § 255.103; or
(2) The competitive sealed proposals/competitive negotiations process set forth in this division.

(c) *Design-Build.* The POD shall award a design-build contract by using one of the following processes:

(1) The process permitted by F.S. § 287.055; or
(2) The process permitted by F.S. § 255.20; or
(3) The competitive sealed proposals/competitive negotiations process set forth in this division; or
(4) The Florida Department of Transportation's Low Bid Design-Build (LBDB) process; or
(5) Any other process permitted by administrative policies that is substantially similar to subsection (c)(4) above and compliant with applicable laws.

(d) *Design-build-operate-maintain.* The POD shall award a design-build-operate-maintain contract (for either City owned or City leased property) by use of a competitive sealed proposals/competitive negotiations process set forth in this division.

(e) *Design-build-finance-operate-maintain.* The POD shall award a design-build-finance-operate-maintain contract (for either City owned or City leased property) by use of a competitive sealed proposals/competitive negotiations process set forth in this division.

Sec. 2-252. Types of Contracts; Term.

Any type of contract which shall promote the best interest of the City may be used for the procurement of supplies, services or construction, provided all required approvals for use of such contract are obtained. The term of any contract shall be for a period of time that is determined by the POD to be in the best interest of the City, provided that the initial term of a contract and renewal options are set forth in the solicitation documents, and further, provided that the term complies with the City Charter and all applicable laws.

Sec. 2-253. Bid Security.

The POD may require bid security for the procurement of supplies, services or construction if the POD determines that requiring such security is in the best interest of the City. Bid security shall be in the form and amount specified in the invitation for bids.

Sec. 2-254. Contract Security.

(a) *Public Construction Contracts.* Except as otherwise provided in this section, all public construction contracts awarded by the City shall require the contractor to obtain a public construction bond conforming with the minimum requirements set forth in F.S. § 255.05 in a form acceptable to the City Attorney.

(b) *Waiver of Public Construction Bond.* Unless prohibited by any applicable laws, for public construction contracts less than $100,000, the POD may waive the requirement that the contractor shall obtain a public construction bond if the POD determines that such waiver is justified based on the size and complexity of the project, and that such waiver is in the best interest of the City.

(c) *Other Contracts.* The POD may require a performance and payment bond from a successful bidder or selected offeror as security to the City for faithful performance of a contract and as security for the payment to all persons performing labor or furnishing materials in connection with a contract in a form acceptable to the City Attorney.

(d) *Alternative Form of Security.* In lieu of a public construction bond or performance and payment bond required by this section, a contractor, successful bidder or selected offeror may provide the City with an irrevocable letter of credit or other financial security acceptable to the POD, permitted by applicable laws and in a form acceptable to the City Attorney.

(e) *Authority to Require Additional Security.* Nothing in this section shall be construed to limit the authority of the POD to require additional security in addition to the security required by this section.

Sec. 2-255. Unsolicited Offers.

(a) *Defined.* For purposes of this section, the term "unsolicited offer" means any offer other than one submitted in response to a solicitation by the City.

(b) *Processing of Unsolicited Offers.* Any unsolicited offer received by the City shall be sent to the POD in charge of procurement. The POD shall have the authority with respect to evaluation, acceptance, and rejection of such unsolicited offers.

(c) *Conditions for Consideration.* The conditions set forth below are required before the POD will evaluate an unsolicited offer:

(1) Must be in writing;

(2) Must be sufficiently detailed to allow a judgment to be made concerning the potential utility of the offer to the City;

(3) Must be unique or innovative to City use;

(4) Must demonstrate that the proprietary character of the offering warrants consideration of the use of sole source procurement; and

(5) May be subject to testing under terms and conditions specified by the City.

(d) *Evaluation.* If based on the requirements set forth in this section, the POD recommends that the City accept the unsolicited offer, the sole source procedures set forth in this division shall be followed.

Sec. 2-256. Cooperative Purchasing.

The POD shall have the authority to utilize the following methods to join with other governmental entities in cooperative purchasing, to utilize the contracts of other governmental entities and to purchase vehicles when to do so is in the best interest of the City as determined by the POD.

(a) *Joint Bids.* The POD shall have the authority to solicit bids or proposals on behalf of, or to participate with, other government entities in a cooperative joint process, if it is deemed by the POD to be in the best interest of the City to do so.

(b) *Piggybacking.* The POD shall have the authority to piggyback utilizing a contract of other government entities, including local governments, other state governments, local governments in other states, federal agencies of the United States, consortiums and any not-for-profit entity comprised of more than one such unit, if it is deemed by the POD to be in the best interest of the City to do so, and provided that such contract was awarded on the basis of a competitive process substantially equivalent to those specified in this division.

(c) *Purchase of Vehicles.* In addition to the source selection processes set forth in this division, the POD may purchase vehicles from selected entities providing vehicles pursuant to the Florida Sheriff's Association and Florida Association of Counties negotiated purchase program.

Sec. 2-257. Authority to Debar or Suspend.

After reasonable notice to the person or entity involved and reasonable opportunity for that person or entity to be heard, the POD, after consultation with the affected user(s) and the City Attorney, shall have authority to debar a person or entity for cause from consideration for award of contracts, provided that such debarment shall not be for a period of more than three years, or to suspend a person or entity from consideration for award of contracts if there is probable cause for debarment, provided that the suspension shall not be for a period exceeding three months. The authority to debar or suspend shall be exercised in accordance with this division and applicable laws.

Sec. 2-258. Disposal of Surplus Supplies.

The POD shall have the authority to sell or dispose of surplus supplies by the methods and procedures authorized in this division and all applicable laws, including but not limited to F.S. § 274.

Sec. 2-259. Waiver.

City Council may waive any provision of this division by a resolution receiving at least five (5) affirmative votes.

Sec. 2-260. Compliance with Applicable Laws.

All City employees, elected and appointed officials, and all persons or entities (e.g., officers, employees, agents and representatives of entities) participating in any public procurement by the City pursuant to this division are subject to all applicable federal, state and local laws, regulations and penalties which include but are not limited to bid tampering, bribery, corruption, misrepresentation, false statements and laws governing the conduct of City employees, elected officials and appointed officials.

Section Two. Section 2-426 (3) of the St. Petersburg City Code is hereby amended as follows:

Sec. 2-426. Emergency powers of Mayor or administrator successor.

(3) Utilize all available resources of the City government as reasonably necessary to cope with the emergency, including emergency procurement of supplies, services and construction authorized in this Chapter (currently section 2-250, City Code). ~~expenditures not to exceed a cumulative total of $500,000.00 unless a higher limit is authorized by resolution of City Council or by unanimous written authorization of the City Councilmembers able to attend an emergency meeting upon not less than 24 hours' notice if less than a quorum are able to attend.~~

For the purposes of this subsection, the limit on emergency expenditures shall not be construed as imposing a limit on overtime compensation for City employees who are required to work overtime.

Section Three. The St. Petersburg City Code is hereby amended by adding Division 6 to Chapter 2, Article V to read as follows:

Division 6 – GRANT OPPORTUNITIES THROUGH GRANT WRITERS

Sec. 2-290. Purpose.

The purpose of this division is to establish a process for grant writers who desire to pursue grant opportunities for the City.

Sec. 2-291. Process.

(a) *Process.* To ensure that grant opportunities that the City pursues are beneficial and do not impose certain restrictions or obligations on the City, any grant writer who desires to prepare and submit a grant that may benefit the City is subject to the following:

(1) A grant writer shall, at grant writer's sole cost and expense, submit a proposed grant opportunity, including the grant application, impact to the community and a list of all restrictions, obligations and other important details of the grant (collectively, "Grant Submittal") to the POD.

(2) The POD shall review the Grant Submittal within a reasonable period of time after receipt of the Grant Submittal and consult with the departments that will be impacted from the grant if awarded.

(3) The POD shall present the Grant Submittal to a grant review panel.

(4) Following a grant review panel meeting, the POD shall brief the Mayor on the Grant Submittal and provide the Mayor the summary prepared by the grant review panel pursuant to the requirements of this division. It shall be at the sole discretion of the Mayor to decide whether to proceed with the Grant Submittal.

(5) If the Mayor determines that the City should proceed with the Grant Submittal, the grant writer shall be required to enter into an agreement with the City. The City Attorney's Office shall prepare an agreement which shall set forth the duties and responsibilities of the grant writer and include other terms and conditions deemed appropriate by the City Attorney's Office. The agreement (i) shall require the grant writer to complete and submit the grant application (which shall include all other required documents), (ii) may require the grant writer to be responsible for administering, implementing and ensuring compliance with the grant if received, and (iii) may provide for compensation to the grant writer.

Sec. 2-292. Grant Review Panel.

A grant review panel shall be created upon receipt of a Grant Submittal. There shall be at least five members who are selected by the Mayor on each grant review panel. Each grant review panel shall be responsible for reviewing a Grant Submittal and preparing a summary which shall include potential benefits, constraints, restrictions and obligations on the City if such grant is awarded. Such summary shall not include a recommendation on whether the City should or should not apply for such grant.

Sec. 2-293. Approval.

If the City is awarded a grant as a result of a grant application submitted pursuant to this division, City Council shall in its sole discretion, by resolution, vote on whether to accept or reject the grant.

Sec. 2-294. Acknowledgment of Grant Writer.

The risk of rejection of any Grant Submittal is inherent in the process. By submitting a Grant Submittal pursuant to this division, the grant writer acknowledges and agrees that the grant writer shall have no recourse against the City, and the City shall have no liability whatsoever, in the event of rejection of a Grant Submittal pursuant to this division.

Sec. 2-295. No Applicability to City Prepared Grant Applications.

Nothing in this division shall apply to grant applications prepared and submitted by the City or grant opportunities pursued by the City.

Section Four. Words that are ~~struck through~~ shall be deleted from the existing City Code and words that are <u>underlined</u> shall be added to the existing City Code. Provisions not specifically amended shall continue in full force and effect.

Section Five. The provisions of this ordinance shall be deemed to be severable. If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be unconstitutional or otherwise invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance. The effect thereof shall be confined to the section, paragraph, subdivision, clause sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section Six. 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 (5th) 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 of 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)
Document -193731 v7

Sec. 2-426. Emergency powers of Mayor or administrator successor.

During the declared state of emergency, the Mayor is authorized to take the following actions:

(1)

Suspend or limit the sale, dispensing or transportation of alcoholic beverages, explosives, and combustibles.

(2)

Establish curfews, including, but not limited to, the prohibition of or restrictions on pedestrian and vehicular movement, standing and parking, except for the provision of designated, essential services, such as fire, police, emergency medical services and hospital services including the transportation of patients, utility emergency repairs and emergency calls by physicians.

(3)

Utilize all available resources of the City government as reasonably necessary to cope with the emergency, including emergency expenditures not to exceed a cumulative total of $500,000.00 unless a higher limit is authorized by resolution of City Council or by unanimous written authorization of the City Councilmembers able to attend an emergency meeting upon not less than 24 hours' notice if less than a quorum are able to attend.

For the purposes of this subsection, the limit on emergency expenditures shall not be construed as imposing a limit on overtime compensation for City employees who are required to work overtime.

(4)

Declare certain areas off limits.

(5)

Make provisions for availability and use of temporary emergency housing and emergency warehousing of materials.

(6)

Establish emergency operations centers and shelters in addition to or in place of those provided for in the City's emergency plan.

(7)

Declare that during an emergency it shall be unlawful and a municipal ordinance violation for any person to use the fresh water supplied by the City for any purpose other than cooking, drinking or bathing.

(8)

Declare that during an emergency it shall be unlawful and a municipal ordinance violation for any person operating within the City to charge more

than the normal average retail price for any merchandise, goods, or services sold during the emergency. The average retail price as used herein is defined to be that price at which similar merchandise, goods, or services were being sold during the 90 days immediately preceding the emergency or the wholesale cost plus the mark-up percentage that was being charged for similar merchandise, goods or services during the 90 days immediately preceding the emergency.

(9)

Confiscate merchandise, equipment, vehicles or other property needed to alleviate the emergency. Such property shall be returned or compensation for the property shall be made within 60 days, any such compensation to be based upon the customary value charged for the property during the 90 days immediately preceding the emergency.

(10)

Request emergency assistance and resources from higher levels of government, other local governments and/or other agencies, in accordance with the State comprehensive emergency management plan and/or the statewide mutual aid agreement and/or in accordance with the needs of the City and the resources available.

(11)

Order the removal of disaster-generated debris in accordance with this division.

(Code 1992, § 2-327; Ord. No. 197-G, § 3, 5-11-1995; Ord. No. 944-G, § 1(2-327), 9-3-2009; Ord. No. 1030-G, § 3, 9-22-2011)

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of May 15, 2014

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

Subject: Increasing the allocation to Dura-Cast Products, Inc., Wastequip Manufacturing Company, LLC, Iron Container, LLC, and Equipco Manufacturing, Inc. for refuse containers and compactors in the amount of $250,000 for an estimated annual contract cost of $750,000.

Explanation: On November 3, 2011 City Council approved one year agreements with three one-year renewals. On September 5, 2013 City Council approved the second renewal. The Contractor Furnishes and delivers a variety of commercial and residential refuse containers and parts for the Sanitation Department.

Requirements for containers and parts will exceed the original forecast due to the replacement of commercial and residential containers that have exceeded their economic useful life. Over the past five years, these containers have been repaired several times. Therefore, an increase to the contract allocation is requested.

The Procurement Department in cooperation with the Sanitation Department, recommends approval:

Original Contract Amount	$500,000
Allocation Increase	250,000
New Contract Amount	$750,000

Cost/Funding/Assessment Information: Funds have been appropriated in the Sanitation Equipment Replacement Fund (4027), Sanitation Residential Support (4502277) [$125,000] and Sanitation Commercial Support (4502265) [$125,000].

Attachments: Resolution

Approvals:

Administrative **Budget** 4-24-14

A RESOLUTION APPROVING AN INCREASE TO THE ALLOCATION IN THE AGREEMENTS WITH DURA-CAST PRODUCTS, INC., WASTEQUIP MANUFACTURING COMPANY LLC, IRON CONTAINER, LLC AND EQUIPCO MANUFACTURING, INC. IN AN AMOUNT NOT TO EXCEED $250,000 FOR A REVISED TOTAL AMOUNT NOT TO EXCEED $750,000 FOR REFUSE CONTAINERS AND COMPACTORS; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 3, 2011, City Council approved one-year agreements with three one-year renewal options to Dura-Cast Products, Inc., Wastequip Manufacturing Company LLC, Iron Container, LLC and Equipco Manufacturing, Inc. ("Vendors") for refuse containers and compactors to IFB 7166 dated July 29, 2011; and

WHEREAS, on October 18, 2012 City Council approved the first one-year renewal options to the Agreements; and

WHEREAS, on September 5, 2013, City Council approved the second one-year renewal options to the Agreements; and

WHEREAS, requirements for containers and parts will exceed the original forecast due to the replacement of commercial and residential containers that have exceeded their economic useful life; and

WHEREAS, an increase in the allocation of funds in the Agreements with the Vendors is needed; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Sanitation Department, recommends approval of this increase.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase to the allocation in the Agreements with Dura-Cast Products, Inc., Wastequip Manufacturing Company LLC, Iron Container, LLC and Equipco Manufacturing, Inc. in an amount not to exceed $250,000 for a revised total amount not to exceed $750,000 for refuse containers and compactors 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)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 15, 2014

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

Subject: Awarding three-year blanket purchase agreements with Bayside Building Services, Inc., Creative Homes of Central Florida, Inc., Dave Ulm Builders, Inc., Grosz Construction Company, Inc. and Avatar Construction, Inc., for building repairs and maintenance in an amount not to exceed $1,395,000.

Explanation: The Procurement Department received seven bids for building repairs and maintenance.

The contractors will perform minor building maintenance and repairs such as fabricating wood cabinets; constructing concrete platforms and steps; repairing and replacing windows and doors; repairing flooring; painting of metal, wood or concrete facility surfaces; constructing walls; securing openings on commercial and residential structures, and other minor repairs and maintenance. Contractors will submit written quotes for projects greater than $5,000 based on estimated time and material.

The contractors will also secure structures when Police and Codes Compliance departments require an abandoned or vandalized structure to be secured during normal and after hours.

Due to the volume and variety of work required to maintain and repair buildings and the time critical nature of structure securing services, multiple sources are recommended. Bidders were asked to provide labor rates on a time and materials basis. The labor rates include labor, travel, tools, equipment and overhead.

The primary users are the Engineering & Capital Improvements, Water Resources and Codes Compliance departments.

The Procurement Department recommends for award:

Building Maintenance and Securing of Structures..... $1,395,000
(Three-Years @ $465,000 annually)

Bayside Building Services, Inc. (SBE)
Creative Homes of Central Florida, Inc. (SBE)
Grosz Construction Company, Inc. (SBE)
Dave Ulm Builders, Inc. (SBE)
Avatar Construction, Inc. (SBE)

Contractors have met the requirements of the IFB No. 7588 dated February 18, 2014. Contractors have satisfactorily performed these services for the city in the past. Blanket purchase agreements will be issued and only binding for actual services rendered. The award will be effective from June 1, 2014 through May 31, 2017. Amounts paid to awardees pursuant to the agreement will not exceed a combined total of $1, 395,000 during the agreement term. This solicitation was sheltered for certified SBEs under section 2-272 (d) of City Code.

Cost/Funding/Assessment Information: Funds are available in the Sanitation Operating Fund (4021), Codes Compliance Department, Demolition (110-1129) [$60,000]; Water Resources Operating Fund (4001) [$80,000]; NE Water Reclamation Facility (420-2173), Albert Whitted Water Reclamation Facility (420-2169), Lift Station Maintenance (420-2205) and various capital improvement projects in the Recreation & Culture Capital Improvement Fund (3029) [$250,000].

Attachments: Resolution

Approvals:

Administrative **Budget**

A RESOLUTION ACCEPTING THE BIDS AND APPROVING THE AWARD OF THREE-YEAR AGREEMENTS (BLANKET AGREEMENTS) TO BAYSIDE BUILDING SERVICES, INC., CREATIVE HOMES OF CENTRAL FLORIDA, INC., DAVE ULM BUILDERS, INC, GROSZ CONSTRUCTION COMPANY, INC. AND AVATAR CONSTRUCTION, INC. FOR BUILDING REPAIR SERVICES AND MAINTENANCE IN AN AMOUNT NOT TO EXCEED $1,395,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received seven bids for building repair and maintenance pursuant to IFB No. 7558 dated February 18, 2014; and

WHEREAS, Bayside Building Services Inc., Creative Homes of Central Florida, Inc, Dave Ulm Builders, Inc., Grosz Construction Company, Inc. and Avatar Construction, Inc. have met the requirements of IFB No. 7558; and

WHEREAS, the Procurement & Supply Management Department recommends approval of these awards.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bids are accepted and the award of three-year agreements (Blanket Agreements) to Bayside Building Services Inc., Creative Homes of Central Florida, Inc, Dave Ulm Builders, Inc., Grosz Construction Company, Inc. and Avatar Construction, Inc. for building repair services and maintenance in an amount not to exceed $1,395,000 are 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)

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of May 15, 2014

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

Subject: Awarding a blanket purchase agreement to Dell Marketing Limited Partnership for desktops, laptops, servers and computer peripherals at an estimated cost of $400,000; approving a supplemental appropriation in the amount of $360,616 from the unappropriated balance of the Technology & Infrastructure Fund 5019 and providing an effective date.

Explanation: This purchase is being made from State of Minnesota Contract No. B27160 (250-WSCA-10-ACS). The vendor will furnish and deliver desktops, laptops, servers and peripherals configured to the ICS department's hardware and software specifications. This contract will be used for purchasing new equipment as well as replacing old and obsolete equipment. Currently the Parks & Recreation (135 laptops), Library (151 laptops) and Police (95 PC's) department's have equipment that is 6 – 8 years old and running the Windows XP operating system. As of April 8th, 2014 Microsoft has discontinued support of the Windows XP operating system and so these computer systems need to be replaced.

The Procurement Department recommends for award:

Dell Marketing Limited Partnership.....$400,000

Dell Marketing Limited Partnership has met the specifications, terms and conditions of State of Minnesota Contract No. B27160 (250-WSCA-10-ACS) dated June 15, 2009. This purchase is made in accordance with Section 2-243 (e) of the City Code which authorizes the Mayor or his designee to purchase supplies from a competitively bid proposal or contract secured by State, County or municipal government. The agreement will be effective through August 31, 2014. A contract purchase agreement will be issued and will be binding only for actual equipment ordered.

Dell Marketing Limited Partnership complies with the city's conflict mineral ordinance.

Cost/Funding/Assessment Information: Funds will be available for the purchase of replacement laptops and PCs for the Parks and Recreation, Libraries and Police departments after a supplemental appropriation in the amount of $360,616 from the unappropriated balance of the Technology & Infrastructure Fund (5019) to the ICS Department (8502565). Any additional expenditures under this contract should already be budgeted in the departments' operating budgets.

Attachment: Resolution

Approvals:

Administrative | **Budget** 4-30-14

A RESOLUTION APPROVING THE AWARD OF AN AGREEMENT (BLANKET AGREEMENT) TO DELL COMPUTER MARKETING LIMITED PARTNERSHIP FOR THE PURCHASE OF DESKTOPS, LAPTOPS, SERVERS AND COMPUTER PERIPHERALS AT AN ESTIMATED COST NOT TO EXCEED $400,000; UTILIZING STATE OF MINNESOTA CONTRACT NO. B27160 (250-WSCA-10-ACS); AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $360,616 FROM THE UNAPPROPRIATED BALANCE OF THE TECHNOLOGY & INFRASTRUCTURE FUND 5019 TO THE ICS DEPARTMENT (8502565); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to replace old and obsolete desktops, laptops, servers and computer peripherals; and

WHEREAS, pursuant to Section 2-243(e) of the City Code the City is permitted to utilize competitively bid proposals or contracts secured by State, County or municipal government when it is in the best interest of the City; and

WHEREAS, Dell Computer Marketing Limited Partnership has met the specifications, terms and conditions of State of Minnesota Contract No. B27160 (250-WSCA-10-ACS); and

WHEREAS, the Procurement & Supply Management Department recommends approval of this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the award of an agreement (Blanket Agreement) to Dell Marketing Limited Partnership for the purchase of desktops, laptops, servers and computer peripherals at an estimated cost not to exceed $400,000; utilizing State of Minnesota Contract No. B27160 (250-WSCA-10-ACS); 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 the following supplemental appropriation for Fiscal Year 2014 is hereby approved:

Technology & Infrastructure Fund (5019)	
ICS Department (8502565)	$360,616

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

Budget Department

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 15, 2014

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

Subject: Renewing a blanket purchase agreement with G.A. Food Services of Pinellas County, Inc. d/b/a G.A. Food Service, Inc. for the Summer Food Service Program for the Parks and Recreation Department at an estimated annual amount of $385,766.

Explanation: On June 3, 2010 City Council approved a one year agreement with G.A. Food Services of Pinellas County, Inc. d/b/a G.A. Food Service, Inc. with four one-year renewal options. On May 19, 2011, May 17, 2012 and May 16, 2013, City Council approved each of three renewals. Under the renewal of contract clause, the City reserves the right to a fourth and final renewal.

The vendor provides breakfast and lunch meals to children at 14 recreation sites, five days per week from June 9, 2014 through August 15, 2014. The menu is in accordance with the United States Department of Agriculture (USDA) program requirements.

The Purchasing Department in cooperation with the Parks and Recreation Department, recommends renewal:

G.A. Food Services of Pinellas County, Inc. d/b/a G.A. Food Service, Inc.....$385,766

62,125 Breakfast Meals @ 1.34 each
107,276 Lunch Meals @ 2.82 each

Administration recommends renewal of the agreement based upon the vendor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of this contract. The renewal will be effective from date of approval through May 31, 2015 and is binding for actual services rendered. The program is funded by the Florida Department of Agriculture and Consumer Services, Division of Food, Nutrition and Wellness through a grant from the U.S. Department of Agriculture.

Cost/Funding/Assessment Information: Funds will be appropriated in the General Fund (0001), Parks & Recreation Department, Parks & Recreation Administration account (1901573) through a grant from the U.S. Department of Agriculture provided by the Florida Department of Agriculture and Consumer Services, Division of Food, Nutrition and Wellness.

Attachments: Price History
Site Information List (3 pages)
15-day Menu Cycle – Breakfast (2 pages)
15-day Menu Cycle – Lunch (2 pages)
Resolution

Approvals:

Lori Shay K. McBee
By: **Administrative**

A Ramirez
Budget

Price History
952-83 Summer Food Service Program

Item No.	Description	2010	2011	2012	2013	2014	% Change
1.	Breakfast	$1.22	$1.22	$1.28	$1.31	$1.34	2%
2.	Lunch	$2.58	$2.58	$2.69	$2.76	$2.82	2%

Schedule A
Site Information List
Summer 2014 Food Program

Site Information	Begin Date	End Date	Days Oper.	Meal Type	Average Meals/Day	Maximum Meals/Day	Total Meals	Serving Time	
								Starts	Ends
1 - Campbell Park 601 4th Street South St. Petersburg, FL 33705 Contact: Verline Moore Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	120	300	5,880	08:30	09:30
				A.M. Suppl.					
				Lunch	151	350	7,399	12:00	01:30
				P.M. Suppl.					
				Supper					
2 -Childs Park Recreation Center, 4301 13th Avenue South Petersburg, FL 33711 Contact: Yolanda Anderson Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	112	275	5,488	08:00	09:30
				A.M. Suppl.					
				Lunch	169	300	8,281	12:00	02:00
				P.M. Suppl.					
				Supper					
3 - Frank Pierce Recreation Center, 2000 7th Street South St. Petersburg, FL 33705 Contact: Trish Hope Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	80	275	3,920	08:15	09:30
				A.M. Suppl.					
				Lunch	153	300	7,497	12:00	02:00
				P.M. Suppl.					
				Supper					
4 - Gladden Park Recreation Center, 3901 30th Avenue North St. Petersburg, FL 33713 Contact: Angela Farber Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	113	300	5,537	08:00	09:30
				A.M. Suppl.					
				Lunch	196	375	9,604	11:45	02:00
				P.M. Suppl.					
				Supper					
5 - Lake Vista Recreation Center 1401 62nd Avenue South St. Petersburg, FL 33701 Contact: Toma Stubbs Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	Breakfast	108	275	5,292	08:00	09:30
				A.M. Suppl.					
				Lunch	206	375	10,094	11:30	02:00
				P.M. Suppl.					
				Supper					

6 – J.W. Cate Recreation Center 5801 22nd Avenue North St. Petersburg, FL 33710 Contact: Jen Ross Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	189	325	9,261	08:30	09:30
				A.M. Suppl.					
				Lunch	234	375	11,466	12:00	02:00
				P.M. Suppl.					
				Supper					
7 - Redbird at Azalea Elementary 1680 74th Street North St. Petersburg, FL 33710 Contact: Barbie Van Camp Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/8/14	44	**Breakfast**	21	60	924	07:30	08:30
				A.M. Suppl.					
				Lunch	46	90	2,024	12:00	01:00
				P.M. Suppl.					
				Supper					
8 - Roberts Recreation Center 1246 50th Avenue North St. Petersburg, FL 33703 Contact: Stephanie Nicely Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	152	250	7,448	08:00	09:30
				A.M. Suppl.					
				Lunch	223	325	10,927	11:30	01:30
				P.M. Suppl.					
				Supper					
9 - Shore Acres Recreation Center 4230 Shore Acres Blvd. St. Petersburg, FL 33703 Contact: Lynn Bittner Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	33	100	1,617	08:00	09:30
				A.M. Suppl.					
				Lunch	84	210	4,116	12:00	01:00
				P.M. Suppl.					
				Supper					
10 - Walter Fuller Recreation Center 7891 26th Avenue North St. Petersburg, FL 33710 Contact: Chuck Boehme Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	134	250	6,566	08:00	09:30
				A.M. Suppl.					
				Lunch	196	350	9,604	12:00	12:45
				P.M. Suppl.					
				Supper					

11 - Wildwood Recreation Center 1001 28th Street South St. Petersburg, FL 33712 Contact: Paul Morrison Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	86	325	4,214	08:00	09:30
				A.M. Suppl.					
				Lunch	294	425	14,406	12:00	01:30
				P.M. Suppl.					
				Supper					
12 - Willis S. Johns Center 6635 M.L. King Street St. Petersburg, FL 33702 Contact: Brad Rice Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	107	225	5,243	08:15	09:30
				A.M. Suppl.					
				Lunch	168	350	8,232	12:00	01:30
				P.M. Suppl.					
				Supper					
13 – TASCO Office 1320 5th Street N. St. Petersburg, FL 33701 Contact: Robert Norton Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	15	26	735	08:00	09:30
				A.M. Suppl.					
				Lunch	20	26	980	12:30	01:30
				P.M. Suppl.					
				Supper					
14 – Boyd Hill Nature Preserve 1101 Country Club Way S. St. Petersburg, FL 33705 Contact: Barbara Stalbird Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/9/14	8/15/14	49	**Breakfast**	NA	NA	NA	NA	NA
				A.M. Suppl.					
				Lunch	54	100	2,646	12:00	01:00
				P.M. Suppl.					
				Supper					

Summary	**Meal Type**				
	Breakfast	**A.M. Supplement**	**Lunch**	**P.M. Supplement**	**Supper**
Average Daily Service	1,270	0	2,194	0	0
Est. Total Meals to be Served	62,125	0	107,276	0	0

Sponsor Name: City of St. Petersburg Parks & Recreation **Agreement Number: 04-0911**

SFSP 2014 Breakfast: Minimum Meal Pattern- 8 oz. Fluid Milk, ½ c. Fruit/Juice/ Vegetable, and 1 serving Grain/Bread. May add Meat/Meat Alternate.

Component		Day 1	Day 2	Day 3	Day 4	Day 5
Milk	Item	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
F/V	Item	APPLE JUICE 100%	STRAWBERRY KIWI JUICE 100%	BLENDED JUICE 100%	GRAPE JUICE 100%	BLUE RASPBERRY JUICE 100%
	Portion Size	4oz.	4 oz.	4 oz.	4 oz.	4 oz.
G/B	Item	ENRICHED COLD CEREAL (Fruit Loops)	ENRICHED COLD CEREAL (Cinnamon Toast Crunch)	PLAIN BAGEL	ENRICHED COLD CEREAL (Apple Jacks)	STRAWBERRY FROSTED POPTART
	Portion Size	1 oz.	1 oz.	1 oz.	1 oz.	3.67 oz.
M/MA (Optional)	Item	STRAWBERRY YOGURT		CREAM CHEESE PACKET		
	Portion Size	4 oz.		1 oz.		
Other (Optional)	Item		FRESH GRAPES	FRESH STRAWBERRIES	BREAKFAST BAR (Cinnamon Toast Crunch Milk=n Cereal Bar)	FRESH BANANA
	Portion Size		½ cup	½ cup	1.4 oz.	½ cup
Component		**Day 6**	**Day 7**	**Day 8**	**Day 9**	**Day 10**
Milk	Item	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
F/V	Item	ORANGE JUICE 100%	GREEN APPLE JUICE 100%	PEACH JUICE 100%	APPLE JUICE 100%	ORANGE PINEAPPLE JUICE 100%
	Portion Size	4oz.	4oz.	4oz.	4oz.	4oz.
G/B	Item	ENRICHED COLD CEREAL (Cocoa Crispies)	BLUEBERRY MUFFIN	ENRICHED COLD CEREAL (Frosted Flakes)	ENRICHED COLD CEREAL (Fruit Loops)	APPLE-CINNAMON MUFFIN
	Portion Size	1 oz.	1.8 oz.	1 oz.	1 oz.	1.8 oz.
M/MA (Optional)	Item		MARGARINE PACKET		VANILLA YOGURT	
	Portion Size		1 oz.		4 oz.	
Other (Optional)	Item	BREAKFAST BAR Nature Valley Oat & Honey Bar	BREAKFAST BAR Nutri-Grain Apple Cinnamon Cereal Bar)	FRESH APPLE		FRESH SLICED WATERMELON
	Portion Size	1.5 oz.	1.3 oz.	½ cup		½ cup

Sponsor Name: City of St. Petersburg Parks & Recreation **Agreement Number: 04-0911**

SFSP 2014 Breakfast: Minimum Meal Pattern- 8 oz. Fluid Milk, ½ c. Fruit/Juice/ Vegetable, and 1 serving Grain/Bread. May add Meat/Meat Alternate.

Component		Day 11	Day 12	Day 13	Day 14	Day 15
Milk	Item	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
F/V	Item	GRAPE JUICE 100%	BLUE RASPBERRY JUICE 100%	STRAWBERRYKIWI JUICE 100%	GREEN APPLE JUICE 100%	ORANGE JUICE 100%
	Portion Size	4oz.	4oz.	4oz.	4oz.	4oz.
G/B	Item	ENRICHED COLD CEREAL (Honey Nut)	BLUEBERRY MUFFIN	ENRICHED COLD CEREAL (Trix)	ENRICHED COLD CEREAL (Frosted Flakes)	ENRICHED COLD CEREAL (Cinnamon Toast Crunch)
	Portion Size	1 oz.	1.8 oz	1 oz.	1 oz.	1 oz.
M/MA (Optional)	Item		MARGARINE PACKET	STRING CHEESE		
	Portion Size		1 oz.	1 oz.		
Other (Optional)	Item	FRESH ORANGE	FRUITY CHEERIOS BAR		BREAKFAST BAR Nutri-grain Strawberry Cereal Bar	FRESH GRAPES
	Portion Size	½ cup	1.3 oz.		1.4 oz.	½ cup

Sponsor Name: City of St. Petersburg Parks & Recreation **Agreement Number: 04-0911**

SFSP 2014 Lunch: Minimum Meal Pattern- 8 oz. Fluid Milk, ¾ c. Total Serving Fruit/Juice/Vegetable (from 2 items)(juice can not be counted as more that ½ of the F/V requirement), 1 serving Grain/Bread, and 2 oz. (or equivalent) Meat/Meat Alternate

Component		Day 1	Day 2	Day 3	Day 4	Day 5
Milk	Item	1% Milk (75%Choc/25%Wht)	1% Milk (75%Choc/25%Wht)	1% Milk (75%Choc/25%Wht)	1% Milk (75%Choc/25%Wht)	1% Milk (75%Choc/25%Wht)
	Portion Size	8 oz.	8 oz	8 oz	8 oz	8 oz
M/MA	Item	Pizza (pizza to be delivered hot) (PF)	Turkey and Cheese Wrap Roast Turkey Swiss Cheese	Ham and Cheese Sandwich Boiled Ham	Chicken Breast Sandwich Roast Chicken Breast/American Cheese	Club Sandwich Boiled Ham Roast Turkey & String Cheese
	Portion Size	2 Slices of Pizza – See specs. (2 M/MA)	Meat 2 oz Cheese .5 0z.	Meat 2.4 oz Cheese .5 oz	Meat1.5oz(cooked) Cheese .5 oz	Meat 1.5 oz each Cheese 1 oz
1st F/V	Item	Blue Raspberry 100%Juice	Grape Juice 100%	Green Apple Juice 100%	Strawberry Kiwi Juice 100%	Orange Juice 100%
	Portion Size	4 oz.	4 oz.	4 oz.	4 oz.	4 oz.
2nd F/V	Item	Fresh Apple	Sliced Fresh Watermelon	Sliced Fresh Orange	Seedless Grapes	Diced Peaches
	Portion Size	1/2 cup	1/2 cup	1/2 cup	1/2 cup	1/2 cup
G/B	Item	crust	7" Flour Tortilla	Whole Wheat Bread	Regular White Bread	Hoagie Roll
	Portion Size	2 slices (4 G/B)	1 oz.	2 slices (2 oz.)	2 slices (2 oz.)	1 Roll (1 oz.)
Other (Optional)	Item		Mustard & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise/ lettuce & tomato slice	Mustard & Mayonnaise
	Portion Size		1 packet each	1 packet each	1 packet each/ 1 slice each	1 packet each

Component		Day 6	Day 7	Day 8	Day 9	Day 10
Milk	Item	1% Milk (75%Choc/25%Wht	1% Milk (75%Choc/25%Wht	1% Milk (75%Choc/25%Wht	1% Milk (75%Choc/25%Wht	1% Milk (75%Choc/25%Wht
	Portion Size	8 oz	8 oz	8 oz	8 oz	8 oz
M/MA	Item	Pizza (pizza to be delivered hot) (PF)	Hot Chicken Breast Sandwich	Ham and Cheese Sandwich Boiled Ham Swiss Cheese	Turkey & Cheese Sandwich Roast Turkey Breast/Provolone	Chicken Breast Sandwich Roast Chicken / American Cheese
	Portion Size	2 Slices of Pizza – See specs. (2 M/MA)	2 oz. (Cooked)	Meat 2.4 oz Cheese .5 oz	Meat 2 oz Cheese .5 oz.	Meat1.5oz (cooked) Cheese .5 oz.
1st F/V	Item	Green Apple Juice 100%	Blue Raspberry 100%Juice	Orange Juice 100%	Pineapple Juice 100%	Grape Juice 100%
	Portion Size	4 oz.	4 oz.	4 oz.	4 oz.	4 oz.
2nd F/V	Item	Lettuce and Tomato Salad	Banana	Fresh Ripe Nectarine	Sliced Fresh Watermelon	Fresh Strawberries
	Portion Size	1/2 cup	1/2 cup	1/2 cup	1/2 cup	1/2 cup
G/B	Item	crust	White Bun	7" Flour Tortilla	Regular White Bread	Regular White Bread
	Portion Size	2 slices (4G/B)	1 bun (1 oz.)	1 oz.	2 slices (2 oz.)	2 slices (2 oz.)
Other (Optional)	Item	Italian Dressing Packet	BBQ Sauce & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise
	Portion Size	1 packet each	1 packet each	1 packet each	1 packet each	1 packet each

Sponsor Name: City of St. Petersburg Parks & Recreation **Agreement Number: 04-0911**

SFSP 2014 Lunch: Minimum Meal Pattern- 8 oz. Fluid Milk, ¾ c. Total Serving Fruit/Juice/Vegetable (from 2 items)(juice can not be counted as more that ½ of the F/V requirement), 1 serving Grain/Bread, and 2 oz. (or equivalent) Meat/Meat Alternate

Component		Day 11	Day 12	Day 13	Day 14	Day 15
Milk	Item	1% Milk (75%Choc/25%Wht	1% Milk (75%Choc/25%Wht	1% Milk (75%Choc/25%Wht	1% Milk (75%Choc/25%Wht	1% Milk (75%Choc/25%Wht
	Portion Size	8 oz	8 oz	8 oz	8 oz	8 oz
M/MA	Item	Pizza (pizza to be delivered hot) (PF)	Hot Chicken Nuggets (CN) & String Cheese	Italian Sub Salami, Turkey, Turkey Ham Swiss Cheese	Turkey & Cheese Sandwich Roast Turkey Breast/Provolone	Ham and Cheese Sandwich American Cheese
	Portion Size	2 Slices of Pizza – See specs. (2 M/MA)	Meat 3 oz. Cheese 1 oz.	Meat: Turkey 1 oz Turkey Ham 1oz Salami .5 oz Cheese .5 oz	Meat 2 oz Cheese .5 oz.	Meat 2.4 oz Cheese .5 oz.
1st F/V	Item	Apple Juice 100%	Orange Pineapple Juice 100%-	Grape Juice 100%	Strawberry Kiwi Juice 100%	Blended Juice 100%
	Portion Size	4 oz.	4 oz.	4 oz.	4 oz.	4 oz.
2nd F/V	Item	Sliced Fresh Watermelon	Fresh Strawberries	Sliced Fresh Orange	Seedless Grapes	Fresh Apple
	Portion Size	1/2 cup	1/2 cup	1/2 cup	1/2 cup	1/2 cup
G/B	Item	crust	White Roll	Sub Roll	Regular White Bread	Whole Wheat Bread
	Portion Size	2 slices (4 G/B)	1 roll (1 oz.)	Sub Roll (1.8oz.)	2 slices (2 oz.)	2 slices (2 oz.)
Other (Optional)	Item		BBQ Sauce & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise
	Portion Size		1 packet each	1 packet each	1 packet each	1 packet each

A RESOLUTION APPROVING THE FOURTH AND FINAL ONE-YEAR RENEWAL OPTION OF AN AGREEMENT (BLANKET AGREEMENT) WITH G.A FOOD SERVICES OF PINELLAS COUNTY, INC., D/B/A G.A. FOOD SERVICE, INC. FOR THE SUMMER FOOD SERVICE PROGRAM FOR THE PARKS AND RECREATION DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $385,766; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On June 3, 2010 City Council approved the award of a one-year agreement (Blanket Agreement) with four one-year renewal options to G.A. Food Services of Pinellas County, Inc. d/b/a G.A. Food Service, Inc. ("Vendor") for the Summer Food Service Program for the Parks and Recreation Department pursuant to IFB No. 7002 dated April 30, 2010; and

WHEREAS, On May 19, 2011 City Council approved the first one-year renewal option to the agreement with the Vendor; and

WHEREAS, On May 17, 2012 City Council approved the second one-year renewal option to the agreement with the Vendor; and

WHEREAS, On May 16, 2013 City Council approved the third one-year renewal option to the agreement with the Vendor; and

WHEREAS, the City desires to exercise the fourth and final one-year renewal option of the Agreement; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Parks and Recreation Department, recommends renewal of the Agreement; and

WHEREAS, the Administration recommends renewal of the agreement.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the fourth and final one-year renewal of an Agreement (Blanket Agreement) with G.A. Food Services of Pinellas County, Inc. d/b/a G.A. Food Service, Inc. for the Summer Food Service Program for the Parks and Recreation Department, at an estimated annual cost not to exceed $385,766 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 will be effective through May 31, 2015.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

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City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 15, 2014

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

Subject: Approving the purchase of replacement riding mowers from Deere & Company for the Fleet Management Department at a total cost of $222,788.37

Explanation: This purchase is being made from Florida State Contract No. 760-000-10-1. The vendor will furnish and deliver eight riding mowers with four-post roll-over protection structures (ROPS). The equipment will include one wide area mower with breakaway beacon light kit, three front mowers with rear discharge decks and four front mowers with side discharge decks. They will be assigned to the Stormwater Pavement and Traffic Operations Department and will be used to mow ditch banks, lake front property, and medians.

The new riding mowers have a life expectancy of 7 to10 years. They are replacing 7 to14 year-old units with original base purchase prices ranging from $14,749.00 to $41,670.00. The old mowers have reached the end of their economic useful life and will be sold at public auction.

The Procurement Department, in cooperation with the Fleet Management Department, recommends for award utilizing Florida State Contract No. 760-000-10-1:

Deere & Company.....$222,788.37

Mower, Riding, Wide Area, John Deere Model 1600 Turbo, ROPS and canopy	1 @	$51,262.95	$51,262.95
Mower, Riding, Front, Rear Discharge, John Deere Model 1445 ROPS and canopy	3 @	24,378.74	73,136.22
Mower, Riding, Front, Side Discharge, John Deere Model 1445 ROPS and canopy	4 @	24,597.30	98,389.20

The vendor has met the specifications, terms and conditions of the Florida State Contract No. 760-000-01-1 effective through June 30, 2015. This purchase is made in accordance with Section 2-243 (e) of the City Code which authorizes the Mayor or his designee to participate in a cooperative bid process with other governmental entities.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Equipment Replacement Fund (5002), Fleet Management Department, Fleet Mechanical Costs (8002527).

Attachments: Resolution

Approvals:

Administrative **Budget** 4-24-14

A RESOLUTION APPROVING THE AWARD OF AN AGREEMENT FOR THE PURCHASE OF EIGHT (8) REPLACEMENT RIDING MOWERS FROM DEERE & COMPANY FOR THE FLEET MANAGEMENT DEPARTMENT AT A TOTAL COST NOT TO EXCEED $222,788.37 UTILIZING FLORIDA STATE CONTRACT NO. 760-000-10-1; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to replace riding mowers that have reached the end of their economic useful life; and

WHEREAS, pursuant to Section 2-243(e) of the City Code the City is permitted to utilize competitively bid proposals or contracts secured by State, County or municipal government when it is in the best interest of the City; and

WHEREAS, Deere & Company has met the specifications, terms and conditions of Florida State Contract No. 760-000-10-1; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Fleet Management Department, recommends approval of this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the award of an agreement to Deere & Company for the purchase of eight (8) replacement riding mowers for the Fleet Management Department at a total cost not to exceed $222,788.37 utilizing Florida State Contract No. 760-000-10-1 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)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 15, 2014

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

Subject: Awarding a three-year contract purchase agreement to Hertz Equipment Rental Corporation for equipment rental in an amount not to exceed $210,000.

Explanation: This purchase is being made from US Communities (North Carolina State University Contract No. 31172). The vendor will rent light and heavy equipment including air compressors, chain saws, compact backhoes, excavators, telescopic lifts, trenchers, generators, pressure washers, hydraulic jackhammers, skid steer loaders, backhoes loaders and motor road graders. In addition, the vendor will provide equipment for city projects and events including emergency back-up power generators, aerial lift equipment for high efficiency lighting upgrades and high volume outdoor air cooling units that are required when performing maintenance in low air flow locations such as filter basins, aeration basins, and clarifiers. The primary users are Water Resources, Stormwater Pavement & Traffic Operations and Engineering & Capital Improvements departments.

The Procurement Department recommends for award:

Hertz Equipment Rental Corporation.....$210,000
(Three-year @ $70,000 annually)

Hertz Equipment Rental Corporation has met the specifications, terms and conditions of North Carolina State University Contract No. 31172 dated April 1, 2014. This purchase is made in accordance with Section 2-243 (e) of the City Code which authorizes the Mayor or his designee to purchase supplies from a competitively bid proposal or contract secured by State, County or municipal government. The agreement will be effective through March 31, 2017 with one two-year extension. A contract purchase agreement will be issued and will be binding only for actual equipment rented.

Note: U.S. Communities was founded in 1996 as a partnership between the Association of School Business Officials, the National Association of Counties, the National Institute of Governmental Purchasing, the National League of Cities and the United States Conference of Mayors. U.S. Communities is a national government purchasing cooperative, providing government procurement resources and solutions to local and state government agencies, school districts (K-12), higher education institutes, and nonprofits.

Cost/Funding/Assessment Information: Funds have been appropriated in the Water Resources Operating Fund (4001) various Water Resources divisions [$50,000] and Stormwater Utility Operating Fund (4011) Stormwater, Pavement and Traffic Operations divisions (400-1265, 400-1301) [$10,000] and other various divisions.

Attachment: Resolution

Approvals:

Administrative **Budget**

CB-5

A RESOLUTION APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT) WITH ONE TWO-YEAR RENEWAL OPTION TO HERTZ EQUIPMENT RENTAL CORPORATION FOR EQUIPMENT RENTAL IN AN AMOUNT NOT TO EXCEED $210,000 UTILIZING NORTH CAROLINA STATE UNIVERSITY CONTRACT NO. 31172; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a need for the rental equipment not contained in the City's inventory; and

WHEREAS, pursuant to Section 2-243(e) of the City Code the City is permitted to utilize competitively bid proposals or contracts secured by State, County or municipal government when it is in the best interest of the City; and

WHEREAS, Hertz Equipment Rental Corporation has met the specifications, terms and conditions of the North Carolina State University Contract No. 31172; and

WHEREAS, the Procurement & Supply Management Department recommends approval of this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida the award of a three-year agreement (Blanket Agreement) with one two-year renewal option to Hertz Equipment Rental Corporation for equipment in an amount not to exceed $210,000 utilizing North Carolina State University Contract No. 31172 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 will be effective through March 31, 2017.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 15, 2014

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

Subject: Awarding a two-year agreement to Recycling Services of Florida, Inc. for the sale of material for recycling for the Sanitation Department at an estimated annual sales revenue of $168,184.

Explanation The Procurement Department received three bids for material for recycling.

The vendor will purchase old corrugated cardboard, mixed paper, mixed containers, and sorted glass. The material will be collected by the City's Sanitation Department from citywide recycling centers and transported to a third party facility for sorting and recycling. Bid prices were based on a fixed percentage of the Secondary Materials Pricing (SMP) Index published prices for April 3, 2014. Award is recommended to the firm offering the highest percentage of this market index value for all materials. Actual sale prices will be based on the percentage of the daily published SMP price at the time of sale for mixed containers and sorted glass and on the first business day of the month for cardboard and mixed paper.

The Procurement Department recommends for award:

Recycling Services of Florida, Inc $168,184

Recycling Services of Florida, Inc, the most qualified bidder, has met the requirements of IFB No. 7558B dated March 17, 2014. The agreement will be effective from June 1, 2014 through May 31, 2016 with three one-year renewal options. Recycling Services of Florida, Inc., based in Clearwater, FL, has been in business for 10 years. They have partnered with Louise Graham Regeneration Center, based in St. Petersburg, to provide sorting and bailing services for mixed paper and cardboard. This joint venture allows Louise Graham to employ 59 disabled individuals. The City has used Recycling Services of Florida, Inc. and Louis Graham Regeneration Center in the past and they have performed satisfactorily.

Progressive Waste Solutions of Florida, Inc., the high bidder for 3 of 4 materials, is not recommended for award due to taking exceptions to the bid requirements and not bidding all items.

Cost/Funding/Assessment Information: Upon receipt, revenues will be deposited into the Sanitation Operating Fund (4021), Sanitation Department (450).

Attachments: Price Trend
Resolution

Approvals:

Administrative **Budget** 4-24-14

Price Trend

998-85 Sale of Cardboard, Mixed Paper, Mixed Containers Sorted Glass

Item No.	Description	Materials Pricing Index	Unit of Measure	Apr. 2012	Apr. 2013	Apr. 2014	% Change
	Unit Price for Recyclable Materials Delivered by Sanitation to Vendor's collection facility:						
1	Sale of Recycled Cardboard (OCC)	Southeast	Tons	$90.00	$90.00	$ 112.00	20%
2	Sale of Mixed Paper (MP)	Southeast	Tons	40.00	40.00	$ 55.00	27%
3	Sale of Mixed Containers (MC)	Atlanta / Southeast	Tons	2.00	2.00	$ 2.00	-
4	Sale of Sorted Glass	Atlanta / Southeast	Tons	(8.50)	(8.50)	$ (10.00)	(15%)

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF A TWO-YEAR AGREEMENT TO RECYCLING SERVICES OF FLORIDA, INC. ("RSF") FOR THE PURCHASE OF CITY RECYCLABLE MATERIALS BY RSF AT AN ESTIMATED ANNUAL SALES REVENUE OF $168,184; 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 three bids for the purchase of City recyclable material pursuant to IFB No. 7558B dated March 17, 2014; and

WHEREAS, Recycling Services of Florida, Inc. has met the requirements of IFB No. 7558B; and

WHEREAS, the Procurement & Supply Management 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 two-year agreement to Recycling Services of Florida, Inc. ("RSF") for the purchase of City recyclable materials by RSF at an estimated annual sales revenue of $168,184 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)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda

Meeting of May 15, 2014

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

Subject: Accepting a bid from Odyssey Manufacturing Co. for aeration skids for the Water Resources Department at a total cost of $165,500.

Explanation: The Procurement Department received two bids (see below) for installation of fine bubble diffuser aeration skids in the south aeration basin located at the Northeast Water Reclamation Facility.

The work includes furnishing all labor, material and equipment required to supplement three existing mechanical aerators with four new fine bubble aerator diffuser skids. The fine bubble diffuser skids will allow for the mechanical aerators to be turned off or their speed to be reduced. This will allow for a more efficient transfer of oxygen for the biological process, keep solids in suspension better and save energy. The contractor will also connect the skid air piping droplegs to the main stainless steel air header. The main air header piping, fittings and valves shall be installed by others.

This project will utilize the existing blowers to supply air to the new fine bubble diffuser system such that use of three existing mechanical surface aerators may be reduced by 33 to 66 percent or run at lower speeds. The projected electrical cost savings due to this run time reduction is approximately $3,000 to $4,000 per month.

Bids were opened on April 1, 2014 and are tabulated as follows:

	Bid Amount
Odyssey Manufacturing Co. (Tampa, FL)	$165,000
Brandes Design-Build, Inc. (Clearwater, FL)	$413,130

Odyssey Manufacturing Co., the lowest and responsible bidder, meets the specifications and the terms and conditions of Contract Bid No. 7635.

Cost/Funding/Assessment Information: Funds have been appropriated in the Water Resources Capital Projects Fund WRFNE Aerator Equipment Repl FY14 Project No. 14221.

Attachment: Resolution

Approvals:

Administrative **Budget**

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO ODYSSEY MANUFACTURING CO. FOR THE PURCHASE AND INSTALLATION OF FOUR (4) AERATION SKIDS FOR THE WATER RESOURCES DEPARTMENT AT A TOTAL COST NOT TO EXCEED $165,500; 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 the purchase and installation of four (4) aeration skids pursuant to Bid No. 7635 dated February 27, 2014; and

WHEREAS, Odyssey Manufacturing Co. has met the requirements of Bid No. 7635; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid is accepted and the award of an agreement to Odyssey Manufacturing Co. for the purchase and installation of four (4) aeration skids for the Water Resources Department at a total cost not to exceed $165,500 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)

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of May 15, 2014

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

Subject: Approving the cooperative purchase of application subscription services for the St. Petersburg Library System from the Pinellas Public Library Cooperative, Inc. (PPLC) at an annual fee of $144,055.

Explanation: This purchase is being made from the Pinellas Public Library Cooperative.

The cooperative will provide licensing and access to applications such as circulation software, movies, and music; as well as use of databases such as A to Z, Overdrive, Axis 360 & 3M Cloud Platform, Proquest/Ancestry, Gale Literature Resource Center, and Gale Biography in Context.

The services obtained through the cooperative provide the city's library patrons with access to all materials and databases from any PPLC member library in Pinellas County by using their active library cards. The subscription fee paid to the cooperative allows these resources to be among the free resources offered to the public by the library system. The city's participation in the PPLC enables subscription costs to be shared among all cooperative members.

The Procurement Department in cooperation with the Libraries recommends:

Pinellas Public Library Cooperative.....$144,055

Service Description	Amount
Polaris ILS Fee, All Members	$61,603
Polaris Fee, Individual	15,050
Database Fees	54,892
Freegal Subscription	12,510

This purchase is made in accordance with Section 2-243(e) of the City Code which authorizes the Mayor or his designee to participate in a cooperative bid process with other governmental entities.

Cost/Funding/Assessment Information: Funds have been appropriated in the General Fund (0001) Library Automation (2001137).

Attachment: Resolution

Approvals:

Shry K. McBee
Administrative
By:

Budget

A RESOLUTION APPROVING THE PURCHASE OF APPLICATION SUBSCRIPTION SERVICES FOR THE ST. PETERSBURG LIBRARY SYSTEM FROM THE PINELLAS PUBLIC LIBRARY COOPERATIVE, INCORPORATED (PPLC) AT AN ANNUAL FEE OF $144,055; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase application subscription services for the St. Petersburg Library System from the Pinellas Public Library Cooperative, Incorporated; and

WHEREAS, pursuant to Section 2-243(e) of the City Code the City is permitted to utilize competitively bid proposals or contracts secured by State, County or municipal government when it is in the best interest of the City; and

WHEREAS, the Procurement & Supply Management Department recommends approval of this purchase.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the approval of the purchase of application subscription services for the St. Petersburg Library System from the Pinellas Public Library Cooperative, Incorporated (PPLC) at an annual fee of $144,055 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 May 15, 2014

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

Subject: Awarding a contract to B.L. Smith General Contractors Inc. in the amount of $125,395.12 for the Jordan School Classroom Building 2, Renovations project; and providing an effective date (Engineering Project No. 11232-019; Oracle No.10960).

Explanation: The Procurement Department received six bids for the Jordan School Classroom Building 2, Renovations project (see below). The work consists of furnishing all labor, material, and equipment necessary to perform ADA, Life Safety and energy upgrades to the Classroom Building #2 at Jordan School, which is located at 2390 9th Ave. South.

On March 18, 2010 City Council approved a U.S. Department of Housing and Urban Development–Economic development Initiative Special Projects Grant in the amount of $190,000 for the second phase of the Jordan School Renovation Project. The work is being coordinated with Headstart of Pinellas County – R'Club, whose staff determined the priorities for the use of these grant dollars. The Classroom Building consists of four classrooms, a teacher's lounge with staff restrooms, a custodial closet and individual boys and girls restrooms in 5,113 square feet of area.

This work includes upgrading the access to all the areas including reconstructing the entrance ramps to the classrooms and restrooms to meet ADA allowed slope as well as upgrading the restrooms to meet ADA requirements including replacing the plumbing fixtures. In addition, the work includes replacing ceilings and light fixtures plus providing new insulation in the classrooms. The primary electrical panel service will be upgraded. Thirty-eight steel columns along the existing exterior walkway system will also be repaired for the classrooms. The Classroom Building #2 was constructed in 1960 and was not renovated as part of the Jordan School Phase I improvements.

The contractor will begin work approximately ten (10) days from the Notice to Proceed and is scheduled to complete work within seventy five (75) consecutive calendar days thereafter. Bids were opened on April 8, 2014, and are tabulated as follows:

Bidder	Base Bid and Selected Alternate
B.L. Smith General Contractors Inc. (Winter Haven, Florida)	$125,395.12
Certus Builders, Inc. (Tampa, Florida)	159,173.00
New Vista Builders Group LLC (Tampa, Florida)	211,500.00
Kickler Group, LLC (St. Petersburg, Florida)	213,850.00
Eveland Brothers, Inc. (Clearwater, Florida)	228,786.87
Hodge Management, LLC (Seminole, Florida)	232,500.00

Smith General Contractors Inc. the lowest responsive and responsible bidder, has met the specifications, terms and conditions for Bid No. 7645 dated March 12, 2014. They have satisfactorily completed similar projects in the past for Aarmaz Products and Cantex Auburdale. The Principals of the firm are Samuel K. Smith, President, Troy Bailey, Vice President, and Chris Brauckmuller, Vice President. This project was sheltered for certified SBEs under Section 2-272 (d) of the City Code.

Continued on Page 2

Recommendation: Administration recommends awarding this contract to B.L. Smith General Contractors Inc. in the amount of $125,395.12 for the Jordan School Classroom Building 2, Renovations project and providing an effective date.

Cost/Funding/Assessment Information: Funds are available in the General Capital Improvements Fund (3001), Jordan School Renovation Project (10960).

Attachments: Resolution

Approvals:

Administrative **Budget**

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO B.L. SMITH GENERAL CONTRACTORS INC. IN AN AMOUNT NOT TO EXCEED $125,395.12 FOR COMPLETION OF THE JORDAN SCHOOL CLASSROOM BUILDING 2, RENOVATIONS PROJECT (11232-019); 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 the Jordan School Classroom Building 2, Renovations Project (11232-019) pursuant to Bid No. 7645 dated March 12, 2014; and

WHEREAS, B.L. Smith General Contractors Inc. has met the specifications, terms and conditions of Bid No. 7653; 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, the bid and award of an agreement to B.L. Smith General Contractors Inc. in an amount not to exceed $125,395.12 for completion of the Jordan School Classroom Building 2, Renovations Project (11232-019) is hereby approved and the Mayor or Mayor's designee is hereby 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 May 15, 2014

TO: The Honorable Bill Dudley, Chair, and Members of City Council

SUBJECT: A resolution approving the 2013 Annual Report for the Gateway Areawide Development of Regional Impact (GADRI).

EXPLANATION: An approved Development of Regional Impact (DRI) is required to submit an annual report that describes development activity within the DRI during the past year. Attached is the annual report that has been prepared consistent with the requirements of Section 380.06, Florida Statutes and the Development Order (D.O.) for the Gateway Areawide DRI. The reporting period is from 1/17/2013 to 1/16/2014. The report indicates the development is in compliance with the adopted Development Order.

Permits for additional development were approved for 308 dwelling units in the Azure Apartment development within the DRI. Great Bay Distributors received site plan approval for 300,675 sq. ft. of industrial and 299,500 sq. ft. of office. Currently, the buildout date for the final phase of the DRI is April 29, 2021.

ATTACHMENTS: Resolution and Annual Report

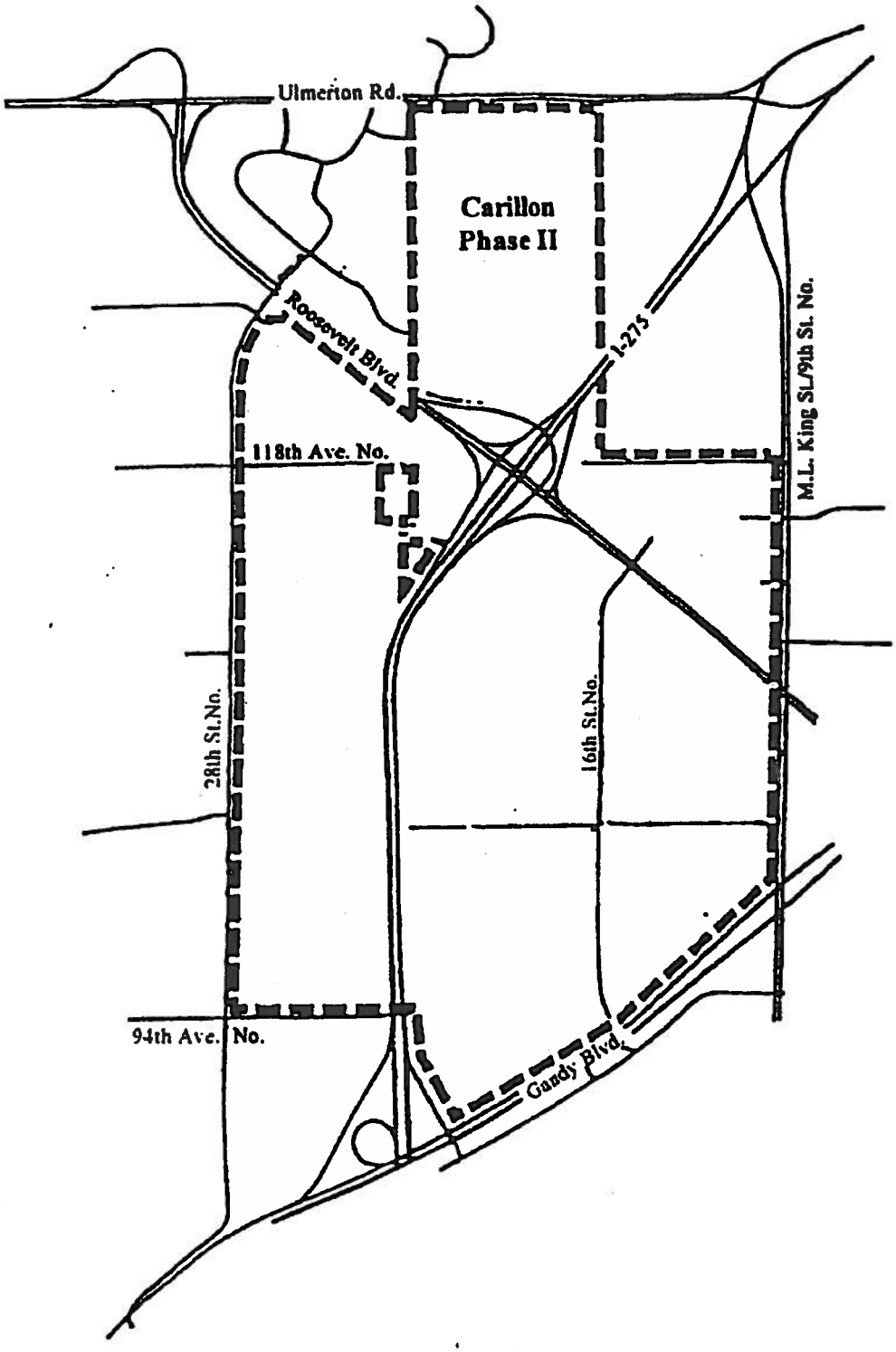
APPROVALS:

Administrative : _____

Budget: NA

Legal: _____
(As to consistency w/attached legal documents)

Gateway Areawide DRI



RESOLUTION NO. 2014-

A RESOLUTION, APPROVING THE 2013 ANNUAL REPORT FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that pursuant to Section 380.06, Florida Statutes and Ordinance No. 1142-F, adopting the Gateway Areawide Development of Regional Impact Development Order, the Council approves the 2013 Annual Report for the Gateway Areawide Development of Regional Impact.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

City Attorney (designee)

Administration

2013 ANNUAL REPORT

Gateway Areawide
Development of Regional Impact
(DRI #195)

City of St. Petersburg
May 15, 2014

Contents

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Exhibit H - Development Capacity Summary

Exhibit IA - Projects Permitted in 2013

Exhibit IB - Site Plans Approved in 2013

Exhibit J - 2013 Cumulative Development

Location Map

Attachment #1 – Land Use Trade-off

GATEWAY AREAWIDE DRI
ANNUAL STATUS REPORT

Reporting Period:	January 17, 2013 to January 16, 2014
Development:	Gateway Areawide, DRI #195
Location:	St. Petersburg, Pinellas County
Developer Name:	City of St. Petersburg
Address:	175 - 5th Street North P.O. Box 2842 St. Petersburg, Florida 33731

1) Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.

Response:

A. As reported in the 1998 Annual Report, an NOPC was submitted and approved for the following:

1. Amended the approved Land Uses to introduce a movie theater land use category.

2. Amended the Master Plan to reflect the location of the new movie theater land use.

3. Amended the Trade Off Matrix to include the movie theater land use category.

4. Exempted the movie theater land use from paying the Gateway Areawide Transportation Impact Fee and instead will pay the Countywide TIF.

5. Extended the time frames of the D.O. as follows:

   a. Extended the anticipated buildout date of Phase I by six years and 364 days to December, 2004.

   b. Extended the anticipated buildout date of Stage I by six years and 364 days to December 30, 2001.

   c. Extended the D.O. expiration date by one year and 364 days to December 30, 2004.

B. As reported in the 2000 Annual Report, in December 2000 a proposal was submitted and approved for the following land use trade-off using the Equivalency Matrix of the Development Order (D.O), pursuant to Section 5.A.5.c. of the Gateway Areawide D.O., 4 theater screens, 22

hotel rooms, 818,330 sq. ft of industrial land use and 12,884 sq. ft. of commercial space were converted to 465,028 sq.ft. of office space and 194 residential units.

C. As reported in the 2000 Annual Report, on February, 15, 2001 City Council approved a third amendment to the D.O. (Ordinance #462-G), specifically amending Section 5.A.4 of the D.O. for (1) the payment of 5 percent of Transportation Impact Fees to reserve development capacity, (2) the payment of an additional 10 percent of the Transportation Impact Fees for the extension of the development capacity reservations, and (3) an additional 15 percent of the Transportation Impact Fees for a second extension, allowing for no more than two extensions. All property owners in the GADRI were notified twice, by letter, of the intent of the amendment.

D. As reported in the 2001 Annual Report, the City notified the TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to convert 47,570 square feet of retail sales/service, 180 hotel rooms and 20 movie theater screens to 681,224 square feet of office, effectively eliminating movie theaters from the D.O.

E. As reported in the 2001 Annual Report , City Council passed the fourth amendment to the D. O. (Ordinance #474-G) revising Table I of Section 5.A and Exhibit III to increase Phase I industrial land use by 500,000 sq. ft. and reflect previously approved trade-offs, revising Table II of Section 5.B.4 and Exhibit V to add a new stage 2 roadway project, revising Section 5.B.4, Table III, to add a new stage 2 roadway "Project 5" and increasing pm peak hour trips by 301 trips, Revising Exhibit IV, the trade-off matrix, to reflect the increased pm peak hour trips, increased industrial land use capacity, previously approved trade-offs, and corrected movie theater trade-off ratios.

F. As reported in the 2001 Annual Report, City Council passed the fifth amendment to the D.O. (Ordinance #505-G), to: 1) removing Wetland L from the Development Order as a preservation area of regional significance; 2) To provide, as a condition for removal of Wetland L as a preservation area of regional significance, mitigation that must be completed prior to any alteration of Wetland L; 3) Revise Exhibit VI to the Development Order to reflect the elimination of Wetland L as a preservation area of regional significance; and 4) Revise the Master Plan, which is Exhibit III to the Development Order, to reflect the elimination of Wetland L as a preservation area of regional significance.

On November 21, 2002, the City Council approved, with a condition, Ordinances 622-L and 638-Z, amending the Future Land Use Plan designation and Official Zoning Map designation (respectively) for Wetland "L." The Future Land Use Plan was amended from Preservation (Primary Activity Center Overlay) to Residential Office Retail (PAC) and the Official Zoning Map designation from IB-P-PRES (Industrial Business-Parkway Preservation) to ROR-2 (Residential Office Retail-2). *The City Council's condition for approving the aforementioned ordinances was as follows:*

Completion of the required off-site mitigation project, consistent with the requirements set forth in Ordinance 505-G, before the end of December 2003.

The selected/permitted offsite mitigation project was habitat creation at Little Bayou. The Little Bayou habitat restoration project has been completed and "Wetland L" has been removed. The project has been certified complete by City Council in conformance with the requirement of Ordinance 505-G.

G. In December, 2001, the City filed another amendment (NOPC #6) to seek specific approval of a modified Phase II. As per the D.O. the City conducted a transportation network analysis and a housing affordability analysis which were submitted with the application. The air quality analysis was not required per Section 5.M.4. of the Development Order. Per the October 30, 2001, trade-off, the NOPC also included the elimination of movie theaters.

In 2003, City Council passed the sixth amendment to the D.O. (Ordinance #599-G) amending the conditions to the D.O. as follows: (1) modifying the development capacities for Phase I and Phase II (as noted in attached Exhibit H - Development Capacity Summary), (2) extending the Phase I buildout date from December 30, 2004, to December 30, 2007, and the Phase II buildout date from December 30, 2001 to December 30, 2008, (3) extending the D.O. expiration date to December 30, 2008, (4) revising the Transportation Impact Mitigation Plan, (5) revising conditions relating to the reservation of development capacities, (6) approving modifications to the transportation improvement special assessment fee, (7) providing incentives to reduce single occupancy vehicle trips, (8) requiring amendments to the Land Development Regulations to encourage public transit and non-single occupancy vehicle trips, (9) removing certain requirements relating to a housing affordability and implementation plan, (10) adopting a revised master plan map, (11) amending the transportation land use trade-off matrix, (12) amending the capital improvements program, (13) deleting the candidate project list and (14) adding tables from the TBRPC NOPC Report.

H. In 2002, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make three separate land use conversions.

6. GADRI Trade Off to convert 24,084 sq. ft. of office space to 50,000 sq.ft. of industrial space. This conversion resulted in a Phase I capacity of 3,136,168 sq.ft of office space and 1,960,670 of industrial space.

7. GADRI Trade Off to convert 44,400 sq. ft. of office space to 60 hotel rooms. This conversion resulted in a Phase I capacity of 3,091,768 sq.ft of office space and 358 hotel rooms.

8. GADRI Trade Off to convert 106,635 sq. ft. of office space to 22,000 sq. ft of retail space and 90 residential units. This conversion resulted in a Phase I capacity of 2,985,133 sq.ft of office space, 71,546 sq. ft of retail space and 1,789 residential units.

9. In 2003, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the development order, of its intent to make one land use trade-off (See attachment #1) converting 179,199 sq. ft. of office space and 60 hotel rooms to 48,049 sq. ft. of retail space and 170 residential units. This conversion resulted in a Phase I capacity of 2,805,934 sq.ft. of office space, 119,595 sq. ft. of retail space, 298 hotel rooms and 1,959 residential units.

J. In 2004, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make two separate land use conversions.

GADRI Trade Off to convert 112,248 sq. ft. of industrial space, 20,000 sq. ft. of retail space and 100 hotel rooms to 382 residential units in Phase II of the GADRI. This conversion resulted in a Phase II capacity of 387,752 sq. ft. of industrial space, 30,000 sq. ft. of retail space, no hotel rooms and 632 residential units.

GADRI Trade Off to convert 80,000 sq. ft. of industrial space to 84 residential units in Phase II of the GADRI. This conversion resulted in a Phase II capacity of 307,752 sq. ft. of industrial space and 716 residential units.

K. In 2005, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make two separate land use conversions.

1. GADRI Trade Off to convert 63 hotel rooms to 46,620 sq. ft. of office, 38 hotel rooms to 8,170 sq. ft. of retail space, and 77 hotel rooms to 118,349 sq. ft of industrial space. This conversion resulted in a Phase I capacity of 127,765 sq. ft. of retail space, 2,852,554 sq. ft. of office space, 2,079,019 sq. ft. of industrial space and 120 hotel rooms.

2. GADRI Trade Off to convert 20,690 sq. ft. of office to 60 multifamily dwelling units. This conversion resulted in a Phase I capacity of 2,831,864 sq. ft. of office space and 2,019 multifamily units.

L. In 2006, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make four separate land use conversions.

1. GADRI Trade Off to convert 286,310 sq. ft. of office to 830 multifamily dwelling units. This conversion resulted in a Phase I capacity of 2,545,657 sq. ft. of office space and 2,849 multifamily units.

2. GADRI Trade Off to convert 69,188 sq. ft. of industrial to 33,349 sq. ft. of office, and 11,945 sq. ft. of retail to 41, 091 sq. ft. of office. This conversion resulted in a Phase I capacity of 2,619,745 sq. ft. of office space, 2,009,831 sq. ft. of industrial space and 115,820 sq. ft. of retail space.

3. GADRI Trade Off to convert 301,250 sq. ft. of office to 874 multifamily dwelling units, and 108,750 sq. ft. of office to 31,646 sq. ft. of retail. This conversion resulted in a Phase I capacity of 2,209,745 sq. ft. of office space, 3,723 multifamily units and 147,466 sq. ft. of retail space.

4. GADRI Trade Off to convert 15,521 sq. ft. of office to 32,222 sq. ft. of industrial. This conversion resulted in a Phase I capacity of 2,194,224 sq. ft. of office space and 2,042,053 sq. ft. of industrial space.

M. In 2009, the City notified TBRPC and the DCA pursuant to Section 14 of Chapter 2009-96, Laws of Florida, extending the Phase I buildout date to December 30, 2012, the Phase II buildout date to December 30, 2013 and the DRI expiration date to December 30, 2013.

N. In 2010, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make one land use conversion.

1. GADRI Trade Off to convert 24,910 sq. ft. of retail to 85,692 sq. ft. of office and 2,579 sq. ft. of retail to 18,419 sq. ft. of industrial.

O. In 2010, the City notified TBRPC and the DCA pursuant to Section 14 of Chapter 2009-96, Laws of Florida, extending the Phase I buildout date to December 30, 2014, the Phase II buildout date to December 30, 2015 and the DRI expiration date to December 30, 2015.

P. In 2011, the City notified the TBRPC and the DEO pursuant to Florida Statute 380.06, extending the Phase I buildout date to December 30, 2018, the Phase II buildout date to December 30, 2019 and the DRI expiration date to December 30, 2019.

Q. In 2012, the City notified the TBRPC and the DEO pursuant to Executive Orders 12-140, 12-192, 12-217 and 12-199 extending the Phase I buildout date to April 29, 2020, the Phase II buildout date to April 29, 2021 and the DRI expiration date to April 29, 2021.

R. In 2013, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make one land use conversion.

1. GADRI Trade Off to convert 624 residential units to 214,018 of office and 422 residential units to 300,675 sq. ft. of industrial.

a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;

Response:

None

b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year.

Response:

None

c) Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S .

Response:

None

2) Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new Development of Regional Impact development order for the project? Provide a copy of the order adopted by the annexing local government.

Response: No

3) Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

Response:

None

4) Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

Response:

No specific development activity was proposed in the Development Order. Development activity is to occur as market conditions allow over the life of the D.O.

5) Have any undeveloped tracts of land in the development (other than individual single family lots) been sold to a separate entity or developer? If so, identify the tract, its size, and the buyer. Provide maps which show the tracts involved.

Response:

This information is not relevant to an Areawide DRI.

6) Describe any lands purchased or optioned adjacent to the original Development of Regional Impact site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

Response:

This information is not relevant to an Areawide DRI.

7) List any substantial local, state, and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

Response:

Attached as Exhibit IA & IB.

8) Provide a list specifying each development order condition and each developer commitment as contained in the ADA and state how and when each condition or commitment has been in compliance during the annual reporting period.

Response:

Please refer to Exhibit G for an assessment of compliance with development order conditions.

9) Provide any information that is specifically required by the development order to be included in the annual report. The following information is specifically required by the development order to be included in the annual report:

   a) Authorized development by gross building square footage within the GAADA area for the past reporting year and cumulatively.

Response:

Attached as Exhibit J.

b) Remaining surplus development capacities within the established thresholds.

Response:

Remaining development capacities available for all use categories are summarized in Exhibit H.

c) The status of any requirements of this order which were to have been acted upon during the past 12 months.

Response:

None

d) Summary of land use categories for which approved site plans were filed during the year.

Response:

See response to questions 7) and 9)a. above.

e) Summary of status of transportation facilities.

Response:

STAGE 1 PROJECTS:

Roadway	From	To	Improvement
1) S.R. 686	S.R. 688	28th St. N.	6 lane
2) S.R. 686	28th St. N.	I-275	6 lane
3) S.R. 688	Site	S.R. 686	6 lane
4) Gandy Blvd	M.L.King	I-275	6 lane
5) Gandy Blvd	I-275	28th St. N.	6 lane

Phase I, Stage 1, TIMP projects #s 1& 2 (widening Roosevelt Boulevard between I-275 and Ulmerton Road) have been constructed. Total cost of the project was $1.05 million dollars. The project was funded by the City of St. Petersburg.

Phase I, Stage I TIMP project #3 (widening Ulmerton Road between I-275 and Roosevelt Blvd.) has been constructed. Construction was completed. The total cost of the project was $2.5 million and funded by the City of St. Petersburg.

Phase I, Stage I, TIMP projects #4 & 5 (Gandy Boulevard widening between 9th St and 28th St. N). The project was coordinated with project #7 described below and is complete.

STAGE II PROJECTS

Roadway	From	To	Improvement
6) S.R. 686WB	I-275 NB off ramp	S.R. 686 WB Rt. Turn lane To 28th Street	Turn Lane Gap Completion
7) 16th Street	Gandy Blvd	NB 16th Street	Intersection Realignment
8) I-275	EB S.R. 688	SB I-275 and M.L. King St.	Two Ramps
9) 118th Ave. N. at 28th Street			Intersection Reconstruction

In addition, the following four Stage II projects are complete:

Phase I, Stage II, TIMP project #6 (S.R. 686 turn lane gap completion from the northbound I-275 off ramp to the westbound S.R. 686 right turn lane to 28th Street).

Phase I, Stage II, TIMP project #7 (Gandy Boulevard at 16th Street intersection/reconstruction - including the realignment of North Frontage Road).

Phase I, Stage II, TIMP project #8 (construction of two I-275 ramps from eastbound S.R. 688 to southbound I-275 and southbound Dr. Martin Luther King, Jr. Street).

Phase I, Stage II, TIMP project #9 (intersection reconstruction of 118th Avenue North at 28th Street).

10) Provide a statement certifying that all persons have been sent copies of the annual report in conformance with Subsections 380.06(15) and (18), F.S.

Person completing the questionnaire:

Name:	Gary Jones
Title:	Planner III, Planning & Economic Development
Representing:	City of St. Petersburg

This statement is to certify that the following agencies have been sent a copy of this report on May 27, 2014 by U.S. mail.

Signed:_____.

a. Tampa Bay Regional Planning Council
b. Florida Department of Community Affairs
c. Florida Department of Transportation
d. Florida Department of Environmental Protection
e. Southwest Florida Water Management District
f. Army Corps of Engineers

EXHIBIT G

DEVELOPMENT ORDER CONDITIONS ASSESSMENT

GATEWAY AREAWIDE DRI
DEVELOPMENT ORDER
CONDITIONS ASSESSMENT

SECTION V.A. - LAND USE

V.A.1. Response:

The Development Order (D.O.) land use capacity was adjusted one time during 2013 using the trade off mechanism pursuant to Section 5.A.5.c. See item 1)R. on page 4 of the report for details of the trade-off activity.

V.A.2. Response:

No transportation impact fee credits for existing square footage were given during the reporting period.

V.A.3. Response:

No development credits were given during the reporting period.

V.A.4. Response:

On February 15, 2001, the St. Petersburg City Council, adopted the third amendment (Ordinance #462-G) of the D.O., establishing a land use capacity reservation process and fee payment schedule for the ADRI. Since the adoption of the amendment, approximately $4,682,991.50 has been collected for capacity reservations. No advance reservations were issued during the reporting period.

V.A.5. Response:

Please see Attachment #1 for details of the land use trade-off notification to the Tampa Bay Regional Planning Council (TBRPC) and the Department of Community Affairs (DCA) in 2013.

V.A.6. Response:

Construction of Phase I has commenced.

SECTION V.B - TRANSPORTATION

V.B.1. Response:

The Gateway Areawide Transportation Improvement Special Assessment Fee (Ordinance #2012-F) was adopted by City Council on November 8, 1990. That Ordinance, known as the GATISAF, implements the provisions of condition V.B.1. Assessment fees were increased during 1993 in response to increased cost estimates for the construction of Phase I TIMP road improvements.

V.B.2. Response:

Assessment fees were increased during 1993 in response to increased cost estimates for the construction of Phase I and Phase II TIMP road improvements.

Stage II improvement costs have been updated.

V.B.3. Response:

Funds are available.

V.B.4. Response:

No changes have occurred in the transportation improvement projects.

V.B.5. Response:

No Phase II construction permits have been issued. See response to question 9 e) on pages 7 and 8 of this report for detail on construction of the transportation projects.

V.B.6. Response:

Phase II GATISAF fees have been collected to secure Phase II development rights. Funds will be available for Phase II TIMP completion.

V.B.7. Response:

None required.

V.B.8. Response:

No transportation corridors have been dedicated.

V.B.9. Response:

There have been no substitute transportation projects to the Phase I/Stage 2 or Phase II projects.

V.B.10. Response:

Additional funds leveraged from GATISAF revenues have not been obtained in 2013 for mobility improvements in the GADRI. However, Gandy Boulevard improvements totaling more than $100 million are scheduled to begin in 2014 which will increase road capacity.

SECTION V.C - MASS TRANSIT

V.C.1. Response:

The City continues to work with the PSTA to accommodate transit usage throughout St. Petersburg.

V.C.2. Response:

Phase II of Carillon complies with this condition.

V.C.3. Response:

The City will continue to coordinate with PSTA to ensure transit facility provision.

V.C.4. Response:

PSTA did not make any changes to services in 2013.

V.C.5. Response:

PSTA has not required any special amenities.

V.C.6. Response:

The City supports all MPO efforts to increase the usage of high occupancy vehicles. Bay Area Commuter Services (BACS) provides transportation demand management programs that help improve air quality, reduce traffic congestion, improve mobility and reduce parking demand. BACS programs include vanpooling, Share a Ride and the Guaranteed Ride Home. Participants in the program included employees from the following: Certegy, Home Shopping Network, Raymond James, Franklin/Templeton, Jabil, and Aegon/Western Reserve among others. There were 149 people registered with TBARTA at the beginning of the reporting period, and 159 people registered at the end of the reporting period who commuted to a company in the GADRI area.

V.C.7. Response:

Land Development Regulations (LDR's) were adopted in 2007. The new LDR's will, in part, encourage the use of public transit and non-single occupant commuter vehicles through the application of the following enhancements:

- locating buildings adjacent to a public street and/or providing walkway connections to bus stops and public sidewalks.
- providing bicycle storage areas in appropriate locations.
- providing preferred parking spaces for car and vanpoolers.
- mixed use development projects that reduce single-occupancy vehicle trips and trip lengths and increase walking and bicycling trips.

V.C.8. Response:

The City has not received any requests for employee participation in single-occupancy/peak hour trip reduction programs.

SECTION V.D. - PUBLIC FACILITIES

V.D.1. Response:

The City continues to provide police, fire, EMS rescue and solid waste collection services to the Gateway Areawide DRI.

V.D.2. Response:

Potable water commitments from the City to the Carillon area remain intact. St. Petersburg supplies potable water to all of the GADRI.

V.D.3. Response:

Wastewater service was transferred from the City of Largo to the City of St. Petersburg in 2006.

V.D.4. Response:

Septic tanks or on-site wastewater treatment are not permitted in the City of St. Petersburg.

V.D.5. Response:

Review for emergency access is a routine function of the City's development review process.

V.D.6. Response:

Provision of adequate fire flows is required through the City's development review process.

V.D.7. Response:

Building permits are not issued unless water, wastewater, solid waste and electrical facilities/services are available.

V.D.8. Response:

Potable water charges and facility connections are handled as described in condition V.D.2.

V.D.9. Response:

Wastewater charges and facility connections are handled as described in condition V.D.3.

V.D.10. Response:

Solid waste collection is handled as described in condition V.D.1.

V.D.11. Response:

Certificates of occupancy are not issued unless electrical service is properly provided.

V.D.12. Response:

A permit was issued by the Pinellas County Water and Navigation Authority for the Wetland "L" mitigation project in Little Bayou. This project is now complete. Future mitigation projects will continue to be required to receive Pinellas County Water and Navigation Authority approval.

V.D.13. Response:

All development in the Gateway ADRI will be subject to minimum fire protection standards.

SECTION V.E. - STORMWATER MANAGEMENT

V.E.1. Response:

The City adopted a Drainage Ordinance on December 20, 1990 (Ord. #2017-F). That Ordinance requires treatment of stormwater quantity and quality in a manner that exceeds SWFWMD regulations. An update of the storm water management master plan for the entire City was completed in 1995. The plan was developed to achieve consistency with all applicable state, federal and local regulations including the NPDES program. Regular public street and parking lot cleaning is a part of the City's overall stormwater management plan.

V.E.2. Response:

As of January 1, 1990 the City began assessing property owners a monthly storm water utility fee. The stormwater utility fee was increased by 11% in 2001.

In 2002, Section 27-237(c) of the City Code relating to the stormwater management fee was amended to reduce the fee for non-single family residential properties which provide no stormwater discharge into the system or provide treatment for stormwater.

In October 2004, the stormwater utility fee increased to $6.00 per single family unit as a result of the adoption of Ordinance #684-G.

In October 2005, the stormwater utility fee increased to $6.15 per single family unit as a result of the adoption of Ordinance #684-G.

In October 2006, the stormwater utility fee increased to $6.40 per single family unit as a result of the adoption of Ordinance #684-G.

In October 2007, the stormwater utility fee increased to $6.65 per single family unit as a result of the adoption of Ordinance #684-G.

In October 2008, the stormwater utility fee increased to $6.85 per single family unit as a result of the adoption of Ordinance #684-G, and remained the same for 2009.

In October 2010, the stormwater utility fee decreased to $6.84 per single family unit as a result of the adoption of Ordinance #684-G and remained in effect for FY14. This amount will increase or decrease each October by an amount equal to the increase in the Consumer Price Index.

V.E.3. Response:

Internal drainage facilities are the responsibility of the property owners.

V.E.4. Response:

No off-site drainage improvements have been constructed in the Gateway ADRI since adoption of the D.O.

V.E.5. Response:

All options described in this condition are available to developers in the ADRI provided that the minimum requirements of City and SWFWMD regulations are met.

V.E.6. Response:

Provision of maintenance easements for drainage facilities has occurred in Carillon Phase II.

SECTION V.F. - WATER CONSERVATION

V.F.1. Response:

The City of St. Petersburg and Largo will supply non-potable water for irrigation purposes. The ADRI is in compliance with this condition.

V.F.2. Response:

Sites without non-potable water will be required to install shallow well irrigation systems.

V.F.3. Response:

All potable water usage in the City is metered. All landscaping must comply with the City's Landscape Ordinance.

V.F.4. Response:

Water saving devices are required by the City's building code.

V.F.5. Response:

The property owners are responsible for private on site irrigation wells. The DRI is in compliance with this condition.

SECTION V.G. - ENERGY CONSERVATION

V.G.1. Response:

The City uses the Florida Building Code as the minimum standard.

V.G.2. Response:

Developers are encouraged to use all energy saving techniques that are feasible given the particular situation.

V.G.3. Response:

The City encourages energy efficient operations and the use of recyclable/ recycled materials.

SECTION V.H. - ARCHITECTURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES

V.H.1. Response:

No development of identified archaeological sites has been proposed.

V.H.2. Response:

Implementation of this condition occurs at the time of site plan review.

V.H.3. Response:

No discovery of archaeological resources occurred during the reporting period.

SECTION V.I. - HAZARDOUS WASTE

V.I.1. Response:

Compliance with hazardous waste Ordinances is mandatory throughout the City.

V.I.2. Response:

Compliance with Ordinances 937-F and 938-F is mandatory throughout the City.

V.I.3. Response:

Compliance with Ordinances 937-F and 938-F is mandatory throughout the City.

V.I.4. Response:

No amendment to City Ordinances 937-F or 938-F has been proposed.

SECTION V.J. - RECREATION/OPEN SPACE

V.J.1. Response:

No parks related activity occurred during the reporting period.

V.J.2. Response:

No parks related activity occurred during the reporting period.

V.J.3. Response:

In 2011, a purchase and sale agreement between Pinellas County and Florida Gateway Development LLC was mutually terminated, and the site is currently for sale. An amendment to the GADRI is required if redevelopment moves forward and this site remains part of the DRI.

V.J.4. Response:

No parks related activity occurred during the reporting period.

V.J.5. Response:

The City is responsible for the maintenance of all City owned public parks.

SECTION V.K. - HURRICANE EVACUATION

V.K.1. Response:

Currently, a 308 unit multifamily development is under construction in the Carillon Center and is required to provide hurricane evacuation information to all residents.

V.K.2. Response:

The City will not issue final Certificates of Occupancy on projects requiring hurricane mitigation plans until they have been implemented.

V.K.3. Response:

This condition was in compliance during the 1990 reporting year.

V.K.4. Response:

No facilities of the type described in this condition are proposed for the DRI.

SECTION V.L. - NATURAL RESOURCES

V.L.1. Response:

No development impacting environmental preservation areas occurred during the reporting period.

V.L.2. Response:

Wetland losses and mitigation were approved in the first amendment to the Development Order and see V.L.1 above.

In 2001, the fifth amendment to the Development Order eliminated Wetland L and transferred mitigation from the GADRI to the Little Bayou tract at a 2 to 1 ratio. Little Bayou is located in the same watershed as the GADRI and allows public access.

V.L.3. Response:

Mitigation areas and littoral shelves were part of the approved dredge and fill permits for the Carillon Phase II environmental preservation area (See V.L.1). Development is in compliance with this condition of the Development Order.

V.L.4. Response:

No activity occurred in these areas during the reporting period.

V.L.5. Response:

Listed species have not been observed in any areas approved for development.

V.L.6. Response:

The City's Land Development Regulations require property owners to maintain vegetation in good condition. The removal of vegetation or trees required by the City's Land Development Regulations and the failure to replace required vegetation or trees when such is removed is unlawful.

V.L.7. Response:

Soil erosion control measures are enforced for all land development in St. Petersburg.

V.L.8. Response:

Individual developers are responsible for site-specific soil investigations.

V.L.9. Response:

No land development on closed landfills occurred during the reporting period.

V.L.10. Response:

No areas containing threatened vegetation were disturbed during the reporting period.

V.L.11. Response:

No areas containing threatened vegetation were disturbed during the reporting period.

V.L.12. Response:

No wells were located during the reporting period.

V.L.13. Response:

No areas of pine flatwoods were disturbed during the reporting period.

V.L.14. Response:

Soil erosion and fugitive dust control measures are required for all land development in St. Petersburg.

V.L.15. Response:

All development is subject to the City's Land Development Regulations which requires permits and mitigation for removal or disturbance of native trees.

V.L.16. Response:

All development is subject to the City's Land Development Regulations which requires permits and mitigation for removal or disturbance of native trees.

V.L.17. Response:

All development is subject to the City's Land Development Regulations which requires permits and mitigation for removal or disturbance of native trees.

V.L.18. Response:

Use of native vegetation is required in the City's Land Development Regulations.

V.L.19. Response:

No encroachment or dredge and fill activities were requested or approved during the reporting period.

SECTION V.M. - AIR QUALITY

V.M.1. Response:

No activity related to the City's Land Development Regulations performance standards occurred during the reporting period.

V.M.2. Response:

No activity related to Pinellas County air quality regulations occurred in the DRI during the reporting period.

V.M.3. Response:

The City has adopted an impact fee ordinance to provide funding for the air quality analysis. Currently, the Stage I, Phase I development is almost complete and the City is

moving towards the development of Stage II Phase I. As per Section V.M.3 of the D.O., prior to the issuance of permits for Phase I Stage II projects, the City must complete an air quality analysis of the area. This requirement was established in 1989 when the Tampa Bay air-shed (which includes Pinellas County) was designated a "non attainment" area for pollutant ozone. However, the Tampa Bay air-shed was re-designated in February 1996, from "non attainment" to "attainment /maintenance" of the one-hour ozone standard.

The U.S. EPA promulgated this action in the Federal Register notice [December 5, 1995 (62FR62748)].

In June 2004, the criteria for ozone measurement changed from the peak 1-hour standard to an 8 hour average standard (highest 8 hour average in a 24 hour period). Pinellas County operated under both standards until the end of June 2005. The Tampa Bay air-shed is currently designated as "attainment" for the 8 hour average standard. Pinellas County is in compliance at this time.

The County has met the National Ambient Air Quality Standards (NAAQS) for the six (Lead, Ozone, Nitrogen Dioxide, Carbon Monoxide and Particulate Matter) criteria pollutants as well as the new 8 hour ozone standard (3 year average of 4th high) for the 2012 reporting period. Consequently, at this time, no air quality analysis is required for Stage II of the GADRI.

V.M.4. Response:

Please see V.M.3 above.

SECTION V.N. - FLOOD DAMAGE PREVENTION

V.N.1. Response:

Projects currently proposed or under construction are located within the 100 year flood-plain. However, compensation for fill is not required because the projects are within a tidal surge area. The projects do not affect the conveyance or storage capabilities of Tampa Bay, therefore, none of the permitting agencies require compensation (SWFWMD, City of St. Petersburg or Pinellas County).

V.N.2. Response:

All GADRI projects comply with all provisions of the City's Land Development Regulations.

V.N.3. Response:

All buildings within the 100 year flood plain are required to have a finished floor elevation 1 foot above the base flood elevation.

SECTION V.O. - HOUSING

V.O.1. Response:

The City has conducted a housing affordability analysis for Phase II of the GADRI and determined that there are no unmet affordable housing needs are created by Phase II development. The City will continue to support and pursue housing rehabilitation and new construction projects that increase the supply of affordable housing units. The City participated in the financing of the Wyngate affordable housing project on 4th Street North at 112th Avenue that added 264 new affordable housing units within one mile of the Gateway Areawide DRI. This project was completed during 2004.

SECTION V.P. - BUILDING CONSTRUCTION

V.P.1. Response:

All development in the City must comply with fire prevention provision of the building code.

V.P.2. Response:

All development in the City must comply with the minimum standards of the Florida Building Code version that is in effect at the time of plan submittal.

V.P.3. Response:

All development in the City must comply with minimum handicapped standards.

V.P.4. Response:

All construction activity within the flood plain is required to meet FEMA standards.

SECTION V.Q. - CAPITAL IMPROVEMENT PROGRAM

V.Q.1. Response:

There are three projects in the Capital Improvements Program for the GADRI. The first two projects, Channel #2 excavation and box culverts, are scheduled to be performed prior to be end of Phase I (Phase I, Stage II) of the Development Order. The GADRI is still in Phase I of development. The two projects have not been scheduled at this time. It is anticipated that these two projects may not be required as a result of a separate project completion. A new drainage culvert was added along the east side of 16th Street North between 102nd Avenue North and the north side of Blue Heron Lake. The purpose was to control runoff without using the lake, thereby leaving the lake in a more pristine condition. This new culvert joins the aforementioned Channel #2 and eventually drains to Tampa Bay.

The third project, an upgrade of the sewer pump station (LS 42) at the Jim Walter location at 8th Street North and 102nd Avenue North, was completed in 1995. Pumping capacity at this location was expanded from 2,000 gallons per minute to 3,300 gallons per minute(gpm). The Sufficiency Response to the Gateway Areawide Application for Development Approval recommended an increase to 3,000 gallons per minute.

The lift station 42 - 24" forcemain is complete and has increased the capacity to 7,000 gpm. The build-out peak hour flow rate to LS 42 is 6,500 gpm.

The lift station 49, located at 118th Avenue and 28th Street North, is complete and included a 5,300 foot 16" Force main pipe with a 1,500 gpm capacity connecting to lift station 82.

V.Q.2. Response:

The initial design has been completed for a sewer improvement project that includes 11,500 linear feet of 24" forcemain from lift station 82, Gateway Center Business Park to lift station 42, Jim Walter. The final design phase of this project is on hold since the level-of-service of the existing forcemain is sufficient to meet demand.

Exhibit H

Development Capacity Summary

Exhibit H

DEVELOPMENT CAPACITY SUMMARY
GATEWAY AREAWIDE DRI

DEVELOPMENT TYPE	PHASE I CAPACITY	PHASE I DEVELOPMENT	REMAINING PHASE I CAPACITY	PHASE II CAPACITY	PHASE II DEVELOPMENT	REMAINING PHASE II CAPACITY	TOTAL CAPACITY	TOTAL DEVELOPMENT	REMAINING TOTAL CAPACITY
Office S.F.	2,279,916	1,465,261	814,655	700,000	0	700,000	2,979,916	1,465,261	1,514,655
Industrial S.F.	2,060,472	2,018,089	42,383	307,752	0	307,752	2,368,224	2,018,089	350,135
Retail/Sales S.F.	119,977	57,084	62,893	30,000	0	30,000	149,977	57,084	92,893
Hotel Rooms	120	0	120	0	0	0	120	0	120
Residential Units	3,723	1,256	2,467	716	0	716	4,439	1,256	3,183

Source: City of St. Petersburg Economic Development Department, January 17, 2014

Exhibit IA

Projects Permitted in 2013

EXHIBIT IA

7) List any substantial local, state, and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

Projects Permitted in 2013

Name/address	Issued in 2013/ Permit #	Activity	Residential Units	Hotel Rooms	Retail sq.ft.	Industrial sq.ft.	Office sq.ft.	Status
Azure	13-02000760 et.al.	Residential	308					Under Construction
TOTAL			308	0	0	0	0	

Exhibit IB

Site Plans Approved in 2013

EXHIBIT IB

Site Plans Approved in 2013

Name/address	Case #	Activity	Residential Units	Hotel Rooms	Retail sq.ft.	Industrial sq.ft.	Office sq.ft.	Status
Great Bay Distributors	13-31000007	Office Industrial				300,675	299,500	Capacity reserved
TOTAL			0	0	0	300,675	299,500	

Exhibit J

2013 Cumulative Development

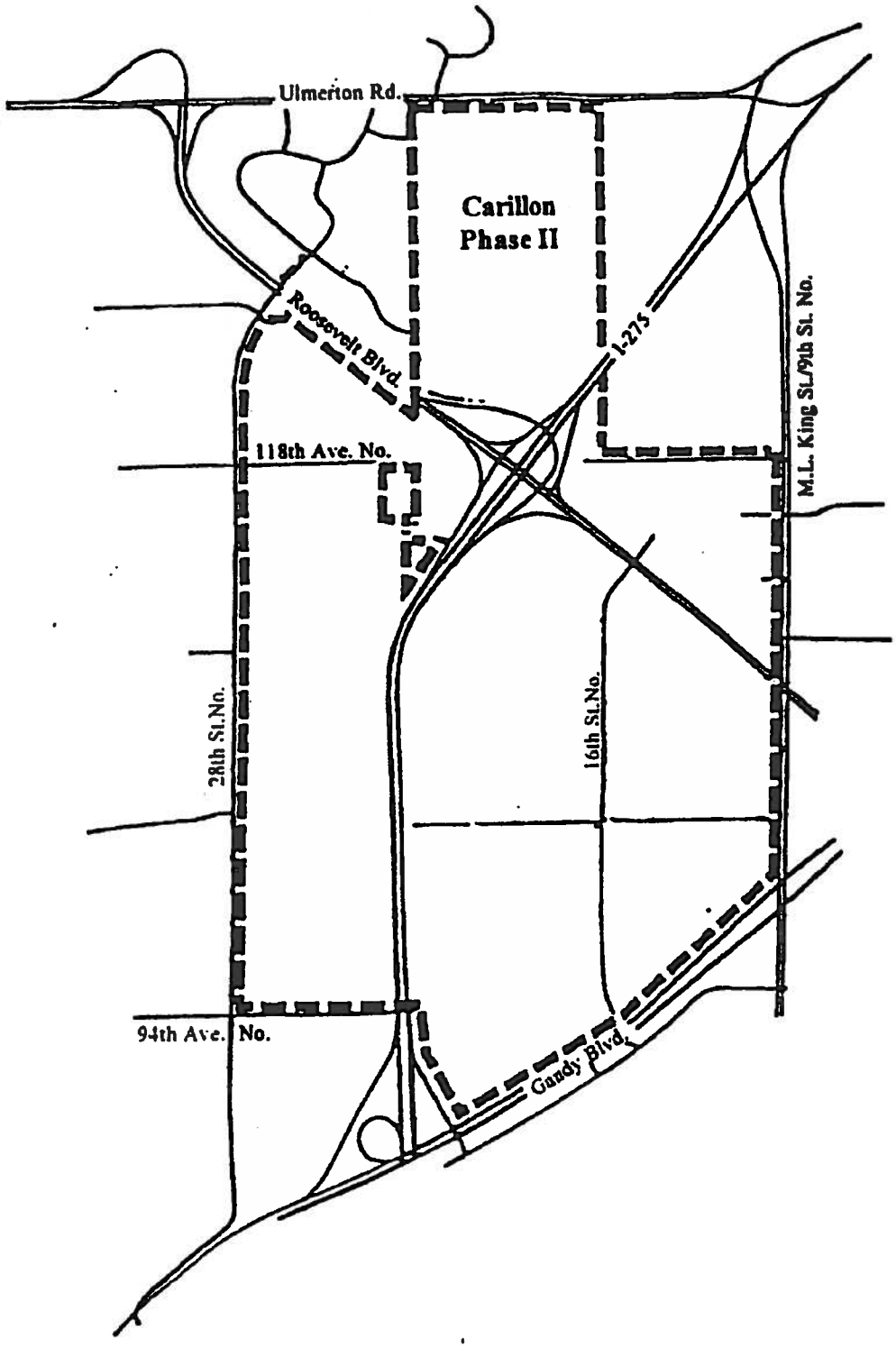
EXHIBIT J

2013 Cumulative Development

Use	2013 Permitted Development	2012 Cumulative	2013 Cumulative
Dwelling Units	308	948	1,256
Hotel Rooms	0	0	0
Retail/Sales (sq.ft.)	0	57,084	57,084
Office (sq.ft.)	0	1,465,261	1,465,261
Industrial (sq.ft.)	0	2,018,089	2,018,089

LOCATION MAP

Gateway Areawide DRI



Attachment #1

CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

WEB SITE: www.stpete.org CHANNEL 35 WSPF-TV

TELEPHONE: 727-893-7171

July 22, 2013

Florida Dept. of Economic Opportunity
Division of Community Development
ATTN: Mike McDaniel
107 East Madison Street
Caldwell Building, MSC 160
Tallahassee, FL 32399-4120

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Florida 33782

Re: Land use trade-off in the Gateway Areawide DRI (GADRI).

Dear Mr. McDaniel & Mr. Pumariega;

By means of this letter, as perSection 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs (now the Department of Economic Opportunity) and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). Specifically, the City intends to convert 624 residential units to 214,018 of office and 422 residential units to 300,675 sq. ft. of industrial.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7877.

Sincerely,

Gary Jones, AICP
Planning & Economic Development Department

Attachments

cc: Dave Goodwin, Director, Planning & Economic Development Dept.
Don Mastry, Trenam Kemker Attorneys

st.petersburg
www.stpete.org

SAINT PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

TO: **THE HONORABLE BILL DUDLEY, CHAIR, AND MEMBERS OF CITY COUNCIL**

SUBJECT: Resolution approving the plat of Tradition Properties St. Pete, generally located east of 4th Street South and south of 15th Avenue South (City File: 13-20000008).

RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION:
The applicant is requesting approval of the attached replat known as Tradition Properties St. Pete. The proposed replat has been submitted for Council review and approval pursuant to City Ordinance 1047-V (approved April 8, 2013), which granted the vacation of 16th Avenue South between 4th Street South and Salt Creek. This replat was a requirement of that ordinance.

The proposed replat memorializes the right-of-way vacation and assembles a larger site that can accommodate the ongoing expansion of the existing seafood processing business (Captain's Fine Foods, LLC). Staff is recommending approval of the proposed plat, subject to the conditions included in the attached resolution.

Attachments: parcel map, aerial, proposed plat and proposed resolution

APPROVALS:
Administrative: _____

Budget: NA

Legal: _____

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF TRADITION PROPERTIES ST. PETE, GENERALLY LOCATED EAST OF 4TH STREET SOUTH AND SOUTH OF 15TH AVENUE SOUTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Tradition Properties St. Pete, generally located east of 4th Street South and south of 15th Avenue South, is hereby approved, subject to the following conditions.

1. Prior to releasing the plat for recording, the applicant shall obtain all necessary permits, coordinate or complete all required work and pass all inspections associated with the following work:

   a. The two-inch water main which exists within the vacated portion of 16th Avenue South shall be abandoned. The applicant shall also be responsible for any other necessary abandonment or relocation as may be required by the Water Resources Department.

   b. Any sanitary sewer pipes within the vacated portion of 16th Avenue South shall be abandoned to the applicant for private ownership and maintenance. The applicant shall construct public sanitary sewer clean out facilities over all known sanitary sewer service laterals at the boundary of the plat to properly delineate the end of public maintenance responsibility at the property lines.

2. All required work shall be at the sole responsibility and expense of the applicant.

This resolution shall become effective immediately upon its adoption.

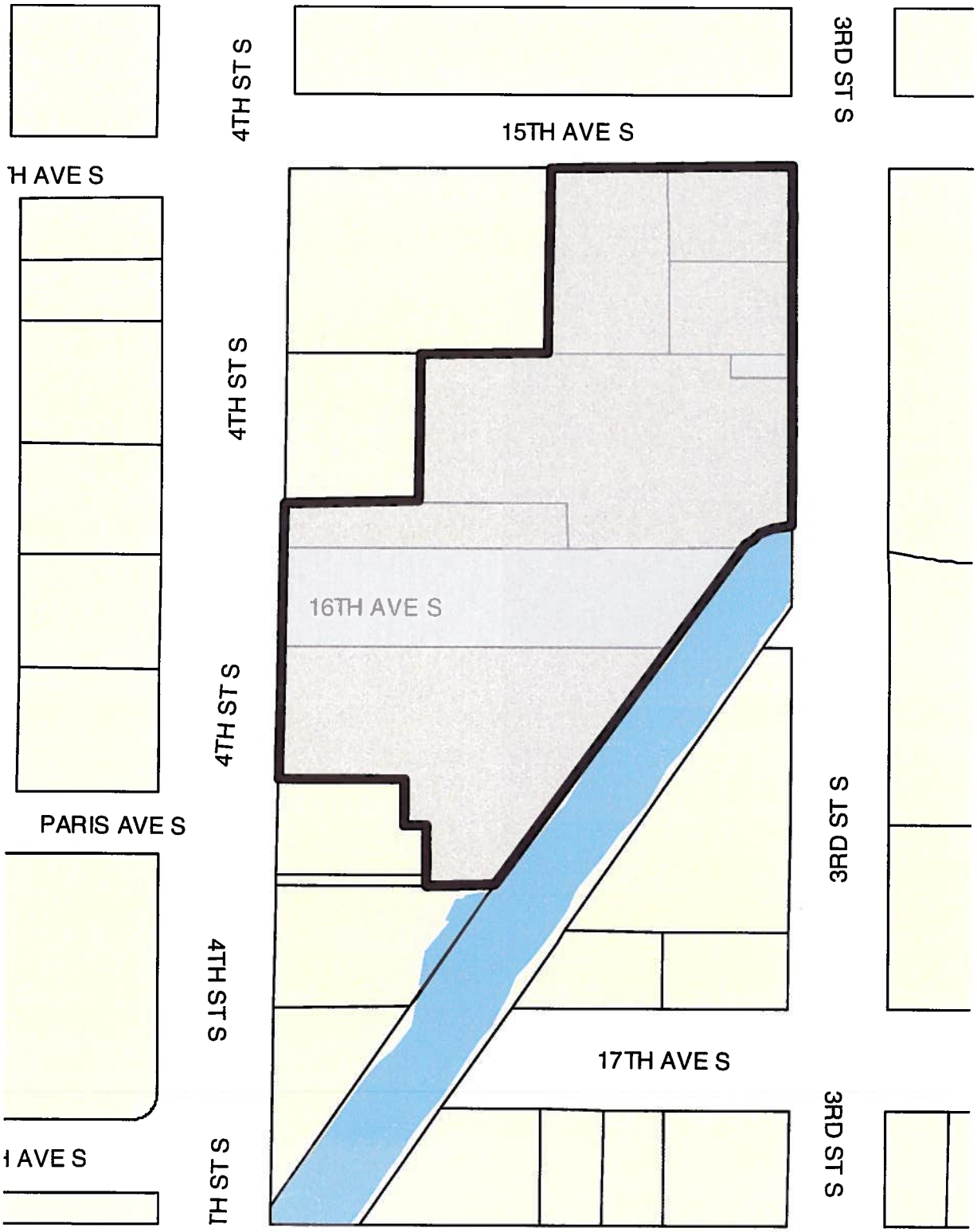
APPROVED AS TO FORM AND CONTENT:

4-14-14

Planning & Economic Development Dept. Date

4/18/14

City Attorney (Designee) Date



Planning & Economic Development Department

Case No.: 13-20000008 | Plat of Tradition Properties St. Pete

N

Planning & Economic Development Department
Case No.: 13-20000008 | Plat of Tradition Properties St. Pete

N

PLAT BOOK ____ PAGE ____

TRADITION PROPERTIES ST PETE.

BEING A REPLAT OF LOTS 5 THROUGH 9, BLOCK 7, LOTS 1 THROUGH 4, BLOCK 8, W. J. OVERMAN'S REARRANGEMENT OF J. P. TITCOMB'S PLAN OF BAYBORO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 17 EAST AND THAT PORTION OF 16TH STREET SOUTH LYING BETWEEN BLOCKS 7 AND 8 VACATED BY ORDINANCE NO. 1047-V AND THE ALLEY LYING BETWEEN LOTS 8 AND 9, BLOCK 7, VACATED BY ORDINACE NO. 1047-V, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 17 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL A:

LOTS 7, 8 AND 9, BLOCK 7, W. J. OVERMAN'S REARRANGEMENT OF J. P. TITCOMB'S PLAN OF BAYBORO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE EAST 253.5 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGINNING AT A POINT 50 FEET EAST AND 178 FEET SOUTH OF THE NORTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 17 EAST, AND RUN THENCE EAST 380 FEET; THENCE SOUTH 121 FEET; THENCE WEST 380 FEET; THENCE NORTH 121 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 7, W. J. OVERMAN'S REARRANGEMENT OF J. P. TITCOMB'S PLAN OF BAYBORO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN THENCE NORTH TO SOUTH LINE OF J. K. JOHNSON'S LAND (ALSO KNOWN AS J. D. JOHNSON'S LAND) AS DESCRIBED IN DEED BOOK 111, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA RUN THENCE WEST TO 4TH STREET SOUTH; THENCE SOUTH TO 16TH AVENUE SOUTH (FORMERLY 14TH AVENUE SOUTH); THENCE EAST TO P. O. B.

LESS ANY PORTION OF ABOVE DESCRIBED PARCELS WHICH LIES BELOW THE MEAN HIGH-WATER LINE OF SALT CREEK.

PARCEL B:

LOTS 5 & 6, BLOCK 7, W. J. OVERMAN'S REARRANGEMENT OF J. P. TITCOMBS PLAN OF BAYBORO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH

ALL OF LOTS 1 AND 2, AND LOT 3, LESS THE SOUTH 40 FEET OF THE WEST 100 FEET, AND LOT 4, LESS THE NORTH 40 FEET OF THE WEST 130 FEET, BLOCK 8, W.J. OVERMAN'S REARRANGEMENT OF J.P. TITCOMBS PLAN OF BAYBORO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 19, AS REPLATTED ACCORDING TO MAP OF BAYBORO ADDITION TO ST. PETERSBURG, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 83, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE NORTH 4 FEET OF THE SOUTH 46 FEET OF THE WEST 100 FEET OF LOT 3, BLOCK 8, W.J. OVERMAN'S REARRANGEMENT OF J.P. TITCOMBS PLAN OF BAYBORO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 19, AS REPLATTED ACCORDING TO MAP OF BAYBORO ADDITION TO ST. PETERSBURG, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 83, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE SUM OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 7; THENCE SOUTH 00°12'13" EAST ALONG THE WEST RIGHT OF WAY OF 3RD STREET SOUTH, A DISTANCE OF 200.02 FEET; THENCE SOUTH 78°26'11" WEST, A DISTANCE OF 94.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 16TH AVENUE NORTH (FORMERLY 14TH AVENUE SOUTH), VACATED PER ORDINANCE NO. 1047-V; THENCE SOUTH 29°47'14" WEST, A DISTANCE OF 94.61 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID 16TH AVENUE SOUTH (FORMERLY 14TH AVENUE SOUTH); THENCE SOUTH 24°46'33" WEST ALONG THE EAST BOUNDARY OF SAID BLOCK 8, A DISTANCE OF 243.41 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 4, BLOCK 8; THENCE SOUTH 89°55'40" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 176.96 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 4TH STREET SOUTH; THENCE NORTH 00°37'40" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°55'40" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 00°37'40" EAST, A DISTANCE OF 46.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 4; THENCE SOUTH 89°55'40" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°37'40" EAST, A DISTANCE OF 38.00 FEET; THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID 4TH STREET SOUTH; THENCE NORTH 00°37'40" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 232.00 FEET; THENCE NORTH 89°08'31" EAST, A DISTANCE OF 111.88 FEET; THENCE NORTH 00°08'39" WEST, A DISTANCE OF 121.00 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 7 OF SAID W. J. OVERMAN'S REARRANGEMENT OF J. P. TITCOMB'S PLAN OF BAYBORO; THENCE NORTH 89°51'58" EAST ALONG THE SOUTHERLY LINE OF LOTS 3 AND 4, BLOCK 7 OF SAID SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 7; THENCE NORTH 00°17'16" WEST ALONG THE WEST BOUNDARY OF SAID LOT 5, BLOCK 7, A DISTANCE OF 130.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 16TH AVENUE SOUTH; THENCE NORTH 89°51'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

LESS ANY PORTION OF ABOVE DESCRIBED PARCELS WHICH LIES BELOW THE MEAN HIGH-WATER LINE OF SALT CREEK.

CONTAINING 148,898 SQUARE FEET OR 3.4202 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT

COUNTY OF PINELLAS
STATE OF FLORIDA

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED

_____ OF TRADITION PROPERTIES ST. PETE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESSED MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR APPEARED.

NOTARY PUBLIC

SIGN:_____

PRINT:_____

TITLE: _____

SERIAL NUMBER:_____

MY COMMISSION EXPIRES:_____

JOINDER AND CONSENT

MORTGAGEE'S JOINDER AND CONSENT TO PLAT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DEDICATION

THE UNDERSIGNED TRADITION PROPERTIES ST. PETE, LLC, A FLORIDA LIMITED LIABILITY COMPANY HEREBY CERTIFY THAT IT IS THE OWNER OF THE DESCRIBED TRACT OF LAND AND THAT BESIDES ITS RESPECTIVE INTERESTS THEREIN, THERE ARE NO OTHER OUTSTANDING INTERESTS IN SAID PROPERTY, WHICH IS HEREBY PLATTED AS TRADITION PROPERTIES ST. PETE AND THAT IT DEDICATES ALL STREETS, RIGHTS-OF-WAY, ALLEYS, EASEMENTS AND PUBLIC AREAS SHOWN ON THE PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREIN STATED.

OWNER
TRADITION PROPERTIES ST. PETE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BRIAN CHEN AS MANAGING MEMBER

_____
WITNESS SIGNATURE

_____
AUTHORIZED AGENT

_____
WITNESS PRINTED NAME

_____
PRINTED NAME

_____
WITNESS SIGNATURE

_____
PRINTED TITLE

_____
WITNESS PRINTED NAME

CERTIFICATE OF APPROVAL OF THE MAYOR

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2013, PROVIDED THAT THE PLAT IS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA WITHIN SIX (6) MONTHS FROM THE DAY OF THIS APPROVAL.

_____
MAYOR

CERTIFICATE OF APPROVAL OF CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2013.

_____
COUNCIL CHAIR

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK_____, PAGE(S)_____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS _____ DAY OF _____, 20__

KEN BURKE,
CLERK OF PINELLAS COUNTY, FLORIDA

BY _____
COUNTY CLERK

_____
DATE

PLAT CONFORMITY:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART I OF THE FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT OR EMPLOYMENT BY THE CITY OF ST. PETERSBURG

_____ _____
MATTHEW D. PICKEL, PROFESSIONAL SURVEYOR AND MAPPER DATE
STATE OF FLORIDA NUMBER 6129
CITY OF ST. PETERSBURG ENGINEERING SURVEY DEPARTMENT

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) WERE SET ON THE _____ DAY OF _____, 20____, AND THAT PERMANENT CONTROL POINTS (P.C.P.S) AND LOT CORNERS HAVE BEEN OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING

_____
WILTON R GILL, PSM
FLORIDA REGISTRATION # 5468
AMERICAN SURVEYING, INC. LB# 7166
4047 N FLORIDA AVENUE
TAMPA, FLORIDA 33603

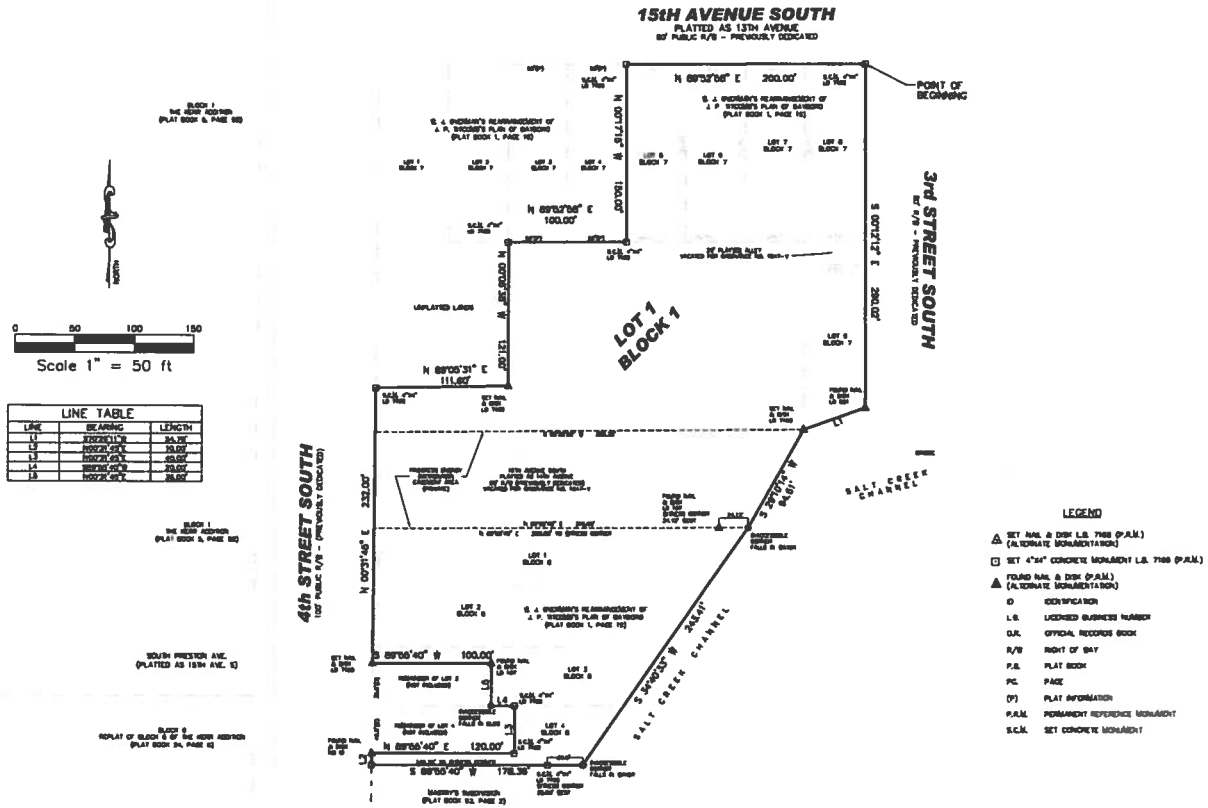
SHEET 1 OF 2

AMERICAN SURVEYING INC.
L.B. #7166
4047 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
PH. (813)884-0160 • FAX (813)884-0190

PLAT BOOK ____ PAGE ____

TRADITION PROPERTIES ST PETE.

BEING A REPLAT OF LOTS 5 THROUGH 9, BLOCK 7, LOTS 1 THROUGH 4, BLOCK 8, W. J. OVERMAN'S REARRANGEMENT OF J. P. TITCOMB'S PLAN OF BAYBORO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 17 EAST AND THAT PORTION OF 16TH STREET SOUTH LYING BETWEEN BLOCKS 7 AND 8 VACATED BY ORDINANCE NO. 1047-V AND THE ALLEY LYING BETWEEN LOTS 8 AND 9, BLOCK 7, VACATED BY ORDINACE NO. 1047-V, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 17 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]

LEGEND

- SET NAIL & DISK L.B. 7166 (P.A.M.) (ALTERNATE MONUMENTATION)
- SET 4"x4" CONCRETE MONUMENT L.B. 7166 (P.A.M.)
- FOUND NAIL & DISK (P.A.M.) (ALTERNATE MONUMENTATION)
- ID IDENTIFICATION
- L.B. LICENSED BUSINESS NUMBER
- O.R. OFFICIAL RECORDS BOOK
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- PG. PAGE
- (P) PLAT INFORMATION
- P.A.M. PERMANENT REFERENCE MONUMENT
- S.C.M. SET CONCRETE MONUMENT

PLAT NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. ALL PUBLIC UTILITY EASEMENTS MUST PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE THE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

3. BEARING SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF 3RD STREET SOUTH WHICH IS ASSUMED TO BEAR S00°17'13"E.

4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE CITY OF ST. PETERSBURG BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

SHEET 2 OF 2

AMERICAN SURVEYING INC.
L.B. #7166
4007 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
PH. (813)234-0100 • FAX (813)234-0108

st.petersburg
www.stpete.org

SAINT PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

TO: **THE HONORABLE BILL DUDLEY, CHAIR, AND MEMBERS OF CITY COUNCIL**

SUBJECT: Resolution approving the plat of Alexander's Subdivision, consisting of Blocks 1 and 2, with Block 1 being generally located south of Cortez Way South and west of 35th Terrace South and Block 2 being generally located south of Madrid Way South and west of Columbus Way South (City Files: 08-20000012 and 08-20000013).

RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION: This application was initiated by the St. Petersburg Country Club (the Club) in 2008. This application does **not** involve any of the land near the Boyd Hill Nature Preserve. The Club proposes to create a total of five (5) new single-family lots along two different sections of the golf course. Both areas are zoned NS-2, which is primarily intended for suburban-style, single-family development. The two areas proposed for new lots are depicted on Attachments "A" and "B". Variances were approved for the normally prescribed lot width and sidewalk requirements (Cases 08-20000012 and 08-20000013).

Block 1 is a 0.7-acre parcel on the northern end of Hole #5. The site faces the intersection of 35th Terrace South and Columbus Way South (Attachments "C" and "D"). A portion of that property was originally developed with a one-story single-family home, which, according to County records, was originally the greens keeper's residence. The Club proposes to create three (3) single-family lots as depicted on Attachment "E".

Block 2 is a 0.54-acre parcel which faces the intersection of Columbus Way South and Madrid Way South (Attachments "F" and "G"). The property is currently vacant and undeveloped with the exception of several overhead utility lines. The Club proposes to create two (2) single-family lots as depicted on Attachment "H".

The proposed plat has been reviewed by the necessary City departments and non-City utility providers. There are no objections to the proposed plat, subject to the conditions

set forth in the attached resolution. Again, this proposed plat predates and is not associated with any land adjacent to Boyd Hill Nature Preserve. Future plans to develop any other land owned by the Club would be subject to separate applications and review processes.

Attachments: maps, resolution and plat

APPROVALS:

Administrative: _____

Budget: NA

Legal: _____

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF ALEXANDER'S SUBDIVISION, CONSISTING OF BLOCKS 1 AND 2, WITH BLOCK 1 BEING GENERALLY LOCATED SOUTH OF CORTEZ WAY SOUTH AND WEST OF 35TH TERRACE SOUTH AND BLOCK 2 BEING GENERALLY LOCATED SOUTH OF MADRID WAY SOUTH AND WEST OF COLUMBUS WAY SOUTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Alexander's Subdivision, consisting of Blocks 1 and 2, with Block 1 being generally located south of Cortez Way South and west of 35th Terrace South and Block 2 being generally located south of Madrid Way South and west of Columbus Way South, is hereby approved, subject to the following conditions.

1. Prior to releasing the plat for recording, the applicant shall complete all necessary work associated with the provision of utilities to service each individual lot. The applicant shall be responsible for obtaining all necessary permits and associated inspections.

2. The final plat submitted for execution by the Mayor and Council Chair shall include a reference to the recorded version of the Declaration of Restrictive Covenant which is necessary to memorialize the five (5) foot setback requirement between the buildable lot area of Lot 3, Block 1 and the top of bank for the adjacent drainage ditch. The language of the Declaration shall be subject to review and approval by the City prior to recording.

3. The normally prescribed public sidewalk improvements shall not apply to this proposed subdivision pursuant to the associated variance approval (City File No. 08-20000013).

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

4-15-14

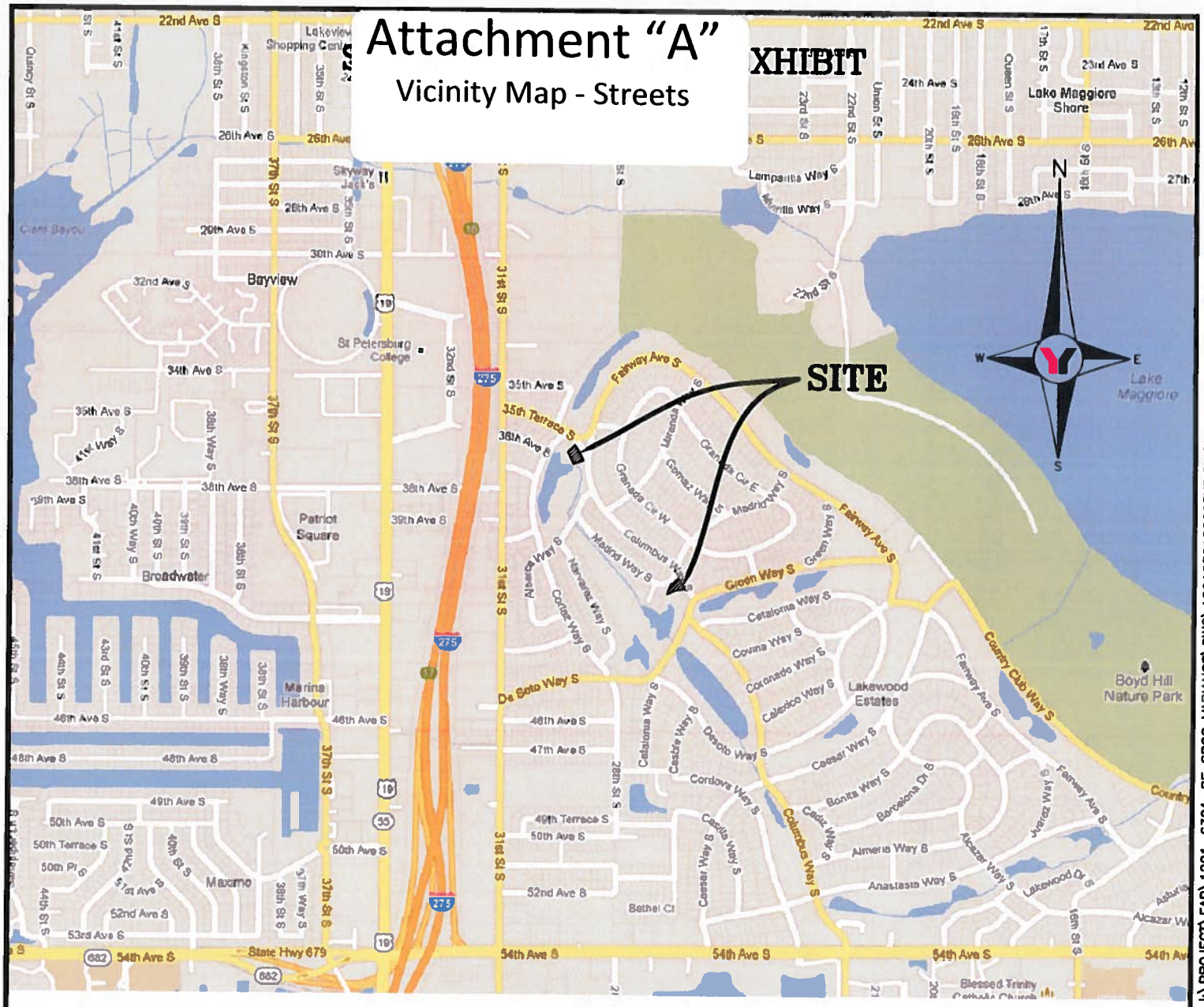
Planning & Economic Development Dept. Date

4/18/14

City Attorney (Designee) Date

Attachment "A"

Vicinity Map - Streets



VICINITY MAP
NOT TO SCALE

FILE: I:\PROJECT\EAP\1201-6301-SE SPCC VARIANCE\DWG\12016301SS00EXB.DWG

LOGIN: JLSMITH

PLOTTED: 05/14/13 09:53:10

PREPARED FOR:
ST. PETERSBURG COUNTY CLUB
2000 COUNTRY CLUB WAY SOUTH
ST. PETERSBURG, FL 33712

LAKEWOOD ESTATES
PARTIAL REPLAT OF TRACTS 9 AND 11
SECTION 35,2 TOWNSHIP 31,32 S, RANGE 16 E

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	5/7/13
CHECKED	CAB	5/8/13
FIELD BOOK		
FIELD DATE		

NOT A SURVEY

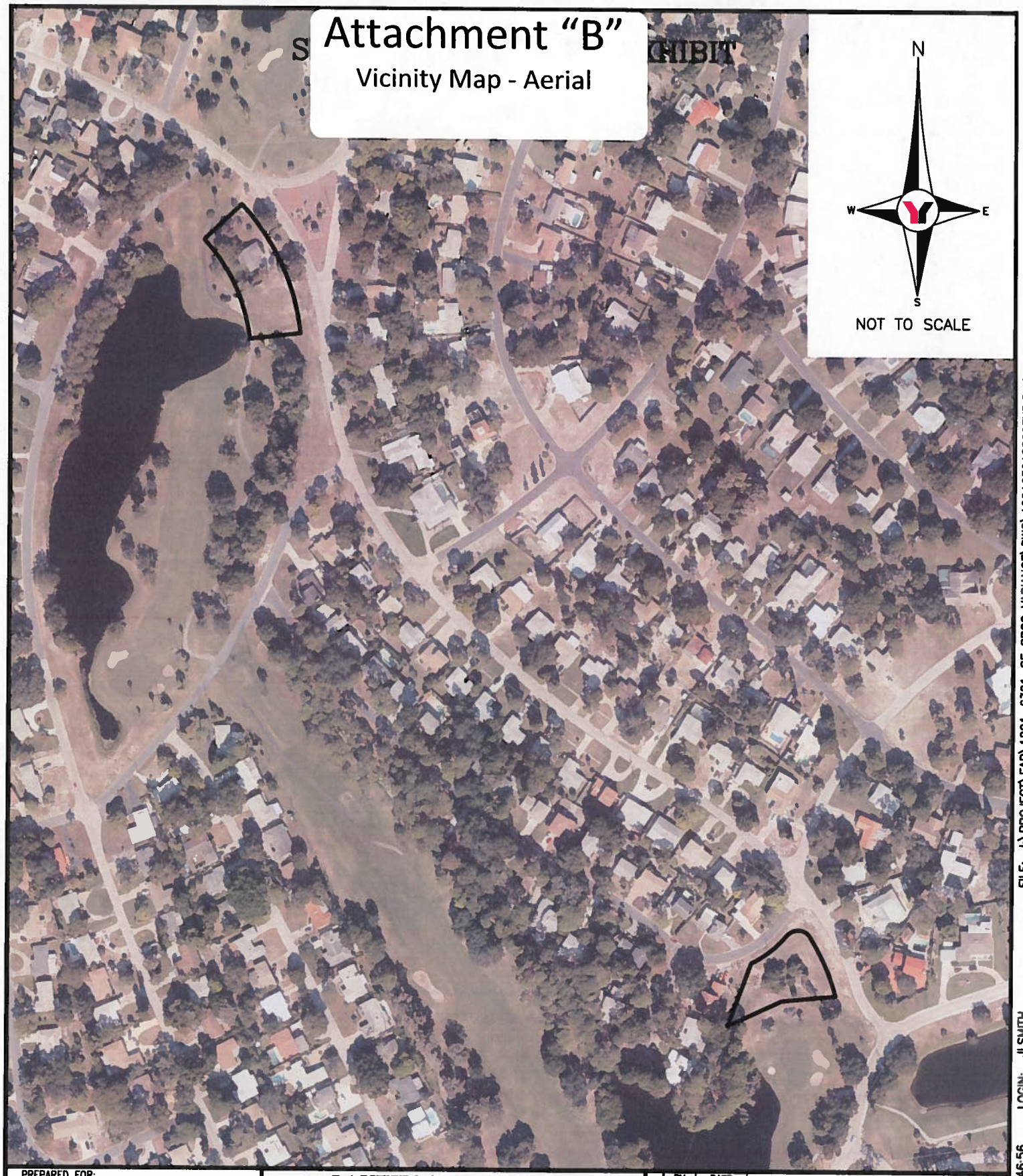
George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA•VENICE
Since 1919

JOB NO. 12016301SE

SHEET NO. 1 OF 6

Attachment "B"

Vicinity Map - Aerial



PREPARED FOR:
ST. PETERSBURG COUNTY CLUB
2000 COUNTRY CLUB WAY SOUTH
ST. PETERSBURG, FL 33712

LAKEWOOD ESTATES
PARTIAL REPLAT OF TRACTS 9 AND 11
SECTION 35,2 TOWNSHIP 31,32 S, RANGE 16 E

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	5/7/13
CHECKED	CAB	5/8/13
FIELD BOOK		
FIELD DATE		

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GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA•VENICE
Since 1919

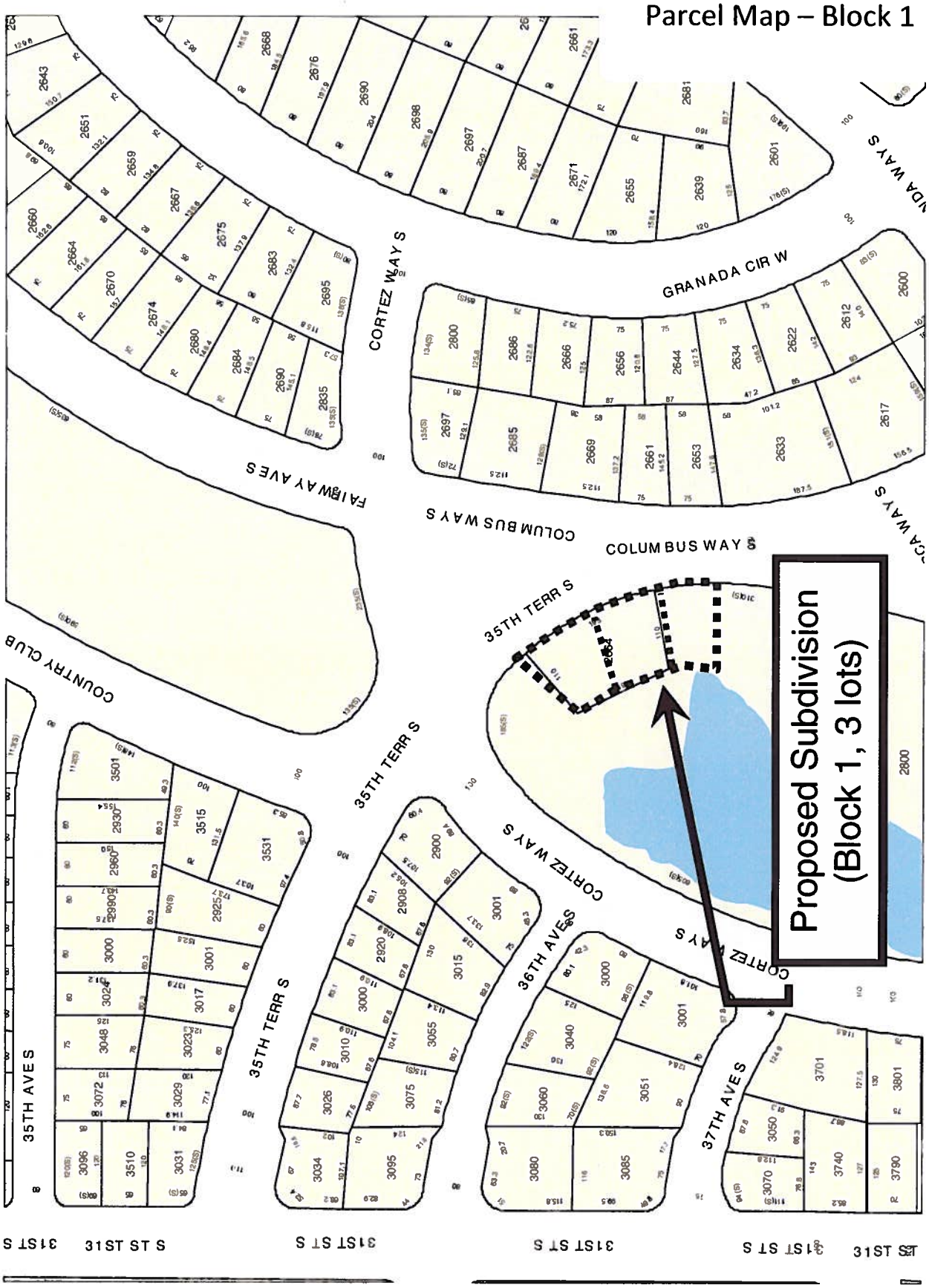
JOB NO. 12016301SE

SHEET NO. 6 OF 6

FILE: I:\PROJECT\EAP\1201-6301-SE SPCC VARIANCE\DWG\12016301SS00EXB.DWG
LOGIN: JLSMITH
PLOTTED: 05/14/13 09:46:56

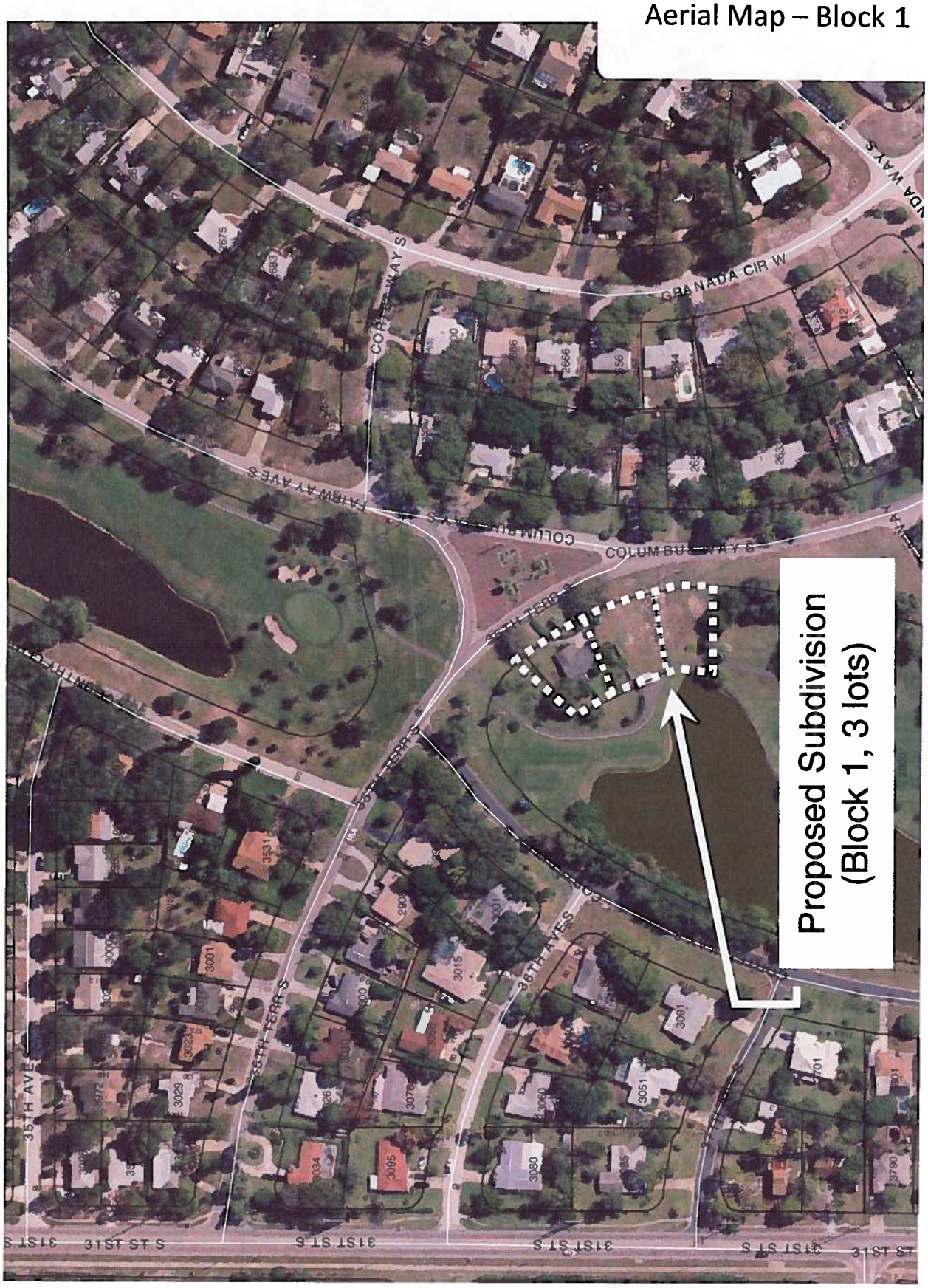
Attachment "C"

Parcel Map – Block 1



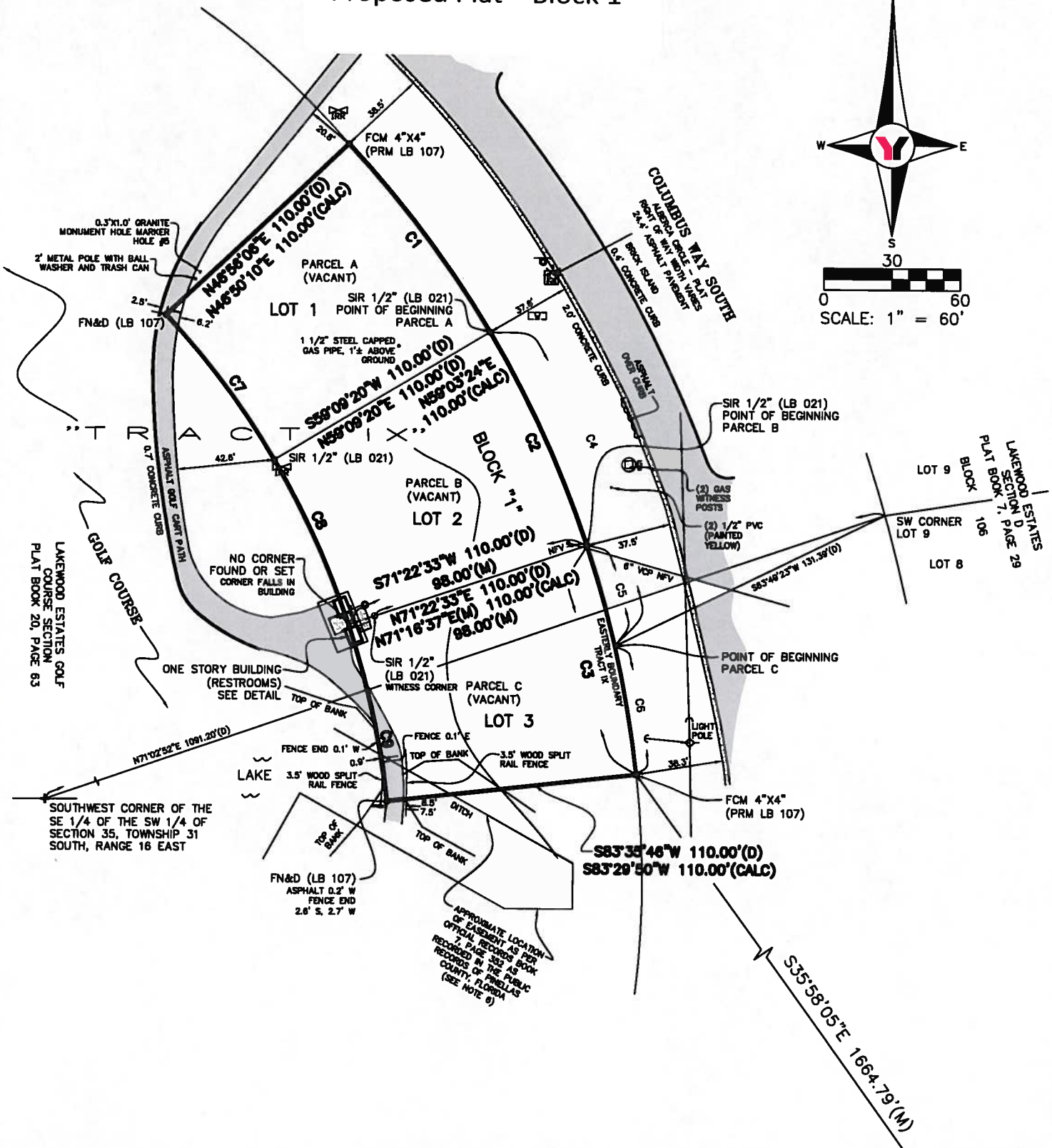
Attachment "D"

Aerial Map – Block 1



Attachment "E" EXHIBIT

Proposed Plat – Block 1



PREPARED FOR:		
ST. PETERSBURG COUNTY CLUB		
2000 COUNTRY CLUB WAY SOUTH		
ST. PETERSBURG, FL 33712		
	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	5/7/13
CHECKED	CAB	5/8/13
FIELD BOOK		
FIELD DATE		

LAKEWOOD ESTATES
PARTIAL REPLAT OF TRACTS 9 AND 11
SECTION 35,2 TOWNSHIP 31,32 S, RANGE 16 E

REVISED	BY	DATE	DESCRIPTION

NOT A SURVEY

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA•VENICE
Since 1919

JOB NO. 12016301SE

SHEET NO. 2 OF 6

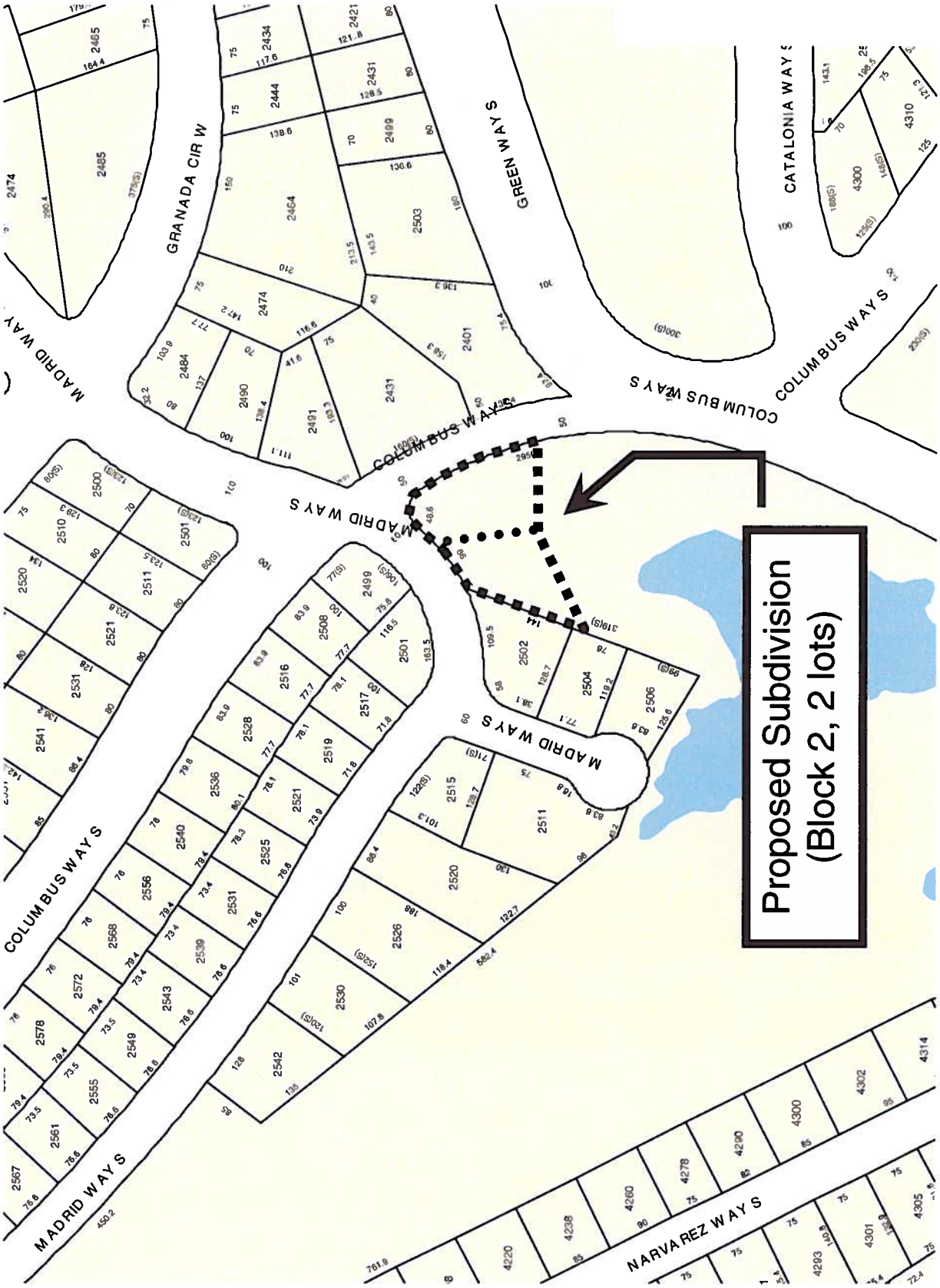
FILE: I:\PROJECT\EAP\1201-6301-SE SPCC VARIANCE\DWG\12016301SSOOEXB.DWG

LOGIN: JLSMITH

PLOTTED: 05/14/13 09:52:53

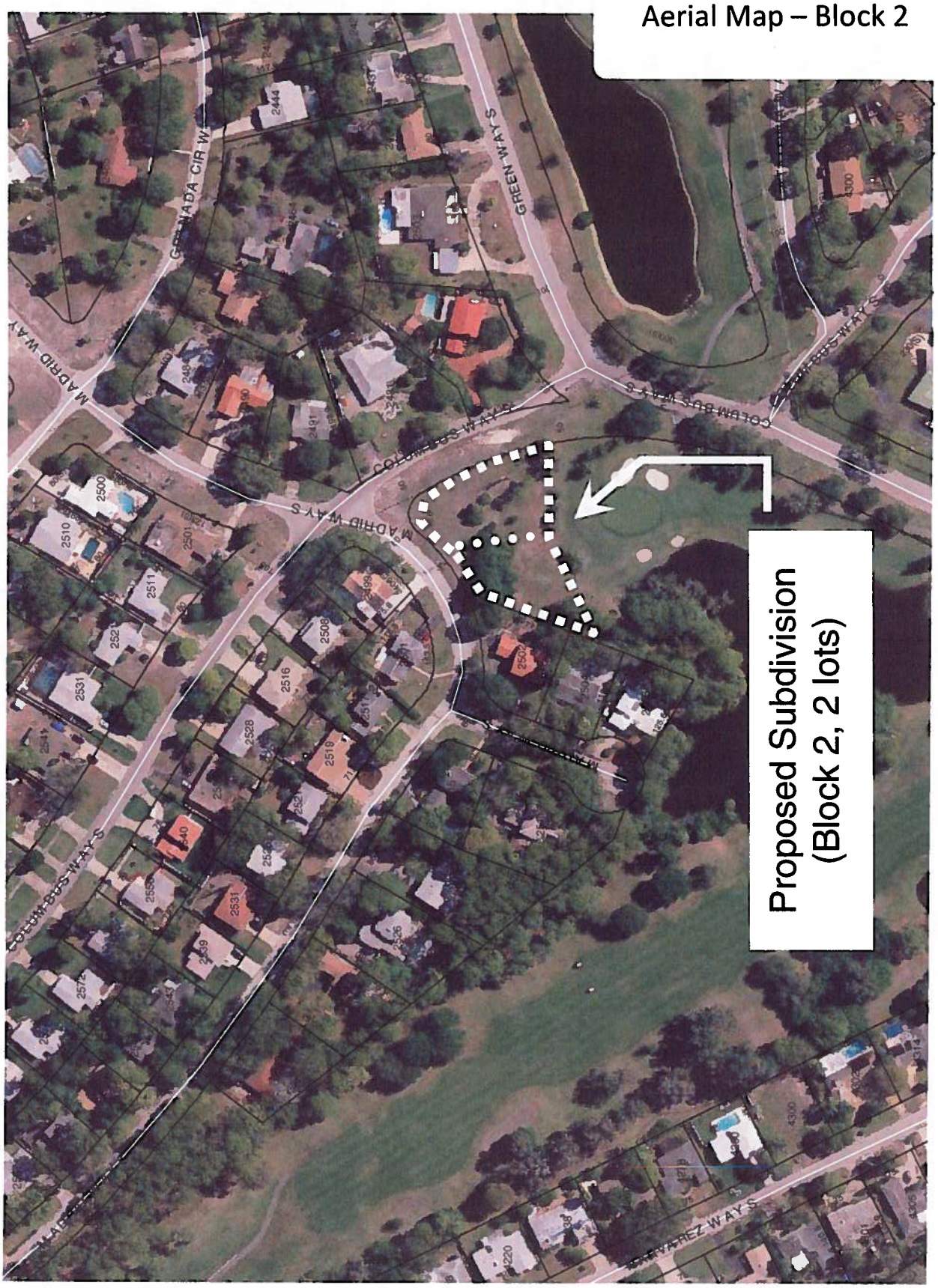
Attachment "F"

Parcel Map – Block 2



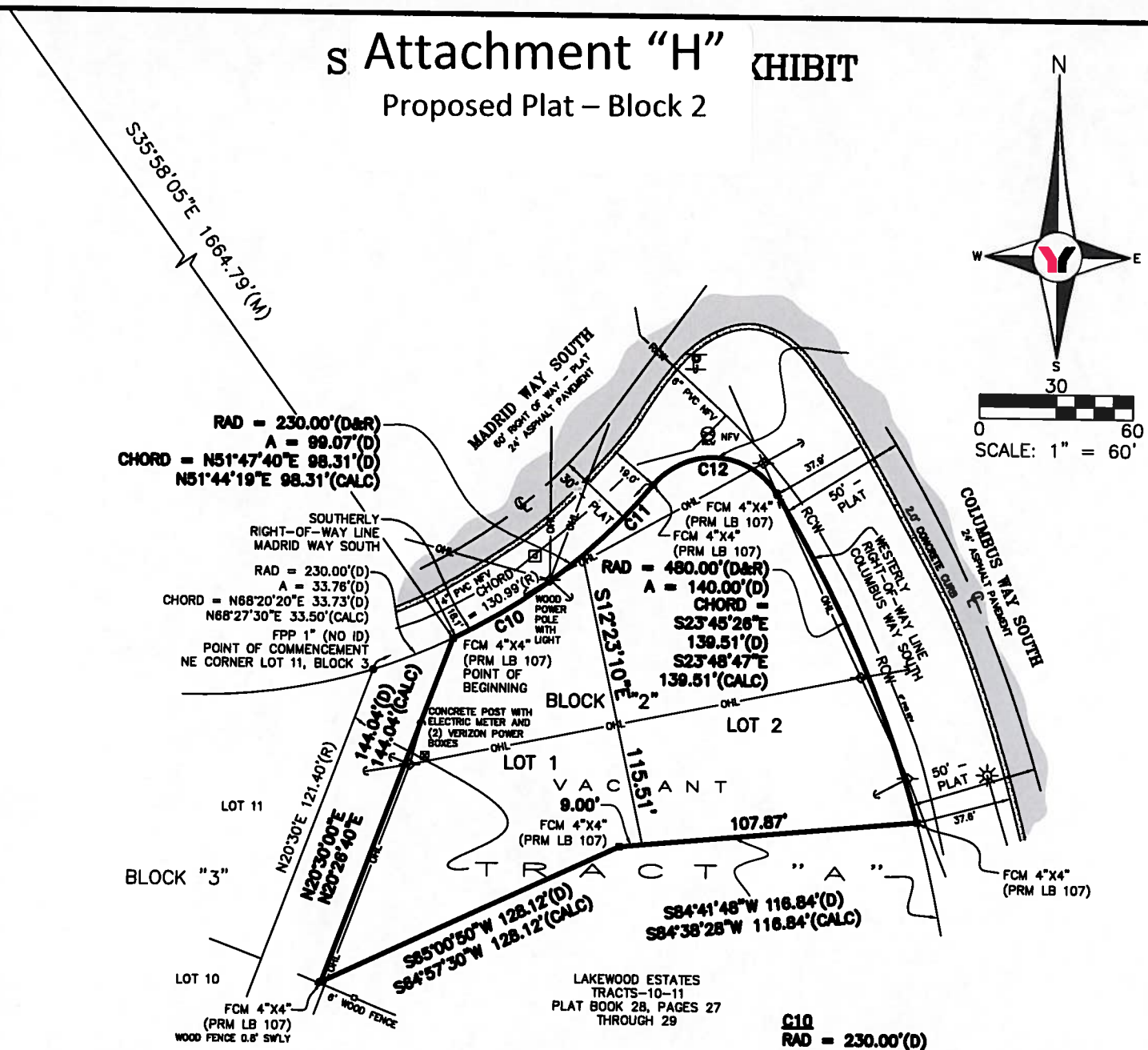
Attachment "G"

Aerial Map – Block 2



s Attachment "H" XHIBIT

Proposed Plat – Block 2



C10
RAD = 230.00'(D)
A = 60.00'(CALC)
CHORD = N56°36'20"E
59.83'(CALC)

C11
RAD = 230.00'(D)
A = 39.07'(CALC)
CHORD = N44°15'55"E
39.03'(CALC)

C12
RAD = 30.00'(D&R)
A = 56.78'(D&R)
CHORD = S86°19'46"E 48.67'(D&R)
S86°23'06"E 48.67'(CALC)

FILE: I:\PROJECT\EAP\1201-6301-SE SPCC VARIANCE\DWG\12016301SS00EXB.DWG

LOGIN: JLSMITH

PLOTTED: 05/14/13 09:54:31

PREPARED FOR:
ST. PETERSBURG COUNTY CLUB
2000 COUNTRY CLUB WAY SOUTH
ST. PETERSBURG, FL 33712

LAKEWOOD ESTATES
PARTIAL REPLAT OF TRACTS 9 AND 11
SECTION 35,2 TOWNSHIP 31,32 S, RANGE 16 E

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	5/7/13
CHECKED	CAB	5/8/13
FIELD BOOK		
FIELD DATE		

NOT A SURVEY

George F. Young, Inc.
Since 1919
299 DR. MARTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
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GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA•VENICE

JOB NO. 12016301SE

SHEET NO. 4 OF 6

ALEXANDER'S SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACT IX, LAKEWOOD ESTATES GOLF COURSE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE 63, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 16 EAST AND A REPLAT OF A PORTION OF TRACT A, LAKEWOOD ESTATES TRACTS 10-11, AS RECORDED IN PLAT BOOK 38, PAGES 27 THROUGH 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 16 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

BLOCK 1

That part of Tract IX of LAKEWOOD ESTATES GOLF COURSE SECTION, according to plat recorded in Plat Book 20, Page 63, Public Records of Pinellas County, Florida, described as follows:

From the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 31 South, Range 16 East, run N70°54'06"E, 1091.30 feet to the Southeast corner of Lot 9, Block 108, LAKEWOOD ESTATES SECTION D, as recorded in Plat Book 7, Page 29, Public Records of Pinellas County, Florida. Thence S83°43'27"W, 131.39 feet to a point on the Easterly boundary of Tract IX LAKEWOOD ESTATES GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, Public Records of Pinellas County, Florida, for a Point of Beginning; thence by a curve to the right, radius 482.56 feet, arc 57.00 feet, chord S08°53'13"E, 56.97 feet; thence S63°31'50"W, 110.00 feet; thence by a curve to the left, radius 372.56 feet, arc 238.38 feet, chord N24°50'00"W, 234.34 feet; thence N44°50'10"E, 110.00 feet to the said Easterly boundary of Tract IX; thence by a curve to the right, radius 482.56 feet, arc 251.77 feet, chord S28°13'02"E, 248.92 feet to the Point of Beginning.

Together with

BLOCK 2

A portion of Tract A, LAKEWOOD ESTATES TRACTS 10-11, as recorded in Plat Book 38, Pages 27 through 29, Public Records of Pinellas County, Florida, described as follows:

Commencing at the Northeast corner of Lot 11, Block 3, said LAKEWOOD ESTATES TRACTS 10-11, proceed 33.78 feet along the arc of a curve to the left, radius 230.00 feet, chord N88°17'00"E, 33.73 feet along the Southerly right-of-way the of Madrid Way South for a Point of Beginning; thence continue 99.07 feet along the arc of a curve to the left, radius 230.00 feet, chord N51°44'19"E, 98.31 feet to a point of reverse curve; thence 56.78 feet along the arc of a curve to the right, radius 30.00 feet, chord S86°23'06"E, 48.67 feet to the Westerly right-of-way of Columbus Way South; thence along the westerly right-of-way of Columbus Way South 140.00 feet along a curve to the right, radius 460.00 feet, chord S23°48'47"E, 139.51 feet; thence leaving said Westerly right-of-way, S84°38'26"W, 118.84 feet; thence S84°57'30"W, 129.12 feet; thence N20°28'40"E, 144.04 feet to the Point of Beginning.

St. Petersburg, Florida

DEDICATION:

The undersigned hereby certifies that it is the owner of the hereon described tract of land hereby platted as ALEXANDER'S SUBDIVISION, and that it dedicates to the public all streets, alleys, public easements, rights of way, and public areas shown on this plat of the subdivision of said lands for the uses and purposes hereon stated.

ST. PETERSBURG COUNTRY CLUB

_____
Michael K. Kiernan, President

Signed and delivered in the presence of:

_____ _____
Witness Witness
_____ _____
(Print Name) (Print Name)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this_____ day of_____, A.D., 2014,

by Michael K. Kiernan, President, St. Petersburg Country Club, on behalf of the company. He is personally known to me or has produced

_____ as identification.

My commission expires: _____ _____
NOTARY PUBLIC, State of Florida at Large

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

The public utility easements dedicated hereon shall also be an easement for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

George F. Young, Inc. LB 021
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33701
(727) 822-4317

CERTIFICATE OF APPROVAL BY THE CITY OF ST. PETERSBURG:

APPROVED for the City of St. Petersburg, Pinellas County, Florida, this ____ day of _____, A.D., 2014; provided that this plat is recorded in the public records of Pinellas County, Florida, within six (6) months from the date of this approval.

_____
MAYOR

APPROVED by the City Council of the City of St. Petersburg, Pinellas County, Florida, this ____ day of _____, A.D., 2014.

_____
COUNCIL CHAIR

CERTIFICATE OF APPROVAL BY COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats and that this plat has been filed for record in

Plat Book ____, Pages _____, Public Records of Pinellas County, Florida.

Signed on this ____ day of _____, A.D., 2014, at _____.

By:_____ Ken Burke, Clerk
Deputy Clerk Pinellas County, Florida

CERTIFICATE OF CONFORMITY:

Reviewed for conformity to Chapter 177, Part I, Florida Statutes by a Professional Surveyor and Mapper under contract or employed by the City of St. Petersburg.

_____ Date:_____
Matthew D. Pickel
Florida Professional Surveyor & Mapper No. 6125

SURVEYOR'S CERTIFICATE:

I, Catherine A. Bosco, of George F. Young, Inc., the Surveyor making this plat, do hereby certify that this plat was prepared under my direction and supervision and to the best of my knowledge and belief that this plat complies with all the survey requirements of Part I, Chapter 177, Florida Statutes.

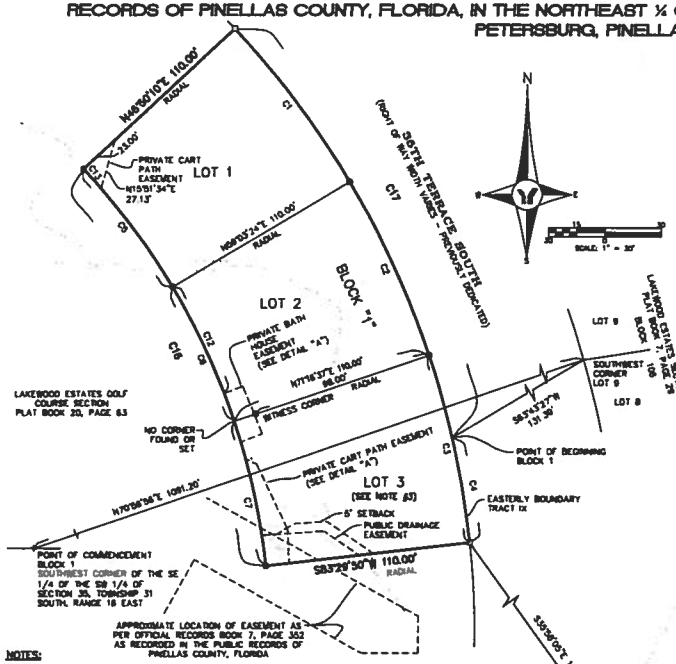
Plat boundary and lot corners surveyed on the 30th day of November, A.D., 2012.

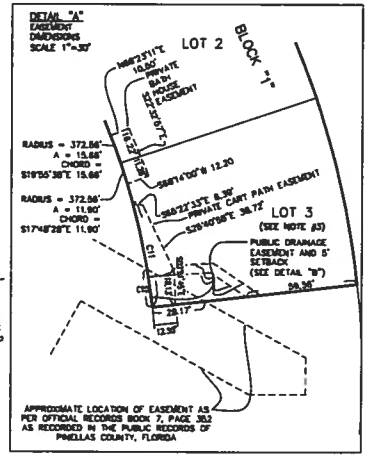
GEORGE F. YOUNG, INC., LB 021
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, FL 33701
(727) 822-4317

_____
Catherine A. Bosco
Florida Professional Surveyor & Mapper
LS 6257

ALEXANDER'S SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACT IX, LAKEWOOD ESTATES GOLF COURSE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE 63, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 16 EAST AND A REPLAT OF A PORTION OF TRACT A, LAKEWOOD ESTATES TRACTS 10-11, AS RECORDED IN PLAT BOOK 38, PAGES 27 THROUGH 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 16 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA





CURVE DATA:

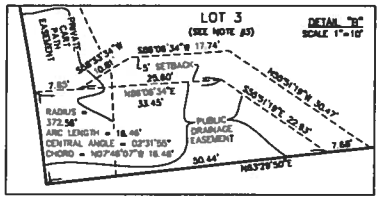
C1 RADIUS = 482.56' A = 102.92' CHORD = S37°03'13"E 102.73'	C10 RADIUS = 372.56' ARC LENGTH = 20.53' CHORD = N08°04'31"W 20.52'
C2 RADIUS = 482.56' A = 102.92' CHORD = S24°46'56"E 102.73'	C11 RADIUS = 372.56' ARC LENGTH = 58.25' CHORD = N10°56'41"W 58.14'
C3 RADIUS = 482.56' A = 102.92' CHORD = S12°36'46"E 102.73'	C12 RADIUS = 372.56' A = 63.80' CHORD = N26°03'15"W 63.72'
C4 RADIUS = 482.56' A = 57.00' CHORD = S08°53'12"E 56.97'	C13 RADIUS = 372.56' A = 13.97' CHORD = N42°05'23"W 13.97'
C5 RADIUS = 372.56' A = 78.46' CHORD = N37°03'13"W 78.31'	C14 RADIUS = 230.00' ARC LENGTH = 7.37' CHORD = N63°08'39"E 7.37'
C6 RADIUS = 372.56' A = 78.46' CHORD = N24°46'56"W 78.31'	C15 RADIUS = 30.00' A = 11.83' CHORD = S43°27'44"E 11.75'
C7 RADIUS = 372.56' A = 78.46' CHORD = N12°36'46"W 78.31'	C16 RADIUS = 372.56' A = 238.35' CHORD = N24°00'00"W 234.34'
C8 RADIUS = 230.00' A = 60.00' CHORD = N56°36'20"E 59.83'	C17 RADIUS = 482.56' A = 251.77' CHORD = S28°13'02"E 248.92'
C9 RADIUS = 230.00' A = 38.07' CHORD = N44°15'55"E 38.03'	

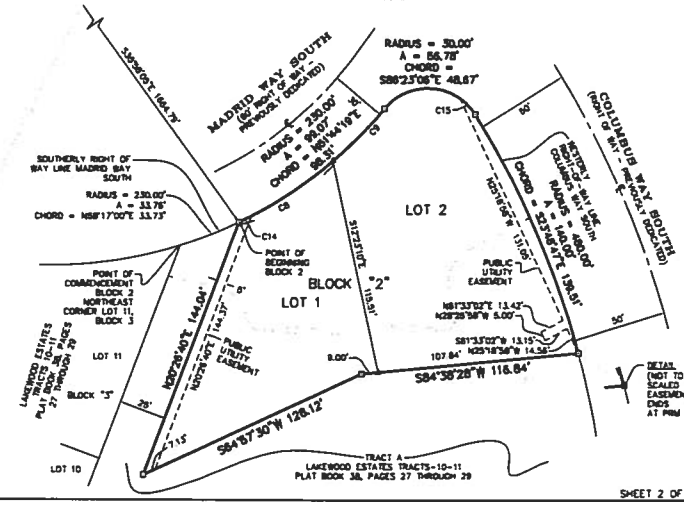
NOTES:

1. Basis of bearings: Bearings were derived by GPS observations using a Trimble 5800 Series Dual Frequency Receiver, receiving corrections from Trimble VRS nap as co-operatively tied to the FDOT FPRN (Florida Permanent Reference Network). This method results in North American Datum (NAD) of 1983 (2012 adjustment). Florida State Plane, West Zone using the continuously operating reference stations maintained by the National Geodetic Survey.
2. Ordinance No. _____-V recorded in Official Records Book _____, Page _____, Public Records of Pinellas County, Florida.
3. Lot 3, Block 1 is subject to terms and conditions set forth in that certain Declaration of Restrictive Covenant as recorded in Official Records Book _____, Page _____, Public Records of Pinellas County, Florida.

LEGEND:

- △ = Denotes found 1/2" iron rod /LB 107.
- ● = Denotes found nail and disk /LB 107.
- □ = Denotes found permanent reference monument 4"x4", PRM /LB 107
- ⊙ = Denotes set 1/2" iron rod /LB 021
- A = Arc Length
- ℄ = Centerline
- LB = Licensed Business
- LS = Licensed Surveyor
- N/K/A = Now Known As
- No. = Number
- O.R. = Official Records Book
- PRM = Permanent Reference Monument





George F. Young, Inc. LB 021
299 Dr Martin Luther King Jr. Street North
St. Petersburg, Florida 33701
(727) 822-4317

st.petersburg
www.stpete.org

SAINT PETERSBURG CITY COUNCIL

Meeting of May 15, 2014

TO: **THE HONORABLE BILL DUDLEY, CHAIR, AND MEMBERS OF CITY COUNCIL**

SUBJECT: Resolution approving the plat of Tropicana, generally located at the northeast corner of Central Avenue and 2nd Street North (City File: 14-20000001).

RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION: The applicant is requesting approval of a plat which will consolidate the entire block bound by Central Avenue, 1st Avenue North, 1st Street North and 2nd Street North together with the east-west alley approved for vacation via City Ordinance 1042-V (December 20, 2012), as one consolidated lot. The proposed plat is being submitted for approval as a condition of the vacation ordinance.

The proposed plat has been reviewed by the appropriate City departments and non-City utility providers. There are no objections to the proposed plat, subject to the conditions set forth in the attached resolution.

Attachments: Map, Aerial, Resolution

APPROVALS:

Administrative: _____

Budget: NA

Legal: _____

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF TROPICANA, GENERALLY LOCATED AT THE NORTHEAST CORNER OF CENTRAL AVENUE AND 2ND STREET NORTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Tropicana, generally located at the northeast corner of Central Avenue and 2nd Street North, is hereby approved, subject to the following conditions.

1. All existing brick and granite curbing which exists within the alley being vacated by Ordinance 1042-V shall remain the property of the City of St. Petersburg. Prior to the issuance of permits for redevelopment of the site, the applicant shall be responsible for returning these materials to the City in the manner required by the Engineering Director. The applicant shall be responsible for all associated permits, work and inspections.

2. The applicant shall be responsible for compliance with any applicable sidewalk standards, including hexagon block sidewalk preservation requirements, in the future when the property is proposed for redevelopment.

This resolution shall become effective immediately upon its adoption.

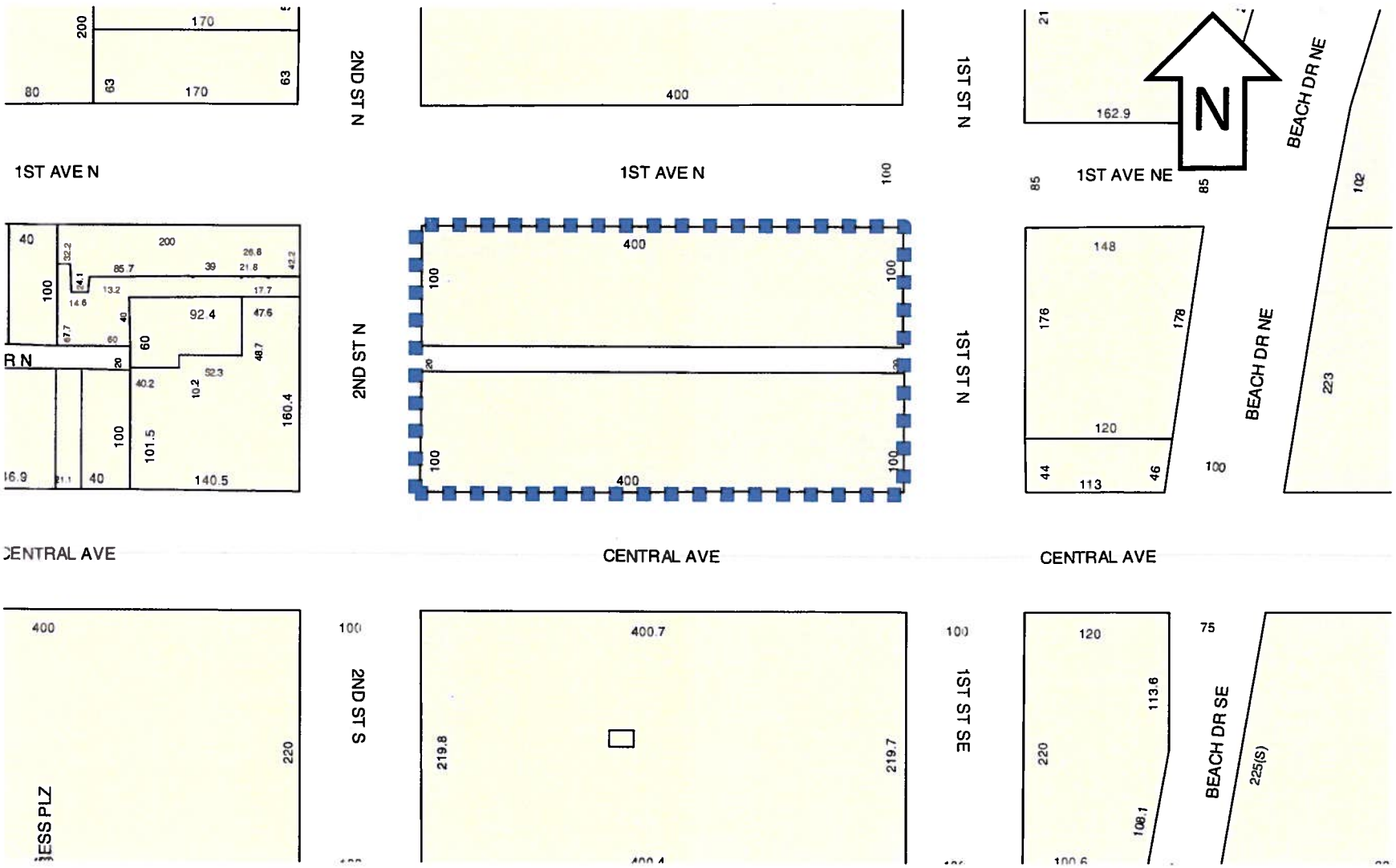
APPROVED AS TO FORM AND CONTENT:

4-15-14

Planning & Economic Development Dept. Date

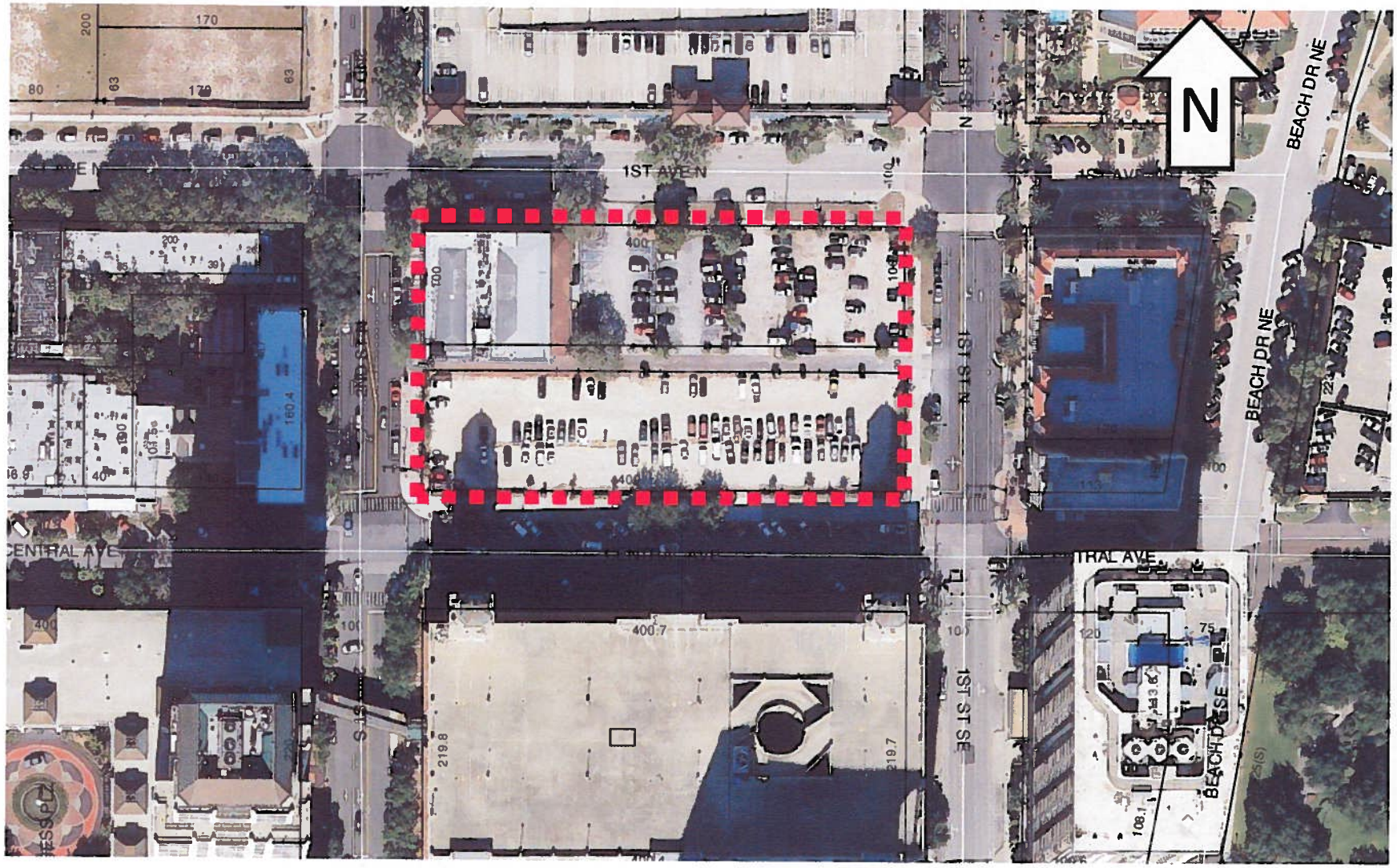
4/18/14

City Attorney (Designee) Date



Planning & Economic Development Department

Case No.: 14-20000001 | Plat of Tropicana



Planning & Economic Development Department

Case No.: 14-20000001 | Plat of Tropicana

TROPICANA

BEING A REPLAT OF LOTS 1 THROUGH 20, INCLUSIVE, TOGETHER WITH THE 20 FOOT VACATED ALLEY, ALL IN BLOCK 24, "REVISED MAP OF THE CITY OF ST. PETERSBURG", AS RECORDED IN PLAT BOOK 1, PAGE 49, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART. IN THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST. CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

From the Northeast corner of Lot 1, Block 24, REVISED MAP OF THE CITY OF ST. PETERSBURG, as recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part as the Point of Beginning, thence along the west right of way line of 1st Street North (a 100 foot right of way), S00° 02' 29"W, 220.00 feet to the north right of way line of Central Avenue (a 100 foot right of way), thence along said north right of way line, N89° 56' 32"W, 400.00 feet to the east right of way line of 2nd Street North (a 100 foot right of way); thence along said east right of way line, N00° 02' 29"E, 220.00 feet to the south right of way line of 1st Avenue North (a 100 foot right of way); thence along said south right of way line, S89° 56' 32"E, 400.00 feet to the Point of Beginning

DEDICATION:

The undersigned hereby certifies that it is the owner of the hereon described tract of land hereby plotted as TROPICANA, and that it dedicates to the public all streets, alleys, public easements, rights of way, and public areas shown on the plat of the subdivision of said lands for the uses and purposes hereon stated. For valuable consideration, We, the undersigned ("Grantor") do hereby permanently grant to Duke Energy Florida, Inc and their parent entity (or entity controlling both entities), their respective subsidiaries or affiliate entities, and any other provider of utility services ("Grantee") their successors and assigns, forever, non-exclusive easements, as shown on the within plat and designated as "Utility Easements" for the construction, operation, maintenance, repair, or replacement of any and all necessary fixtures for the overhead or underground distribution of gas, electric, telephone, telecommunications or other utilities ("Grantee Facilities" or "Facilities") The Grantee shall have the right of ingress and egress and also the right to cut, trim or remove any trees, undergrowth or overhanging branches within the Utility Easements or immediately adjacent thereto. No buildings or other structures may be built within the Utility Easements area, nor may the Utility Easements area be physically altered to (1) Reduce the clearances of either overhead or underground facilities, (2) Impair the land support of Grantee Facilities; (3) Impair the ability to maintain the facilities or; (4) Create a hazard. To have and to hold the easement forever. We acknowledge having the full power to convey this Utility Easement and will defend the same against all claims

Tropicana Block St. Pete, LLC, a Florida limited liability company

_____
William Edwards, Manager

Signed and delivered in the presence of:

_____ _____
Witness Witness

_____ _____
(Print Name) (Print Name)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this_____ day of_____, A.D., 2014,

by William Edwards, Manager of Tropicana Block St. Pete, LLC, a Florida limited liability company, on behalf of the

company. He is personally known to me or has produced_____ as identification

My commission expires _____ _____
NOTARY PUBLIC, State of Florida at Large

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county

The public utility easement dedicated hereon shall also be an easement for the construction, installation, maintenance and operation of cable television services, provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission

George F. Young, Inc. LB 021
299 Dr Martin Luther King Jr Street North
St. Petersburg, Florida 33701
(727) 822-4317

CERTIFICATE OF APPROVAL BY THE CITY OF ST. PETERSBURG:

APPROVED for the City of St. Petersburg, Pinellas County, Florida, this _____ day of _____, A.D., 2014; provided that the plat is recorded in the public records of Pinellas County, Florida, within six (6) months from the date of this approval.

_____
MAYOR

APPROVED by the City Council of the City of St. Petersburg, Pinellas County, Florida, this _____ day of _____, A.D., 2014

_____
COUNCIL CHAIR

CERTIFICATE OF APPROVAL BY COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, hereby certify that the plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats and that this plat has been filed for record in

Plat Book _____, Pages _____, Public Records of Pinellas County, Florida.

Signed on this _____ day of _____, A.D., 2014, at _____.

By:_____ _____
Deputy Clerk Ken Burke, Clerk
Pinellas County, Florida

CERTIFICATE OF CONFORMITY:

Reviewed for conformity to Chapter 177, Part I, Florida Statutes by a Professional Surveyor and Mapper under contract or employed by the City of St. Petersburg.

_____ Date:_____
Matthew D. Pickel
Florida Professional Surveyor & Mapper No. 6125

SURVEYOR'S CERTIFICATE:

I, Catherine A. Bosco, of George F. Young, Inc., the Surveyor making the plat, do hereby certify that the plat was prepared under my direction and supervision and to the best of my knowledge and belief that the plat complies with all the survey requirements of Part I, Chapter 177, Florida Statutes.

Plat boundary surveyed on the 18th day of December, A.D., 2013.

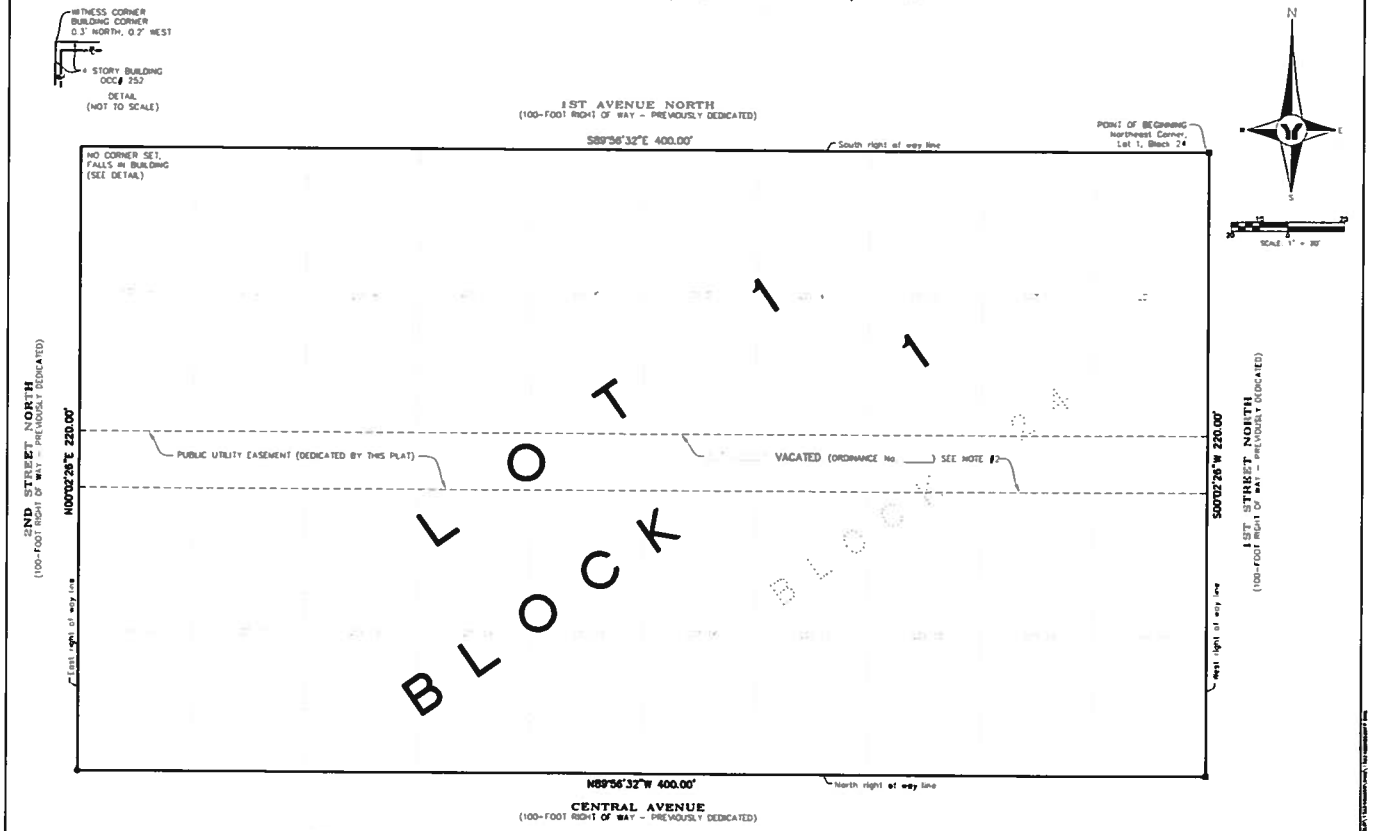
GEORGE F. YOUNG, INC. LB 021
299 Dr Martin Luther King Jr Street North
St. Petersburg, FL 33701
(727) 822-4317

_____
Catherine A. Bosco
Florida Professional Surveyor & Mapper
LS 6257

TROPICANA

BEING A REPLAT OF LOTS 1 THROUGH 20, INCLUSIVE, TOGETHER WITH THE 20 FOOT VACATED ALLEY, ALL IN BLOCK 24, "REVISED MAP OF THE CITY OF ST. PETERSBURG", AS RECORDED IN PLAT BOOK 1, PAGE 49, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART. IN THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST.

CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



LEGEND:

■ = Denotes set permanent reference monument 4"x4", CFY #LB 021.
● = Denotes set nail & disk CFY #LB 021, PRM
LB = Licensed Business
LS = Licensed Surveyor
No = Number
℄ = Property Line
PRM = Permanent Reference Monument

NOTES:

1. Basis of bearings: Assumed S00°02'26"W along the West right of way line of 1st Street North.
2. Ordinance No. _____-V recorded in Official Records Book _____, Page _____, Public Records of Pinellas County, Florida.

George F. Young, Inc. LB 021
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33701
(727) 822-4317

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of May 15, 2014

TO: Honorable Bill Dudley, Chair of Council and Members of City Council

SUBJECT: Authorizing the Mayor or his designee to enter into a Locally Funded Agreement with the Florida Department of Transportation for the construction of roadway modifications to Carillon Parkway and Egret Drive at Ulmerton Road at a total project cost not to exceed $300,000; authorizing the City Attorney's Office to make non-substantive changes to such agreement; approving a supplemental appropriation in the amount of $300,000 from the unappropriated balance of the Transportation Impact Fee Capital Projects Fund to Ulmerton/Egret/Carillon Project No. 14485 for FY 2014.

EXPLANATION: Recent developments have been advanced that would allow the City to partner with the Florida Department of Transportation (FDOT), to include additional northbound and southbound left-turn lanes approaching Ulmerton Road at Carillon Parkway and Egret Drive, in conjunction with the current FDOT Ulmerton Road project. (FPN: 257147 1 61 01).

Specifically, a recent review has concluded that existing traffic volumes have reached capacity causing significant delays that cannot be ameliorated by reprogramming or adjusting the signal timing at this intersection. Therefore, an additional left-turn lane is required for both north and south bound traffic on these two approaches. Currently there is only a single southbound left-turn lane and a dual northbound left-turn lane.

Through an agreement with FDOT the City can take advantage of the existing FDOT contract for work along Ulmerton Road, and have this project added to the scope of the current FDOT contractor. This is expected to result in significantly lower unit costs for construction than if the City were to bid the work separately. We are currently negotiating an agreement with the Carillon Property Owners Association regarding the association's contribution to any unanticipated contingency costs.

The City, by taking advantage of this opportunity, will realize a significant economic and public benefit for roadway users of this corridor.

COST / FUNDING: The Locally Funded Agreement with FDOT provides that the total project cost shall not exceed $300,000 and revenues for Intersection Improvements have been previously received in the Transportation Impact Fee Capital Projects Fund (3071) in the GATISAF district. A supplemental appropriation in the amount of $300,000 from the unappropriated balance of the Transportation Impact Fee Capital Projects Fund to the Ulmerton/Egret/Carillon Project No. 14485 FY 2014, for the work outlined herein.

APPROVALS:

Evan Mory
Administration

Budget 5-8-14

RESOLUTION NO. _____

AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF ROADWAY MODIFICATIONS TO CARILLON PARKWAY AND EGRET DRIVE AT ULMERTON ROAD AT A TOTAL PROJECT COST NOT TO EXCEED $300,000; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO SUCH AGREEMENT; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $300,000 FROM THE UNAPPROPRIATED BALANCE OF THE TRANSPORTATION IMPACT FEE CAPITAL PROJECTS FUND TO THE ULMERTON/EGRET/CARILLON PROJECT 14485 FOR FY 2014; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation ("Department") is currently reconstructing SR 688 (Ulmerton Road) from west of 38th Street to west of I-275 as described in the Department's Five-Year Adopted Work Program as Financial Project Number (FPN) 257147 1 61 01 ("Project"); and

WHEREAS, the City can take advantage of the existing Department contract for the Project to have additional intersection modifications at Carillon Parkway and Egret Drive added to the scope of work for the current Department contractor, to include additional northbound and southbound left-turn lanes approaching Ulmerton Road ("City Project"); and

WHEREAS, a recent review has concluded that existing traffic volumes have reached capacity causing significant delays that cannot be ameliorated by reprogramming or adjusting the signal timing at the Carillon Parkway and Egret Drive intersection; and

WHEREAS, adding the City Project to the existing Project is expected to result in significantly lower unit costs for construction than if the City were to bid the City Project separately; and

WHEREAS, Administration recommends entering into a Locally Funded Agreement with the Department for the construction of roadway modifications to Carillon Parkway and Egret Drive at Ulmerton Road at a total project cost not to exceed $300,000.

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 enter into a Locally Funded

Agreement with the Florida Department of Transportation for the construction of roadway modifications to Carillon Parkway and Egret Drive at Ulmerton Road at a total project cost not to exceed $300,000.

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

BE IT FURTHER RESOLVED that there is hereby approved the following supplemental appropriation from the unappropriated balance of the Transportation Impact Fee Capital Projects Fund for FY 2014:

Transportation Impact Fee Capital Projects Fund (3071)

Ulmerton/Egret/Carillon Project No. 14485 $300,000

This Resolution shall become effective immediately upon its adoption.

Approvals:

City Attorney (Designee)

Budget

Administration

00194420

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair, and Members of City Council

SUBJECT: A Resolution authorizing the Mayor, or his designee, to execute a Joint Participation Agreement (FPN: 433385-1-94-01, Contract No: AR736) ("JPA") between the City of St. Petersburg and the Florida Department of Transportation, which provides $50,000 for shore-side facility and infrastructure repair at the Port, establishes an expiration date for the JPA of June 30, 2017, and requires City matching funds in the amount of $50,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction, and providing an effective date.

EXPLANATION: These funds will be used for Port shore-side facility and infrastructure improvements. This will include the cruise terminal building and other existing facilities. Building renovations may include the roof, HVAC system, electrical, plumbing, floor coverings, painting and other necessary improvements. The other existing facilities may include exterior fencing, sidewalks and landscaping

RECOMMENDATION: Administration recommends adoption of the attached resolution authorizing the Mayor, or his designee, to execute a Joint Participation Agreement (FPN: 433385-1-94-01, Contract No: AR736) ("JPA"), between the City of St. Petersburg and the Florida Department of Transportation, which provides $50,000 for shore-side facility and infrastructure repair at the Port, establishes an expiration date for the JPA of June 30, 2017, and requires City matching funds in the amount of $50,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION Funds have been previously appropriated in the Port Capital Projects Fund (4093), Port Facilities and Utilities Upgrade and Renovations FY14 Project (14122).

ATTACHMENTS: Resolution

APPROVALS: Administration: _____

Budget: _____

Legal: _____

Legal: 00193783.doc v. 3

Resolution No. 2014- _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A JOINT PARTICIPATION AGREEMENT (FPN: 433385-1-94-01, CONTRACT NO: AR736) ("JPA") BETWEEN THE CITY OF ST. PETERSBURG AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, WHICH PROVIDES $50,000 FOR SHORE-SIDE FACILITY AND INFRASTRUCTURE REPAIR AT THE PORT, ESTABLISHES AN EXPIRATION DATE FOR THE JPA OF JUNE 30, 2017, AND REQUIRES CITY MATCHING FUNDS IN THE AMOUNT OF $50,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation ("FDOT") and the City of St. Petersburg ("City") desire to enter into a Joint Participation Agreement (FPN: 433385-1-94-01, Contract No: AR736) ("JPA") in the amount of amount of $50,000 with a City match of $50,000 to provide for Port shore-side facility and infrastructure repairs and renovations.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a Joint Participation Agreement (FPN: 433385-1-94-01, Contract No: AR736) ("JPA"), between the City of St. Petersburg and the Florida Department of Transportation, which provides $50,000 for shore-side facility and infrastructure repair at the Port, establishes an expiration date for the JPA of June 30, 2017, and requires City matching funds in the amount of $50,000; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

Approvals: Administration: _____

Budget: _____

Legal: _____

Legal: 00193783.doc v. 3

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of May 15, 2014

TO: City Council Chair & Members of City Council

SUBJECT:

Authorizing the Mayor or his designee to accept a grant from the State of Florida Department of Agriculture and Consumer Services("Department") in an amount not to exceed $497,443 for the City's summer food program and to execute a grant agreement and all other documents necessary to effectuate this transaction with the Department; approving a supplemental appropriation in the amount of $497,443 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department; and providing an effective date.

EXPLANATION:

The State of Florida Department of Agriculture, Division of Food, Nutrition and Wellness will award the City of St. Petersburg funding to provide breakfast and lunch for any child age 18 or under at 14 recreation sites during the summer - five days a week from June 9 until August 15. This program is funded by the US Department of Agriculture through the state and is accessible by anyone age 18 or under. A child need not be registered in a City program. The times that the meals are available are posted at each site and any child can receive breakfast and/or lunch. The grant pays for the meals and provides for an administrative cost to run the program. The reimbursement is based on how many meals are provided.

RECOMMENDATION:

The Administration recommends that the City Council adopt the attached resolution authorizing the Mayor or his designee to accept a grant from the State of Florida Department of Agriculture and Consumer Services("Department") in an amount not to exceed $497,443 for the City's summer food program and to execute a grant agreement and all other documents necessary to effectuate this transaction with the Department; approving a supplemental appropriation in the amount of $497,443 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION:

Revenues of approximately $497,443 will be received from the State of Florida Department of Agriculture. A supplemental appropriation in the amount of $497,443 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department, Parks & Recreation Administration (190-1573) is required.

ATTACHMENTS: Resolution

APPROVALS:

Administration: Shey K McBee Budget: A Ramirez

v2

RESOLUTION NO. 2014- _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT FROM THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DEPARTMENT") IN AN AMOUNT NOT TO EXCEED $497,443 FOR THE CITY'S SUMMER FOOD PROGRAM AND TO EXECUTE A GRANT AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION WITH THE DEPARTMENT; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $497,443 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE PARKS & RECREATION DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of St. Petersburg's youth are an important and valuable resource; and

WHEREAS, the City of St. Petersburg Parks & Recreation Department applied for and was awarded a grant from the State of Florida Department of Agriculture and Consumer Services in the amount not to exceed $497,443 to provide funding for the City's Summer Food Program providing breakfast and lunch for any child age 18 or under.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept a grant from the State of Florida Department of Agriculture and Consumer Services ("Department") in an amount not to exceed $497,443 for the City's Summer Food Program and to execute a grant agreement and all other documents necessary to effectuate this transaction with the Department.

BE IT FURTHER RESOLVED, that there is hereby approved from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, the following supplemental appropriation for fiscal year 2014:

General Fund (0001)

Parks & Recreation Department, Parks & Recreation Administration (190-1573)	$497,443

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal: _____ Administration: _____

Budget: _____

V2 -193945

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of May 15, 2014

TO: The Honorable Bill Dudley, Chair and Members of City Council

SUBJECT: A Resolution finding that $95,605 is an amount sufficient to pay for maintenance of the City of St. Petersburg Pedestrian Crossing Enhancement Project ("Project") at 50 various locations throughout the City of St. Petersburg, over its useful life of fifteen (15) years; authorizing a supplemental appropriation in the amount of $95,605 from the unappropriated balance of the General Fund to fund future pedestrian crossing maintenance required by the Local Agency Program Agreement ("Agreement") between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg, Florida ("City"); providing that the maintenance funds shall not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with only authorized expenditures being for maintenance of the pedestrian crossing improvements of the project; finding that execution of the Agreement shall not be considered an unlawful act under Florida Statute §166.241; approving the agreement and authorizing the Mayor or his designee to execute the Agreement between the City and FDOT for participation by FDOT in the construction activities of the Project in an amount not to exceed $892,950; authorizing a supplemental appropriation in the amount of $892,950 from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), resulting from these additional revenues, to the City of St. Petersburg Pedestrian Crossing Enhancement Project (12895); and providing an effective date. (FDOT Financial Project No. 424532 6 58/68 01) (Engineering Project No. 12018-112; Oracle No. 12895).

EXPLANATION: On August 4, 2011, the City Council approved a Local Agency Program (LAP) Agreement with the Florida Department of Transportation ("FDOT") for the design of the City of St. Petersburg Pedestrian Crossing Enhancement Project ("Project"). On September 6, 2011, the City entered into the Agreement which outlined terms and conditions incumbent upon both parties. The 2011 LAP Agreement provides $32,000 in funding for design activities for the City of St. Petersburg Pedestrian Crossing Enhancement Project. The LAP Agreement provides that the City will recoup from the FDOT all costs included in the original scope of work and any FDOT-approved supplemental services. The design work and plans have been completed by City staff.

This new LAP Agreement provides grant funding in the amount of $892,950 for construction of the City of St. Petersburg Pedestrian Crossing Enhancement Project.

The purpose of this project is to increase pedestrian safety and to reduce pedestrian crashes by installing rectangular rapid flashing beacon assemblies (RRFB), associated signage and replacing sidewalk curb ramps at 50 existing non-signalized crosswalk locations throughout the City, selected by Transportation and Parking Management. These locations are existing non-signalized crosswalks which experience a high pedestrian volume, contain multiple lanes of traffic, including selected school crosswalks.

This project is developed under FDOT's Local Agency Program (LAP). The City received LAP certification in August 2000 to provide design, bid/award, and construction oversight services for federally funded projects within the City limits. As indicated in the LAP Agreement, the estimated construction cost is $892,950. Project costs related to construction by City staff for construction activities will be borne initially by the City, and the City will recoup all related project costs from FDOT up to $892,950. The City is responsible for repairing and maintaining the improvements throughout the service life of the Project, estimated to be $95,605 over its 15-year life span.

This project will be performed in accordance with all applicable FDOT procedures, guidelines, manuals, standards, and directives as described in the FDOT LAP Manual.

RECOMMENDATION: Administration recommends that City Council approve the attached resolution finding that $95,605 is an amount sufficient to pay for pedestrian crossing maintenance of the City of St. Petersburg Pedestrian Crossing Enhancement Project ("Project"), located at 50 various locations throughout the City, from the unappropriated balance of the General Fund to fund future trail maintenance required by the Local Agency Program Agreement ("Agreement") between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg, Florida ("City"); providing that the maintenance funds shall not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with only authorized expenditures being for maintenance of the trail improvements of the project; finding that execution of the Agreement shall not be considered an unlawful act under Florida Statute §166.241; approving the agreement and authorizing the Mayor or his designee to execute the Agreement between the City and FDOT for participation by FDOT in the construction activities of the Project in an amount not to exceed $892,950; authorizing a supplemental appropriation in the amount of $892,950 from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), resulting from these additional revenues, to the City of St. Petersburg Pedestrian Crossing Enhancement Project (12895); and providing an effective date. (FDOT Financial Project No. 424532 6 58/68 01) (Engineering Project No. 12018-112; Oracle No. 12895)

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after a supplemental appropriation in the amount of $892,950 from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004) resulting from these additional revenues to the City of St. Petersburg Pedestrian Crosswalk Enhancement Project (12895). Funds for repair and maintenance will be available after the approval of a supplemental appropriation in the amount of $95,605 from the unappropriated balance of the General Fund (0001). The impact to the General Fund reserves for this appropriation will be approximately $6,374 per year and will be included in the Stormwater, Pavement, and Traffic Operations budget.

ATTACHMENTS: Resolution, Pedestrian Crosswalk Enhancement Roadway Locations

APPROVALS: _____ Administrative _____ Budget

TBG

RESOLUTION NO. 2014-__

APPROVING A RESOLUTION FINDING THAT $95,605 IS AN AMOUNT SUFFICIENT TO PAY FOR MAINTENANCE OF THE CITY OF ST. PETERSBURG PEDESTRIAN CROSSING ENHANCEMENT PROJECT ("PROJECT") AT 50 VARIOUS LOCATIONS THROUGHOUT THE CITY OF ST. PETERSBURG OVER ITS USEFUL LIFE OF FIFTEEN (15) YEARS; AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $95,605 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND TO FUND FUTURE PEDESTRIAN CROSSING MAINTENANCE REQUIRED BY THE LOCAL AGENCY PROGRAM AGREEMENT ("AGREEMENT") BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") AND THE CITY OF ST. PETERSBURG, FLORIDA ("CITY"); PROVIDING THAT THE MAINTENANCE FUNDS SHALL NOT NEED ANNUAL RE-APPROPRIATIONS AND SHALL BE CONSIDERED ENCUMBERED FOR THE USEFUL LIFE OF THE PROJECT WITH ONLY AUTHORIZED EXPENDITURES BEING FOR MAINTENANCE OF THE PROJECT; FINDING THAT EXECUTION OF THE AGREEMENT SHALL NOT BE CONSIDERED AN UNLAWFUL ACT UNDER FLORIDA STATUTE §166.241; APPROVING THE AGREEMENT AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT BETWEEN THE CITY AND FDOT FOR PARTICIPATION BY FDOT IN THE CONSTRUCTION ACTIVITIES OF THE PROJECT IN AN AMOUNT NOT TO EXCEED $892,950; AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $892,950 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE BICYCLE/PEDESTRIAN SAFETY GRANTS CAPITAL PROJECTS FUND (3004), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE CITY OF ST. PETERSBURG PEDESTRIAN CROSSING ENHANCEMENT PROJECT (12895); AND PROVIDING AN EFFECTIVE DATE. (FDOT FINANCIAL PROJECT NO. 424532 6 58/68 01) (ENGINEERING PROJECT NO. 12018-112; ORACLE NO. 12895)

WHEREAS, the State of Florida Department of Transportation ("FDOT") has agreed to participate in the construction activities of the City of St. Petersburg Pedestrian Crossing Enhancement Project ("Project"); and

WHEREAS, as a requirement for FDOT's participation in the Project, the City of St. Petersburg, Florida ("City") must enter into a Local Agency Program Agreement setting forth the obligations of FDOT and the City; and

WHEREAS, the source of the funds to be provided to the City pursuant to the Agreement by FDOT is the federal government; and

WHEREAS, federal law governing the use of such funds requires FDOT to cause a project built with such funds to be maintained for the useful life of the project; and

WHEREAS, the Agreement requires the City to maintain the improvements of the Project for its useful life, while FDOT is responsible for the maintenance of all other Project elements; and

WHEREAS, Florida Statute §166.241 provides that "...it is unlawful for any officer of a municipal government to expend or contract for expenditures in any fiscal year except in pursuance of budgeted appropriations"; and

WHEREAS, the City's professional staff has advised City Council that in its professional opinion the maintenance of the improvements of the Project for its useful life of fifteen (15) years will cost $95,605; and

WHEREAS, City Council finds that $95,605 is an amount sufficient to pay for the maintenance of the improvements of the Project over its useful life.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that $95,605 is an amount sufficient to pay for maintenance of the City of St. Petersburg Pedestrian Crossing Enhancement Project ("Project") over its useful life of fifteen (15) years; and

BE IT FURTHER RESOLVED that there is hereby approved the following supplemental appropriation from the unappropriated balance of the General Fund for FY14:

<u>General Fund (0001)</u>	
Engineering and Capital Improvement Department	
Design Division (130-1349)	$95,605

BE IT FURTHER RESOLVED that the appropriation for the maintenance of the improvements shall be placed in an operating project which will carry forward from year to year and will not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with the only authorized expenditures from that project being for maintenance of the improvements of the Project; and

BE IT FURTHER RESOLVED that at the end of the useful life of the Project any funds remaining in the operating project for maintenance shall be returned to the City's General Fund; and

BE IT FURTHER RESOLVED that this Council finds that because sufficient funds have been appropriated into the operating project for maintenance to fund the

maintenance of the improvements of the Project for its useful life, it shall not be considered an unlawful act under Florida Statute §166.241 for the Mayor or his designee to execute the Local Agency Program Agreement ("Agreement"), between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg ("City") for participation by FDOT in the construction activities of the Project; and

BE IT FURTHER RESOLVED by this Council that the Agreement between the FDOT and the City for participation by FDOT in the construction activities of the Project in an amount not to exceed $892,950 is hereby approved and that the Mayor or his designee is authorized to execute the Agreement.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), resulting from these additional revenues, the following supplemental appropriation for FY14:

<u>Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004)</u> FDOT-LAP – City of St. Petersburg Pedestrian Crossing Enhancement Project (12895)	$892,950

This resolution shall become effective immediately upon its adoption.

Approved by:

Legal Department
By: (City Attorney or Designee)

Approved by:

Thomas B. Gibson, P.E.
Engineering Director

Tom Greene
Budget Director

Pedestrian Crosswalk Enhancement Roadway Locations (RRFB)

1	Carillon Parkway		at	Raymond	
2	Carillon Parkway		south	Fountain	Parkway
3	Central Avenue		at	7	Street
4	Central Avenue		west of	7	Street
5	Dr. MLK Jr. Street	S	at	59	Avenue
6	Dr. MLK Jr. Street	S	south of	3	Avenue
7	Fountain Parkway	N	south of	Ulmerton	Road
8	Haines Road		at	19	Street
9	Skyway Lane	S	south	Pinellas	Point Dr
10	1 Street	S	at	2	Avenue
11	1 Street	S	at	4	Avenue
12	1 Avenue	S	at	32	Street
13	1 Avenue	N	west of	Dr. MLK Jr.	Street
14	1 Street	N	at	72	Avenue
15	2 Avenue	S	east of	5	Street
16	4 Avenue	S	at	7	Street
17	5 Avenue	N	west of	11	Street
18	5 Avenue	N	east of	13	Street
19	5 Avenue	S	at	41	Street
20	5 Avenue	N	at	45	Street
21	5 Avenue	S	at	43	Street
22	5 Avenue	N	at	67	Street
23	5 Street	N	north of	3	Avenue
24	6 Street	S	at	42	Avenue
25	7 Avenue	S	at	11	Street
26	8 Street	N	at	2	Avenue
27	8 Street	N	at	Arlington	Avenue
28	8 Street	N	at	Burlington	Avenue
29	9 Avenue	N	at	61	Street
30	15 Avenue	S	at	Clam Bayou	
31	16 Street	S	at	13	Avenue
32	18 Avenue	S	west of	13	Street
33	18 Avenue	S	at	Clam Bayou	
34	22 Avenue	S	at	38	Street
35	22 Avenue	N	at	64	Street
36	22 Avenue	N	at	79	Street
37	22 Street	S	at	58	Avenue
38	22 Avenue	N	at	12	Street
39	31 Street	S	at	48	Avenue
40	31 Street	S	south of	Pinellas	Trail
41	37 Street	S	at	12	Avenue
42	37 Street	N	at	39	Avenue
43	37 Street	S	at	34	Avenue
44	38 Avenue	N	at	74	Street
45	40 Avenue	NE	at	Locust	Street
46	40 Avenue	NE	at	Poplar	Street
47	49 Street	S	at	20	Avenue
48	58 Street	N	at	34	Avenue
49	58 Street	N	at	26	Avenue
50	62 Avenue	NE	at	17	Street

ST. PETERSBURG CITY COUNCIL
Consent Agenda

Meeting of May 15, 2014

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

SUBJECT: A Resolution finding that $3,100 is an amount sufficient to pay for maintenance of the 112th Avenue North, from west of 4th Street North to east of 4th Street North Project ("Project"), over its useful life of fifteen (15) years; authorizing a supplemental appropriation in the amount of $3,100 from the unappropriated balance of the General Fund to fund future maintenance required by the Local Agency Program Agreement ("Agreement") between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg, Florida ("City"); providing that the maintenance funds shall not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with only authorized expenditures being for maintenance of the improvements of the project; finding that execution of the Agreement shall not be considered an unlawful act under Florida Statute §166.241; approving the agreement and authorizing the Mayor or his designee to execute the Agreement between the City of St. Petersburg, Florida, and the Florida Department of Transportation ("FDOT") for participation by FDOT in the construction activities of the112th Avenue North, from west of 4th Street North to east of 4th Street North Project in an amount not to exceed $129,000; authorizing an appropriation in the amount of $129,000 from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), resulting from these additional revenues, to the 112th Avenue North, from west of 4th Street to east of 4th Street Project (TBD); and providing an effective date. (Engineering Project No. 08065-212; Oracle No. TBD) (FDOT Financial Project No. 434307 1 58/68/01)

EXPLANATION: In 2014, the City's design consultant, Ayres Associates, completed design of traffic capacity and safety improvements to the intersection of 112th Avenue and 4th Street North (SR 687). The project will improve east and westbound traffic flows from 112th Avenue onto 4th Street North, by adding two dedicated left turn lanes from 112th Avenue to 4th Street North.

The Florida Department of Transportation ("FDOT") has offered to provide $129,000 for construction through a Local Agency Program (LAP) Agreement. The LAP Agreement provides that the City will recoup from the FDOT all construction phase costs included in the scope of work and any FDOT-approved supplemental services.

This project is developed under FDOT's Local Agency Program (LAP). The City received LAP certification in August 2000 to provide design, bid/award, and construction oversight services for federally funded projects within the City limits. As indicated in the LAP Agreement, the estimated construction cost is $129,000. Project costs related to construction, inspection and construction administration services will be borne initially by the City and subsequently recoup these costs from the FDOT. The City is responsible for repairing and maintaining the improvements throughout the service life of the Project, estimated to be $3,100 over 15-year life span.

Construction is planned to be performed by City forces during the summer of 2014. Subsequent to the construction of this project, FDOT will construct mast arm traffic signals at this intersection as part of their 4th Street North Resurfacing Project.

The scope of work includes construction of 300 SY of pavement, 650 SY of milling and resurfacing, 700 LF of concrete curbing, 70 SY of concrete sidewalk, pavement markings, and signage. All work will be performed within existing rights of way.

This project will be performed in accordance with all applicable FDOT procedures, guidelines, manuals, standards, and directives as described in the FDOT LAP Manual.

RECOMMENDATION: Administration recommends that City Council approve the attached resolution finding that $3,100 is an amount sufficient to pay for maintenance of the 112th Avenue North, from west of 4th Street North to east of 4th Street North Project ("Project"), over its useful life of fifteen (15) years; authorizing a supplemental appropriation in the amount of $3,100 from the unappropriated balance of the General Fund to fund future maintenance required by the Local Agency Program Agreement ("Agreement") between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg, Florida ("City"); providing that the maintenance funds shall not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with only authorized expenditures being for maintenance of the improvements of the project; finding that execution of the Agreement shall not be considered an unlawful act under Florida Statute §166.241; approving the agreement and authorizing the Mayor or his designee to execute the Agreement between the City and FDOT for participation by FDOT in the construction of the 112th Avenue North, from west of 4th Street North to east of 4th Street North Project in an amount not to exceed $129,000; authorizing an appropriation in the amount of $129,000 from the increase in the unappropriated balance of the Bicycle/Pedestrian Grants Capital Projects Fund (3004), resulting from these additional revenues, to the 112th Avenue North, from west of 4th Street to east of 4th Street Project (TBD); and providing an effective date. (Engineering Project No. 08065-212; Oracle No. TBD) (FDOT Financial Project No. 434307 1 58/68/01)

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after the approval of an appropriation in the amount of $129,000 from the increase in the unappropriated balance of the Bicycle/Pedestrian Grants Capital Projects Fund (3004), resulting from these additional revenues, to the 112th Avenue North, from west of 4th Street North to east of 4th Street North Project (13282). Funds for repair and maintenance will be available after the approval of a supplemental appropriation in the amount of $3,100 from the unappropriated balance of the General Fund (0001) to the Engineering Department (130 1349). The impact to the General Fund reserves for this appropriation will be approximately $206 per year and will be included in the Stormwater, Pavement and Traffic Operations Budget.

ATTACHMENT: Resolution

APPROVALS: _____ Administration _____ Budget

TBG

RESOLUTION NO. __

A RESOLUTION FINDING THAT $3,100 IS AN AMOUNT SUFFICIENT TO PAY FOR MAINTENANCE OF THE 112TH AVENUE NORTH, FROM WEST OF 4TH STREET NORTH TO EAST OF 4TH STREET NORTH PROJECT ("PROJECT"), OVER ITS USEFUL LIFE OF FIFTEEN (15) YEARS; AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $3,100 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND TO FUND FUTURE MAINTENANCE REQUIRED BY THE LOCAL AGENCY PROGRAM AGREEMENT ("AGREEMENT") BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") AND THE CITY OF ST. PETERSBURG, FLORIDA ("CITY"); PROVIDING THAT THE MAINTENANCE FUNDS SHALL NOT NEED ANNUAL RE-APPROPRIATIONS AND SHALL BE CONSIDERED ENCUMBERED FOR THE USEFUL LIFE OF THE PROJECT WITH ONLY AUTHORIZED EXPENDITURES BEING FOR MAINTENANCE OF THE IMPROVEMENTS OF THE PROJECT; FINDING THAT EXECUTION OF THE AGREEMENT SHALL NOT BE CONSIDERED AN UNLAWFUL ACT UNDER FLORIDA STATUTE §166.241; APPROVING THE AGREEMENT AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") FOR PARTICIPATION BY FDOT IN THE CONSTRUCTION ACTIVITIES OF THE 112TH AVENUE NORTH, FROM WEST OF 4TH STREET NORTH TO EAST OF 4TH STREET NORTH PROJECT IN AN AMOUNT NOT TO EXCEED $129,000; AUTHORIZING AN APPROPRIATION IN THE AMOUNT OF $129,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE BICYCLE/PEDESTRIAN SAFETY GRANTS CAPITAL PROJECTS FUND (3004), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE 112TH AVENUE NORTH, FROM WEST OF 4TH STREET TO EAST OF 4TH STREET PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE. (ENGINEERING PROJECT NO. 08065-212; ORACLE NO. TBD) (FDOT FINANCIAL PROJECT NO. 434307 1 58/68/01)

WHERAS, the State of Florida Department of Transportation ("FDOT") has agreed to participate in construction activities of the 112th Avenue North, from west of 4th Street North to east of 4th Street North Project ("Project"); and

WHEREAS, as a requirement for FDOT's participation in the Project, the City must enter into a Local Agency Program (LAP) Agreement ("Agreement") setting forth the obligations of FDOT and the City; and

WHEREAS, the source of funds to be provided to the City pursuant to the Agreement by FDOT is the federal government; and

WHEREAS, federal law governing the use of funds requires FDOT to cause a project built with such funds to be maintained for the useful life of the project; and

WHEREAS, the Agreement requires the City to maintain the improvements of the Project for its useful life; and

WHEREAS, Florida Statute §166.241 provides that "...it is unlawful for any officer of a municipal government to expend or contract for expenditures in any fiscal year except in pursuance of budgeted appropriations"; and

WHEREAS, the City's professional staff has advised City Council that in its professional opinion the maintenance of the improvements of the Project for its useful life of fifteen (15) years will cost $3,100; and

WHEREAS, City Council finds that $3,100 is an amount sufficient to pay for the maintenance of the improvements of the Project over its useful life.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that $3,100 is an amount sufficient to pay for maintenance of the 112th Avenue North, from west of 4th Street North to east of 4th Street North Project ("Project") over its useful life of fifteen (15) years; and

BE IT FURTHER RESOLVED that there is hereby approved the following supplemental appropriation from the unappropriated balance of the General Fund for FY14:

General Fund (0001)	
Engineering and Capital Improvement Department	
Design Division (130-1349)	$3,100

BE IT FURTHER RESOLVED that the appropriation for the maintenance of the improvements shall be placed in an operating project which will carry forward from year to year and will not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with the only authorized expenditures from that project being for maintenance of the improvements of the Project; and

BE IT FURTHER RESOLVED that at the end of the useful life of the Project any funds remaining in the operating project for maintenance shall be returned to the City's General Fund; and

BE IT FURTHER RESOLVED that this Council finds that because sufficient funds have been appropriated into the operating project for maintenance to fund the maintenance of the improvements of the Project for its useful life, it shall not be considered an unlawful act under Florida Statute §166.241 for the Mayor or his designee to execute the Local Agency Program Agreement ("Agreement"), between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg ("City") for participation by FDOT in the construction activities of the Project; and

BE IT FURTHER RESOLVED by this Council that the Agreement between the FDOT and the City for participation by FDOT in the construction activities of the Project in an amount not to exceed $129,000 is hereby approved and that the Mayor or his designee is authorized to execute the Agreement.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), resulting from these additional revenues, the following supplemental appropriation for FY14:

Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004) FDOT-LAP – 112th Avenue North, from west of 4th Street North to east of 4th Street North Project (TBD)	$129,000

This resolution shall become effective immediately upon its adoption.

Approved by:

Legal Department
By: (City Attorney or Designee)

Approved by:

Thomas B. Gibson, P.E.
Engineering Director

Tom Greene
Budget Director

MEMORANDUM

Council Meeting of May 15, 2014

TO: Members of City Council

FROM: Mayor Rick Kriseman

RE: Confirmation of Appointment to the Public Arts Commission

I respectfully request that Council confirm the appointment of Bob Devin Jones as a regular member to the Public Arts Commission to fill an unexpired four-year term ending April 30, 2017.

A copy of Mr. Jones bio has been provided to the Council office for your information.

RK/ea
Attachment
cc: E. Brincklow, Arts & International Relations Manager

A RESOLUTION CONFIRMING THE APPOINTMENT OF A REGULAR MEMBER TO THE PUBLIC ARTS COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment Bob Devin Jones as a regular member to the Public Arts Commission to fill an unexpired four-year term ending April 30, 2017.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

_____

City Attorney or (Designee)

MEMORANDUM

Council Meeting of May 15, 2014

TO: Members of City Council

FROM: Mayor Rick Kriseman

RE: Confirmation of Appointment to the Arts Advisory Committee

I respectfully request that Council confirm the appointment of Kimberly G. Jackson as a regular member to the Arts Advisory Committee to serve an unexpired three-year term ending September 30, 2014.

A copy of Ms. Jackson's' resume has been provided to the Council office for your information.

RK/ea
Attachments
cc: B. Brincklow, Arts & International Relations Manager

A RESOLUTION CONFIRMING THE APPOINTMENT OF A REGULAR MEMBER TO THE ARTS ADVISORY COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment Kimberly G. Jackson as a regular member to the Arts Advisory Committee to serve an unexpired three-year term ending September 30, 2014.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content:

_____

City Attorney or (Designee)