

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

June 4, 2015
8:30 AM

Welcome to the City of St. Petersburg City Council meeting. To assist the City Council in conducting the City's business, we ask that you observe the following:

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

GENERAL AGENDA INFORMATION

For your convenience, a copy of the agenda material is available for your review at the Main Library, 3745 Ninth Avenue North, and at the City Clerk's Office, 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 call our TDD number, 892-5259, or the Florida Relay Service at 711 as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, and every effort will be made to provide that service for you. If you are a person with a disability who needs an accommodation in order to participate in this/these proceedings or have any questions, please contact the City Clerk's Office at 893-7448.

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. Public Hearings and Quasi-Judicial Proceedings - 9:00 A.M.

Public Hearings

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

1. [Ordinance 167-H adopting the City of St. Petersburg's Downtown Waterfront Master Plan. \(Executive action only\)](#)
2. [Ordinance 1068-V approving a vacation of four public right-of-way corners in the block bound by 2nd Avenue South, 4th Street South, 3rd Avenue South and 5th Street South. \(City File 15-33000004\)](#)
3. [Ordinance 1069-V approving a vacation of air rights over a portion of 1st Avenue North and 2nd Street North; setting forth a condition for the vacation to become effective. \(City File 15-33000006\)](#)
4. [Ordinance 170-H approving an amendment to the St. Petersburg City Code, Chapter 16, Land Development Regulations \(LDRs\) related to temporary parking lots associated with Tropicana Field. \(City File LDR-2015-02\)](#)

5. Ordinance 171-H 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 Program Assurances (“Grant Assurances”), to be executed by the City, as a requirement for receipt of the Florida Department of Transportation (“FDOT”) funds in an amount not to exceed \$800,000 (“Grant”) to be used for the Southwest Hangar Redevelopment Project (#14168), rehabilitation of the existing Shade Shelter structure and Terminal Hangar Project (#13279) excess costs, if needed, which, inter alia, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and 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 effective date of the JPA; approving a supplemental appropriation of \$50,000 from the unappropriated balance of the General Capital Improvement Program Fund (3001) to the Southwest Hangar Redevelopment Project (14168); authorizing the Mayor or his designee to accept the Grant in an amount not to exceed \$800,000 and to execute all documents necessary to effectuate this Ordinance; and providing for expiration.
6. Ordinance 172-H in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing 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 the Federal Aviation Administration (“FAA”) Grant (“Grant”) in an amount not to exceed \$2,500,000 for the Runway 7/25 Rehab Project (#14169) which, inter alia, require that the City will not sell, lease, encumber or otherwise transfer or dispose of any part of the City’s right, title, or other interests in Albert Whitted Airport (“Airport”), nor cause or permit any activity or action on the Airport which would interfere with its use for airport purposes, for a period not to exceed 20 years from the date of acceptance of the Grant; authorizing the Mayor or his designee to apply for and accept the Grant in an amount not to exceed \$2,500,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; and providing for expiration.
7. Ordinance 173-H amending the St. Petersburg City Code; providing for enhanced penalties for multiple violations of the noise ordinance.
8. Lease and Development Agreement with T2theS, Inc., a Florida corporation.
~CLOSE PUBLIC HEARING & RECESS CITY COUNCIL MEETING & CONVENE
CRA MEETING~

E. Reports

1. Land Use & Transportation: (Councilmember Kennedy) (Oral)
 - (a) Pinellas Planning Council (PPC).
 - (b) Metropolitan Planning Organization (MPO).
 - (c) Tampa Bay Transportation Management Area (TBTMA).
 - (d) MPO Action Committee.
 - (e) PSTA - (Councilmember Rice)
2. Public Arts Commission. (Oral) (Councilmember Rice)

3. Bayfront Health Annual Report (Oral) Kathy Gillette, CEO and Market President of Bayfront Health.
4. [Public meeting announcement regarding designating a new State of Florida Brownfields Area in the City of St. Petersburg.](#)

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

Setting June 11, 2015 as the public hearing date for the following proposed Ordinance(s):

1. [Ordinance approving the vacation of portions of a north-south alley located north of 11th Avenue South between Union Street South and 22nd Street South. \(City File 15-33000007\)](#)
2. [Ordinance establishing a Redevelopment Trust Fund for the South St. Petersburg Community Redevelopment Area.](#)
3. [Ordinance of the City of St. Petersburg creating a new Article III of Chapter 9, Civil Citations; providing authority; authorizing the issuance of Civil Citations; adding definitions; providing for one or more Special Magistrates to exercise the powers as provided in this Article and State law related to code enforcement; providing for an appeals process to contest a citation, which includes the assessment of administrative charges; and providing a schedule of violations and penalties.](#)
4. [Ordinance amending the St. Petersburg City Code; amending Section 8-201 to clarify that correction of certain code violations by the City may be charged to the property owner as a Special Assessment and to clarify notice requirements and provide a new appeals process; amending Section 16.40.060 by reassigning who may hear lot clearing appeals and to clarify that removal of junk, rubbish, and garbage is included in the costs that may be charged as a Special Assessment to real property; and correcting typos relating to other appellate procedures.](#)
5. [Ordinance amending Chapter 2 of the St. Petersburg City Code by revising Section 2-122 relating to the required date for Mayor's submission of an annual estimated budget to City Council and adding a provision authorizing City Council to establish an earlier date, with restrictions.](#)
6. [Ordinances in accordance with Section 1.02\(c\)\(5\)A., St. Petersburg City Charter, authorizing the restrictions contained in Site Dedications \("Site Dedications"\) dedicating the boat ramp project areas \("Project Areas"\) at Demens Landing Park and Bay Vista Park to the public as boating access facilities for the use and benefit of the general public from the date of execution of the Site Dedications by the City to June 30, 2035, as a requirement for receipt of Florida Fish and Wildlife Conservation Commission \("FFWCC"\) Grants from the Florida Boating Improvement Program, Boating and Waterways Section for boat ramp improvements at Demens Landing Park and Bay Vista Park; authorizing the Mayor or his designee to execute Site Dedications for the Project Areas for a period ending June 30, 2035, and all other documents necessary to effectuate these Ordinances.](#)

(a) Ordinance for Demens Landing Park.

(b) Ordinance for Bay Vista Park.

7. [Ordinance amending the Official Zoning Map Designation of an estimated 0.78 acre portion of a 1.96 acre parcel, generally located on the southwest corner of 5th Avenue North and 34th Street North from CRT-1 \(Corridor Residential Traditional-1\) to CCS-1 \(Corridor Commercial Suburban-1\), or other less intensive use. \(City File ZM-4\)](#)

G. New Business

1. [Referring to a Committee of the Whole a discussion regarding funding approximately \\$25,000 from Weeki Wachee Funds for due diligence/feasibility study for the Meadowlawn Community Garden Project which is currently on the Weeki Wachee Project list. \(Councilmember Rice\)](#)
2. [Referring to a Committee of the Whole discussion regarding funding from Weeki Wachee Funds for the Regional Skateboard Park Project. \(Councilmember Nurse\)](#)

H. Council Committee Reports

1. [Budget, Finance & Taxation Committee. \(05/21/15\)](#)
 - (a) Approving a new reporting mechanism that alters the monthly and quarterly investment reporting to reflect which holdings are regulated by the Investment Policy and the Alternative Investment Policy.
2. [Public Services & Infrastructure Committee. \(05/21/15\)](#)
 - (a) Ordinance amending the St. Petersburg City Code by creating a new Article to regulate nuisance properties; making findings; providing for definitions; providing for the declaration of nuisance properties and chronic nuisance properties; providing for exemptions; providing for notice; requiring a written action plan; providing for appeals; providing for penalties; providing for the recovery of police costs; providing a procedure for collection; and authorizing collection through the non ad valorem assessment method.
3. [Youth Services Committee. \(05/21/15\)](#)
4. [Energy, Natural Resources & Sustainability Committee \(ENRS\). \(05/21/15\)](#)

I. Legal

J. Open Forum

K. Adjournment

St. Petersburg
Community Redevelopment Agency (CRA)
June 4, 2015

1. City Council convenes as Community Redevelopment Agency.
2. A Resolution finding that 1) disposition of Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, and Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION at less than fair value will enable the construction of an industrial/manufacturing facility which is consistent with and will further the implementation of the Dome Industrial Park Community Redevelopment Area Plan, objectives which have been substantially included in the South St. Petersburg Community Redevelopment Area Plan; and 2) a Public Hearing in accordance with Florida Statute 163.380 has been duly noticed and held; recommending approval of the Disposition to the City Council of the City of St. Petersburg, Florida; and authorizing the Executive Director or his designee to execute all documents necessary to effectuate this Resolution.
3. Adjourn Community Redevelopment Agency. ~RECONVENE CITY COUNCIL MEETING~ (City Council takes Executive Action on Resolution pertaining to the proposed Lease and Development Agreement with T2theS, Inc., a Florida corporation.)

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A June 4, 2015

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.

(Procurement)

1. [Approving an increase to the allocation for pedestrian crosswalk beacons to AGC Electric, Inc. in the amount of \\$493,388 which increases the total contract amount to \\$688,388.](#)

(City Development)

2. [Approving disbursement of up to \\$834,000 from the Tropicana Field Capital Repair, Renewal and Replacement Sinking Fund; approving a supplemental appropriation in the amount of \\$834,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund \(3081\) to the Tropicana Field FY15 Improvements Project \(TBD\).](#)

(Miscellaneous)

3. [Awarding a contract to ZeitEnergy, LLC in the amount of \\$1,280,653 for the construction of the temporary Sanitation compressed natural gas \(CNG\) fueling station. \(Engineering Project No. 15055-111; Oracle No. 14936; WRF SW CNG Fueling Station FY15\); approving the rescission of unencumbered appropriations from the Water Resources Capital Projects Fund \(4003\), the SAN LS #85 FM Part A FY13 Project \(13974\) in the amount of \\$208,000; the SAN LS #85 Part B FY13 Project \(13975\) in the amount of \\$100,000; and the SAN LS#85 Part C FY13 Project \(13976\) in the amount of \\$109,000; approving a supplemental appropriation in the amount of \\$417,000 from the unappropriated balance of the Water Resources Capital Projects Fund \(4003\) resulting from these rescissions to the WRF SW CNG Fueling Station FY15 Project \(14936\); approving a supplemental appropriation of \\$128,065 from the unappropriated balance of the Sanitation Equipment Replacement Fund 4027 450 2313 to the WRF SW CNG Fueling Station FY15 Project \(14936\); and approving an additional supplemental appropriation of \\$926,500 from the unappropriated balance of the Water Resources Capital Projects Fund \(4003\) to the WRF SW CNG Fueling Station FY15 Project \(14936\).](#)

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda B June 4, 2015

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

(Procurement)

1. [Awarding a three-year purchase agreement to Palmdale Oil Company, Inc. for oils and lubricants at an estimated annual cost of \\$356,795.](#)
2. [Awarding a contract to Hodge Management, LLC in the amount of \\$286,950 for the Water Resources Environmental Compliance Lab HVAC System Replacement \(Engineering Project No. 14226-019; Oracle Project No's: 13771, 14236, and 14830\); appropriating \\$44,000 from the unappropriated balance of the Water Resources Capital Projects Fund \(4003\) to the LAB Improvements FY14 Project \(14236\).](#)
3. [Renewing cooperative purchase agreements with Wesco Turf, Inc. and Ruckus Investments LC d/b/a Quality Mowers; and awarding an agreement to Choo Choo Lawn Equipment Inc.; for lawn and turf equipment, parts and services in a combined annual amount not to exceed \\$200,000.](#)

(City Development)

4. [Approving the "2014 Annual Report for the Gateway Areawide Development of Regional Impact" \(GADRI\).](#)
5. [Authorizing the Mayor or his designee to execute a Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company, for the use of ±3,500 square feet of space in Hangar No. 3, Maintenance Bay "B", located at 341 Eighth Avenue S.E., St. Petersburg \("Premises"\), within Albert Whitted Airport for a period of three \(3\) months at a rental rate of \\$1,667.00 per month, with a right to extend its use of the Premises on a month-to-month basis. \(Requires affirmative vote of at least six \(6\) members of City Council.\)](#)

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(Public Works)

6. [Authorizing the Mayor or his designee to execute a Reimbursable Utility Work Agreement between the City of St. Petersburg and Condotte/De Moya JV, LLC who is under contract with the Florida Department of Transportation \("FDOT"\) to design and build the Gandy Boulevard Limited Access Road Improvements \(the "Project"\), to relocate identified City utilities at the FIRM's expense in conflict with the FDOT's Limited Access roadway, bridge and drainage improvements at Gandy Boulevard \(SR 694\) and Dr. Martin Luther King Jr. Street North \(9th Street North\) and at Gandy](#)

Boulevard and 16th Street North at an estimated FIRM expense of \$302,622.53. (FPID # 256931-2-52-01) (Engineering Project No. 14069-111; Oracle Nos. 13853, 13854)

7. Authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 12-04-BV/W, to the agreement between the City of St. Petersburg, Florida and Black & Veatch Corporation, in the amount not to exceed \$91,917, for professional engineering design services related to the Southwest Wastewater Treatment Facility Gas Generator and Electrical Improvements Project (Engineering Project No. 13082-111; Oracle No. 14018).

(

(Miscellaneous)

8. Approving the Minutes of the City Council meetings held on December 4, December 11 and December 18, 2014.
9. Approving an agreement with the Pinellas County Supervisor of Elections for support services for the Municipal Primary Election to be held August 25, 2015.

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

Budget, Finance & Taxation Committee

Thursday, May 28, 2015, 8:00 a.m., Room 100

Public Services & Infrastructure Committee

Thursday, May 28, 2015, 9:15 a.m., Room 100

Housing Services Committee

Thursday, May 28, 2015, 10:30 a.m., Room 100

CRA/ Agenda Review and Administrative Update (for 6/4)

Thursday, May 28, 2015, 1:30 p.m., Room 100

City Council Workshop - Tampa Bay Rays

Thursday, May 28, 2015, 2:30 p.m., Room 100

Co-Sponsored Events Subcommittee

Thursday, June 4, 2015, 2:00 p.m., Room 100

City Council Workshop - Historic Designation Ordinance

Thursday, June 4, 2015, 3:00 p.m., Room 100

Fiscal Year 2016 Public Budget Summit

Tuesday, June 16, 2015, Willis S. Johns Recreation Center, 6635 Dr. MLK Jr. St. N., 6:00 p.m.

CITY OF ST. PETERSBURG

Board and Commission Vacancies



Civil Service Board

3 Alternate Members

(Terms expire 6/30/16 & 6/30/17)

Commission on Aging

5 Regular Members

(Terms expire 12/31/14 & 12/31/16)

City Beautiful Commission

3 Regular Members

(Terms expire 12/31/14 & 12/31/16)

Public Arts Commission

1 Regular Member

(Term expires 4/30/18)

Nuisance Abatement Board

1 Regular Member

(Term expired on 12/31/14)

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.



MEMORANDUM
City of St. Petersburg City Council
Meeting of June 4, 2015

To: The Honorable Charlie Gerdes, Chair and Members of City Council
From: Dave Goodwin, Director, Planning & Economic Development *DG*
Date: May 29, 2015
Subject: Downtown Waterfront Master Plan Revisions for Executive Action and Adoption on June 4, 2015, Agenda Item D.1

Attached is a memorandum from AECOM summarizing the Downtown Waterfront Master Plan revisions, with page numbers and illustrations, based on your input and feedback from the first and second readings and public hearings on May 7 and 21, 2015. Also attached is the Final Downtown Waterfront Master Plan that includes the requested revisions.

Please note that additional revisions have been made to the Pier and South Basin District concepts to address concerns raised by the Sailing Center and Yacht Club. These changes are also highlighted in the AECOM memo.

Cc: Mayor Rick Kriseman
Alan Delisle
Chan Srinivasa

Attachments (2) AECOM Memo
Revised Downtown Waterfront Master Plan

May 29, 2015
City Council
City of St Petersburg

Project: Downtown Waterfront Master Plan
Re: Second Reading Comments from Council dated May 21, 2015.

- Comment 1: Remove any and all language regarding Hotel and Conference Center
Comment 2: Update plan per Phil Graham's comments with the exception of the last three sentences on his first comment on page 56. Mr. Graham's comments are attached to this memo.
Comment 3: Update Demens Landing Plan to illustrate Sailing Center's land ownership to water's edge, revise boat slip configuration, ferry dock orientation and parking at Ship's Store and Boat Launch
Comment 4: Update Central Yacht Basin to illustrate Yacht Club's current slip configuration and other slips in the basin to reflect draft basin master plan slip layout.

Revisions to the Master Plan:

SECTION 2: PLANNING FRAMEWORK

Page 31 Provided language re above ground utilities in the Park Palate section

SECTION 3: PROGRAM REFINEMENT & MASTER PLAN RECOMMENDATIONS

COMPREHENSIVE WATERFRONT NEEDS

Page 43 Provided language re above ground utilities in the Park Palate section

PIER DISTRICT

Page 56 Updated Market Pavilion plan drawing per Phil Graham's comments

Page 56 Provided additional green space on plan - Ferry Dock, Art Promenade & Grand Entry

Page 56,62,65 Updated plan with reconfigured boat slips in the Central Yacht Basin, removed overlook

Page 57 Updated "Key Actions" language per Phil Graham's comments

Page 58-59 Updated aerial perspective of Grand Entry with additional green space

Page 63 Updated "Relax and take in the view" language per Phil Graham's comments

Page 64 Updated "Central pedestrian art promenade" language per Phil Graham's comments

Page 64 Updated "Developing the Pier approach as a place" language per Phil Graham's comments

Page 65 Provided additional green space on plan - Ferry Dock, Art Promenade & Grand Entry

SOUTH BASIN DISTRICT

Page 68 Updated red box labels

Page 68 Illustrated Deed line and label per email dated 5-27-15

Page 68 & 73 Updated plan with reconfigured boat slips in the Central Yacht Basin, removed overlook

Page 68 & 73 Illustrated the "boat yard" north of the sailing center

Page 68 & 73 Removed slips south of sailing center

Page 68,71,72 Reoriented the ferry dock

Page 68 Removed the 2 eastern most slips

Page 68 Removed the "kayak pass"

Page 68 Illustrated parking and boat ramps at Ship's Store

Page 68 Corrected overlapping text east of Pioneer Park

Page 68 Illustrated pedestrian area at perimeter of Pioneer Park

Page 71 Removed hotel language from sketch description

Page 71 Updated language per email dated 5-27-15

Page 72 Removed hotel language from sketch description

Page 73 Updated Demens Landing Plan

SECTION 4: IMPLEMENTATION STRATEGY & ACTION PLAN

Page 92 Removed hotel and Conference center language

SEND TO
MICHAEL
D.

APPROVED

**Waterfront Master Plan
Suggested Language for Modifications to the Plan**

Page 56. 3: PIER DISTRICT

This graphic shows a large market pavilion that is a structure and related parking that should be shown as a dashed line so as not to represent a building and supporting parking for a structure that may never be required. The "Parking Plaza" area can provide for a market should one be located on the Pier approach. ~~The graphic also shows a large restaurant on the east end of the Pelican Lot. This should be removed as it was on the graphic on Page 65. A commercial restaurant is not a good use of prime parkland.~~

out

**Page 57. ... Key Actions
Baseline**

- Improve pedestrian accessibility
- Create multi-use open space
- Additional boat slips for large boats + additional transient docks
- Maintain a volume of quality green space within the parks

Page 63. RELAX AND TAKE IN THE VIEW... Connecting the Vinoy Hotel to the Museums and south to Demens Landing will be a wide promenade with different seating options, viewing platforms, green space, shade and a feeling of being away from the downtown hustle and bustle.

Page 64. ... CENTRAL PEDESTRIAN ART PROMENADE ... Reclaiming a portion of the existing roadway for a wide pedestrian promenade, replete with shade, will help create an interesting place for people as well as creating providing an identity that links the downtown to the Pier. ...

Page 64. Developing the Pier Approach as a Place

... (2nd sentence) ... A grand entry sequence, incorporating shade and green space, beginning at Beach Dr. should lead people onto the Pier Uplands. ... (4th sentence) ... Shifting cars away from the water's edge to provide pedestrian access to the water along the perimeter of the Pier Approach is necessary to maintain the balance between cars and pedestrians, with a sensitivity to retaining as much parkland green space as possible. An open market square should could also be created to provide a place to park cars within the context of a large green space and plaza that should could be used for The Saturday Morning Market and other events. ... (last sentence) ... A small restaurant/café and parking should could be located at the foot of the Pier while maintaining public access to the water's edge and vistas.

Phil Graham, Jr., FASLA, AICP, LEED AP
5/18/15

preference

open air market
look for an
open air
me

Plan Edits

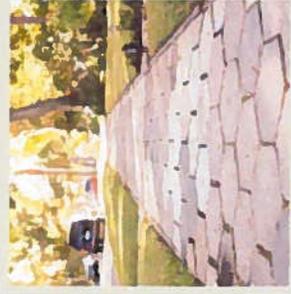
PLANNING FRAMEWORK

Page 31 – Removed Conference/Hotel language

Leveraging the potential of in-water and upland areas along the water's edge

Baseline Needs

- Neighborhood and family focused, meeting needs for all people
- Require new development to be consistent with existing neighborhood character
- Seating, shade, recycle bins, trash cans, drinking fountains
- Signage and wayfinding (directional and educational)
- Art component in new public spaces
- Maintain and increase local business opportunities
- Gathering spaces with food



Targeted Enhancements

- Facilitate pedestrian movement
- Improve staging for events
- Salt Creek – enhance and connect area to tell its working waterfront story
- Increase entertainment/event venue options to reduce burden on Vinoy Park
- Outdoor market place
- Water sports rentals
- Water taxi



Transformative Change

- Al Lang Field redevelopment
- Pier uplands with restaurants and entertainment
- Large covered market pavilion
- Arts destination - art trail & art "anchor pieces"
- Leverage USFSP and other Innovation District institutions to improve K-12 opportunities



- Al Lang Field redevelopment
- Pier uplands with restaurants and entertainment
- Large covered market pavilion
- ~~Conference/Hotel destination near the South Basin~~
- Arts destination - art trail & art "anchor pieces"
- Leverage USFSP and other Innovation District institutions to improve K-12 opportunities



Plan Edits

COMPREHENSIVE WATERFRONT NEEDS

Page 43 – New language regarding above ground utilities

Signage and Wayfinding

Signage and wayfinding will provide clear orientation to major destinations, as well as education and interpretation of the St. Petersburg cultural and environmental context, within an artistic presentation that adds to the sense of place.



The African-American Heritage Trail is a recent project that celebrates the city's heritage.

Park Materials Palette

A park materials palette will standardize the level of quality, comfort, maintenance, and visual consistency for 'Baseline' applications of landscape, hardscape, site furniture, lighting, and architectural elements. These materials should respect the local context, neighborhood character and history and heritage of the place where they reside. Incorporation of local design textures along the waterfront help to create an authentic place that retains its connection to its heritage. Example of such features for the St. Petersburg downtown waterfront include: the hexagon block paver, self promotion stunts (e.g. St. Petersburg Purity League and bathing suit inspectors, Fountain of Youth), green benches, First Flight (Tony Janinus), longest home run (Babe Ruth), Mediterranean Revival and Craftsman style architecture, Salvador

Dali, and more. Above ground utilities should be buried where feasible. When burying is not feasible, above ground utilities should be shielded, screened or incorporated into public art wherever possible.



Hexagon block pavers help to maintain the historic character of a downtown neighborhood.

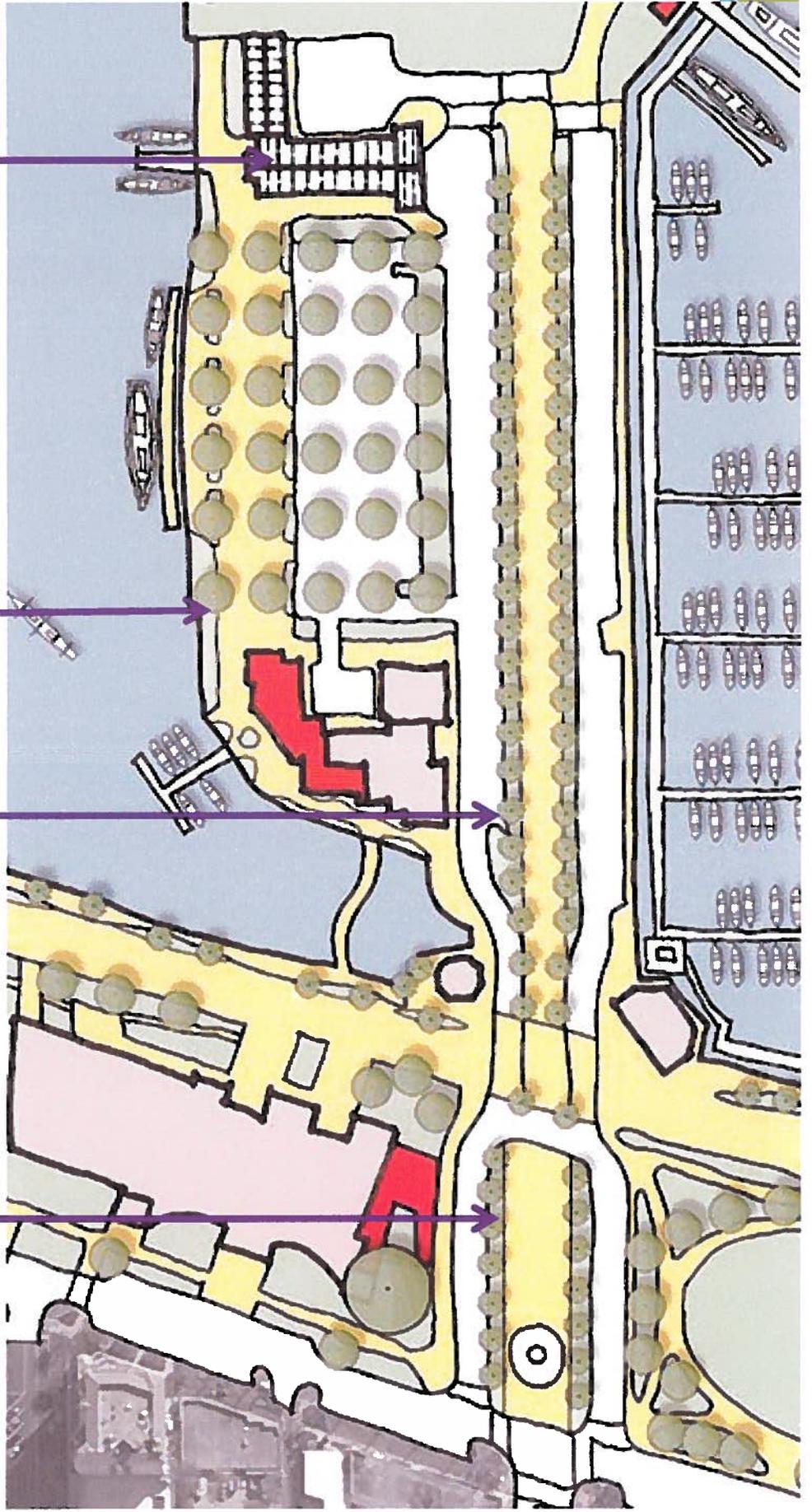
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Plan Edits

PIER DISTRICT

Page 56 - Updated plan drawing

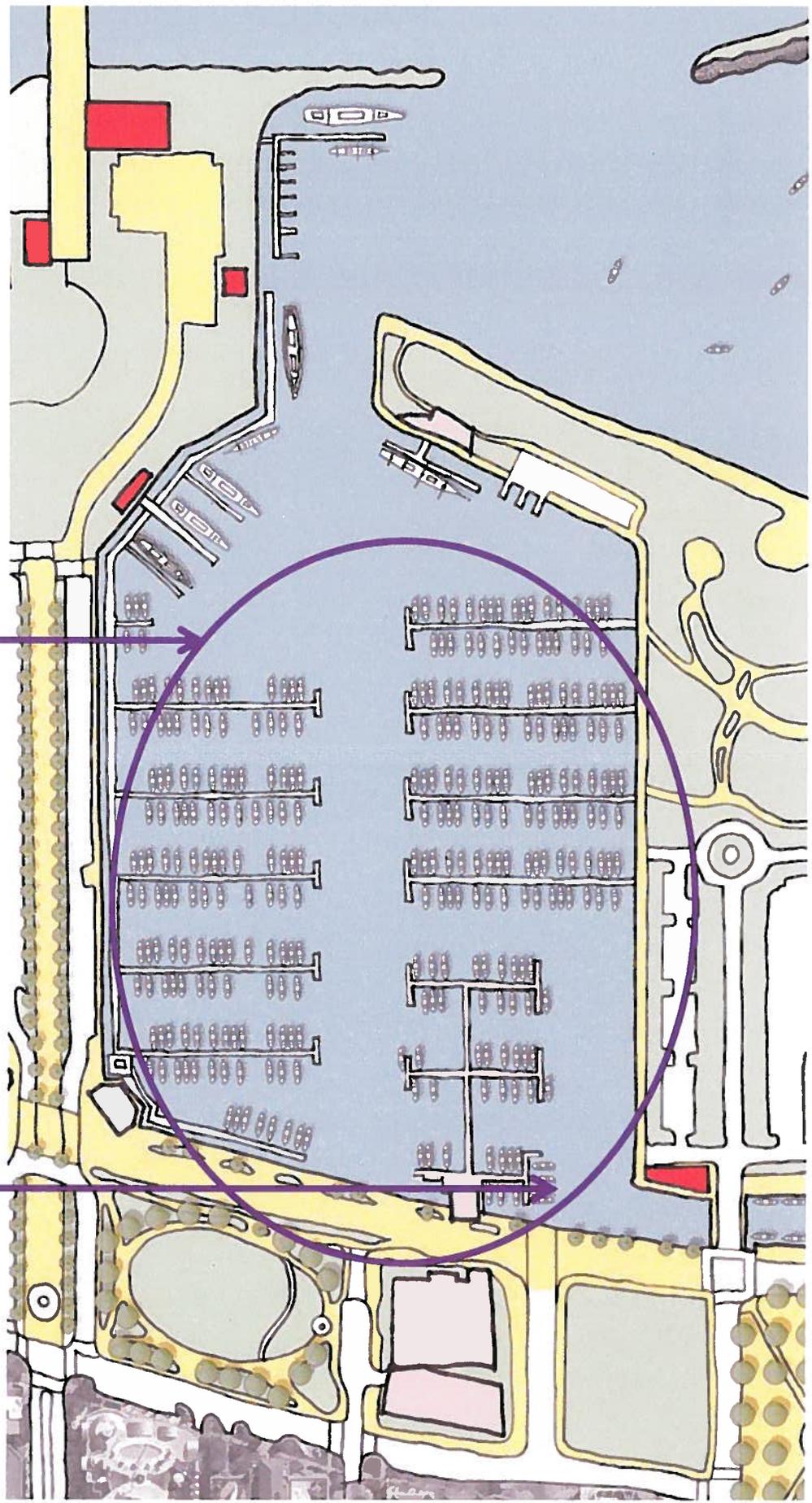
- Additional Green Space
- Additional Green Space
- Market Pavilion shown as Open-Air
- Additional Green Space



Page 56 - Updated Central Yacht Basin plan

Reconfigured boat slips

Removed overlook



Page 57 – New language regarding green space in parks

This district is in close proximity to downtown business, housing, shopping and cultural facilities. North and South Straub Parks line Beach Dr. to the east and provide a foreground for two yacht basins. The Pier District has been a destination and continues to draw attention to Spa Beach for large events, the museums and strolls along the water at Bayshore Dr.

Key Actions

Baseline

- Improve pedestrian accessibility
- Create multi-use open space
- Additional boat slips for large boats + additional

Transient Docks

- Maintain a volume of quality green space within the parks

Targeted

- Redesign South Straub Park
- Provide pedestrian access at water's edge
- Create overlooks at the seawall
- Develop grand entry to pier approach with fountain/anchor art piece
- Move parking away from water's edge
- Restore and expand Spa Beach
- Beach café and concessions

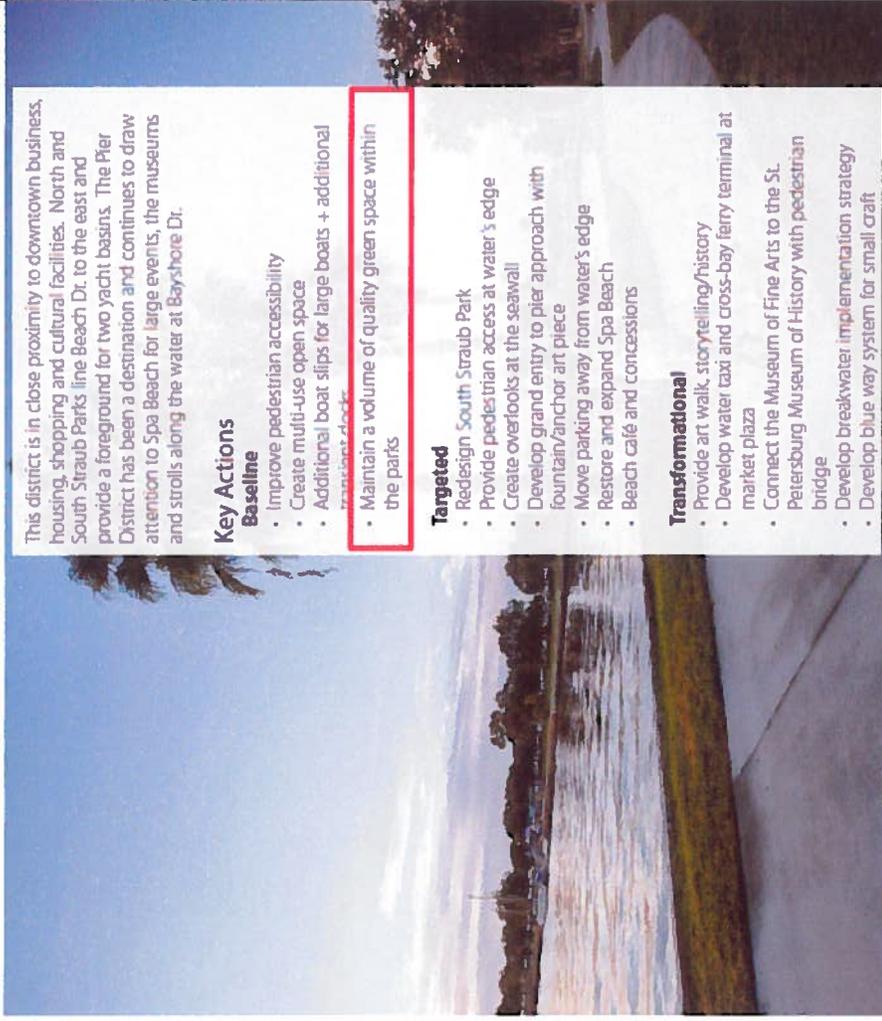
Transformational

- Provide art walk, storytelling/history
- Develop water taxi and cross-bay ferry terminal at market plaza
- Connect the Museum of Fine Arts to the St. Petersburg Museum of History with pedestrian bridge
- Develop breakwater implementation strategy
- Develop blue way system for small craft

Key Actions

Baseline

- Improve pedestrian accessibility
- Create multi-use open space
- Additional boat slips for large boats + additional transient docks
- Maintain a volume of quality green space within the parks



Page 58-59 – Updated rendering to show more green space

Additional Green Space

Additional Green Space

Additional Green Space



Page 63 – Updated sketch description language



RELAX AND TAKE IN THE VIEW. This dedicated pedestrian edge along Bayshore Drive should have a feeling of warmth and hospitality built into the fabric of the design. Connecting the Vinoy Hotel to the Museums and south to Demens Landing will be a wide promenade with different seating options, viewing platforms, green space, shade and a feeling of being away from the downtown hustle and bustle.

RELAX AND TAKE IN THE VIEW.

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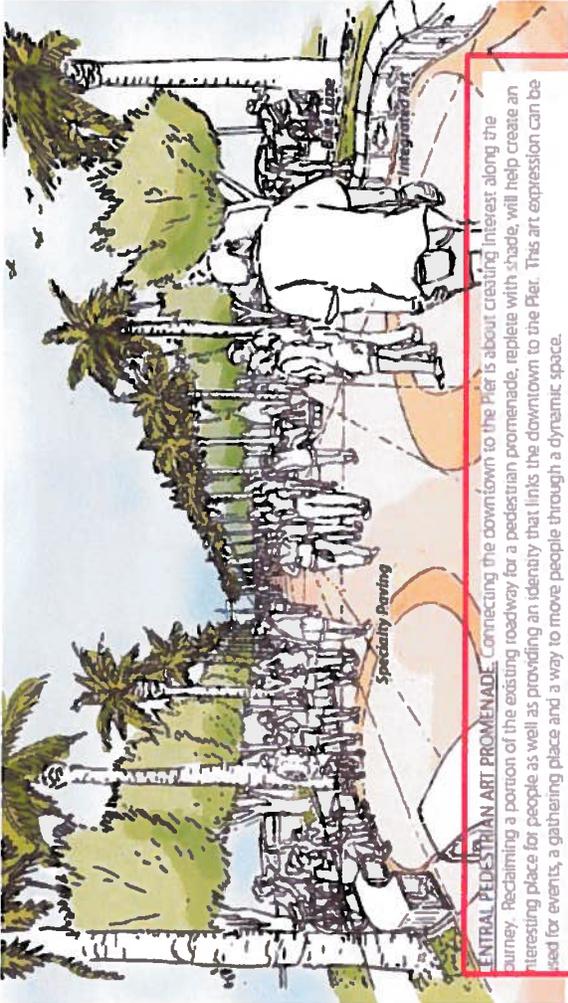
From Park to Water's Edge

A view from North Straub Park to the North Yacht Basin. The park and promenade create a barrier and free public space from Beach Dr to the water.



KEY MAP

Page 64 – Updated sketch description language



CENTRAL PEDESTRIAN ART PROMENADE.
 Connecting the downtown to the Pier is about creating interest along the journey. Reclaiming a portion of the existing roadway for a **wide** pedestrian promenade, **replete with shade**, will help create an interesting place for people as well as **creating providing** an identity that links the downtown to the Pier. This art expression can be used for events, a gathering place and a way to move people through a dynamic space.

Developing the Pier Approach as a Place
 St. Petersburg should take special care to leverage the full value of the Pier and provide community activities that can function as a stand-alone program and also be associated with the Pier. A grand entry sequence, incorporating shade and green space, beginning at Beach Dr, should lead people onto the Pier Uplands. A grand central pedestrian promenade should be developed to provide direct pedestrian access to the Spa Beach area. Shifting cars away from the water's edge to provide pedestrian access to the water along the perimeter of the Pier Approach is necessary to maintain the balance between cars and pedestrians, with a preference to retaining as much parkland green space as possible. An open market square could also be created to provide a place to park cars within the context of a large green space and plaza that could be used for The Saturday Morning Market and other events. This market square area should also accommodate Ferry and water taxi service, market pavilions, restroom, and food and beverage services. The Museum of History's physical footprint should be increased to accommodate a museum expansion and provide space for a restaurant at the Museum's northwest corner overlooking the canal and Vinoy Basin. Spa Beach Park should be designed to accommodate large groups of people, events, daily park use, and be environmentally sensitive. The removal of certain seawalls along Spa Beach Park within the Vinoy Basin should transform the Vinoy Basin into calmer water body and provide environmental benefit to the park. A small restaurant/cafe could be located at the foot of the Pier while maintaining public access to the water's edge and vistas.



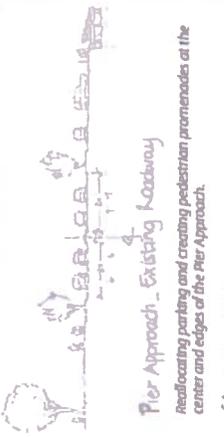
Page 64 – Updated language



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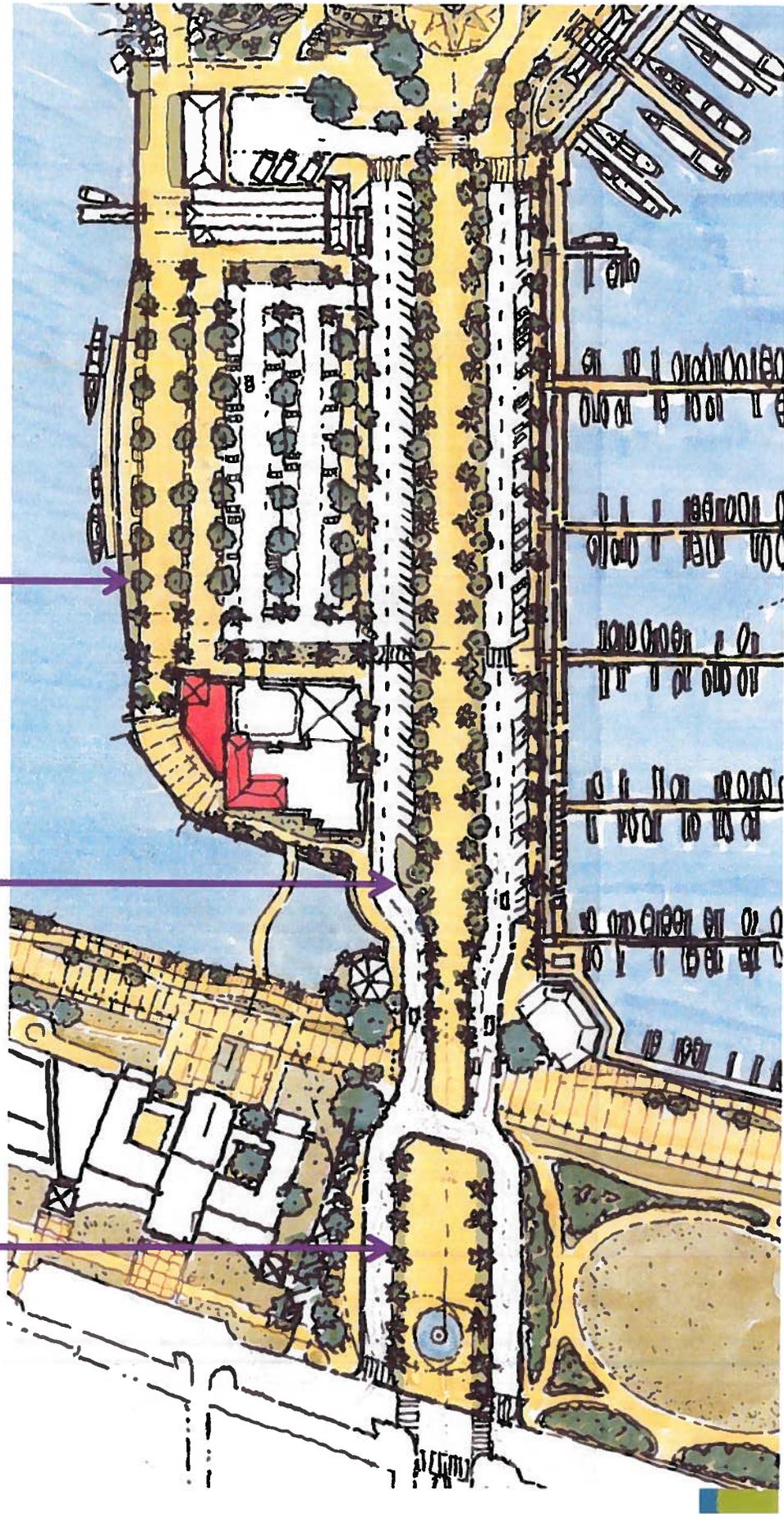


Page 65 – Updated plan to show more green space

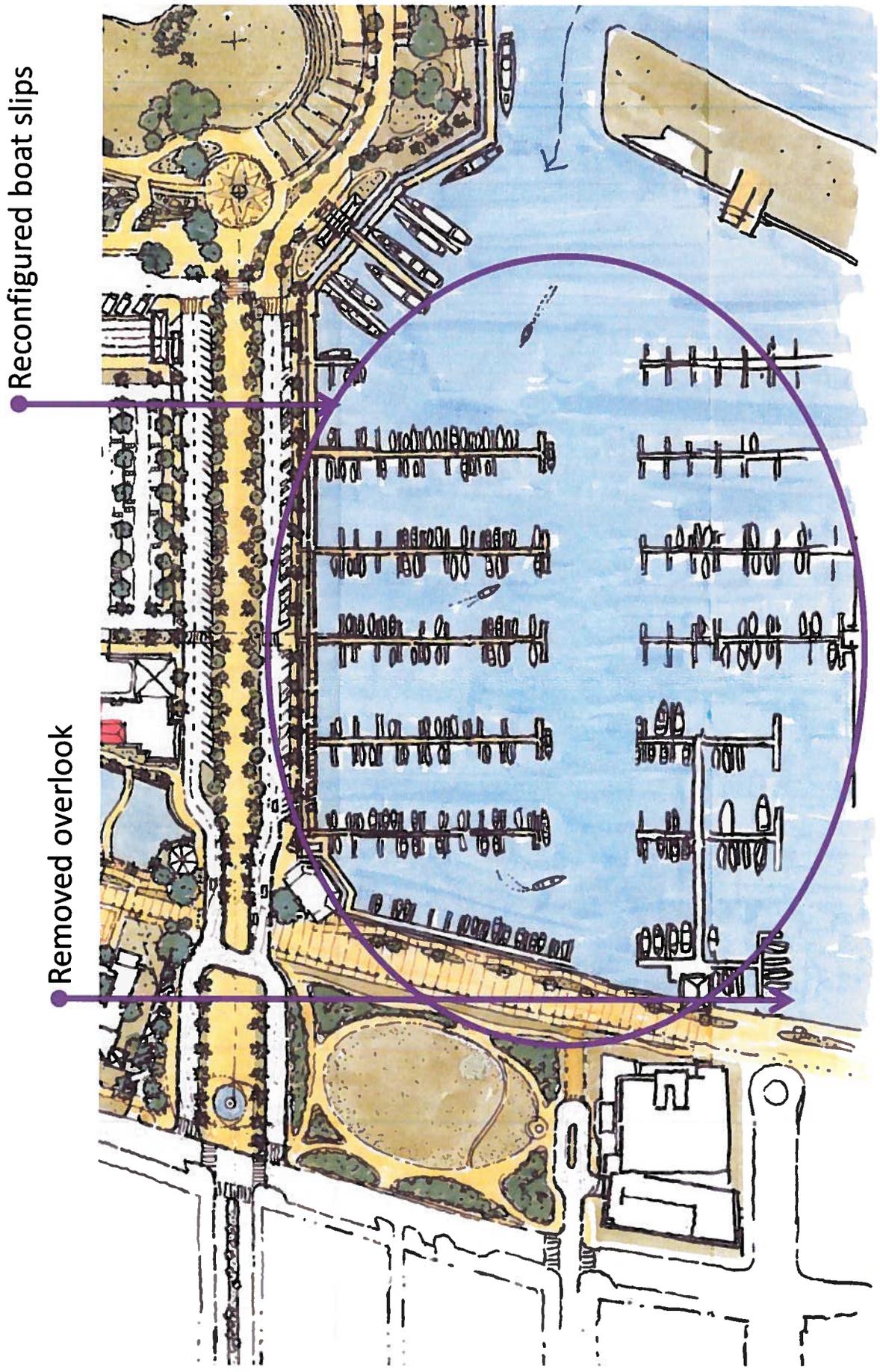
Additional Green Space

Additional Green Space

Additional Green Space



Page 65 – Updated Central Yacht Basin plan

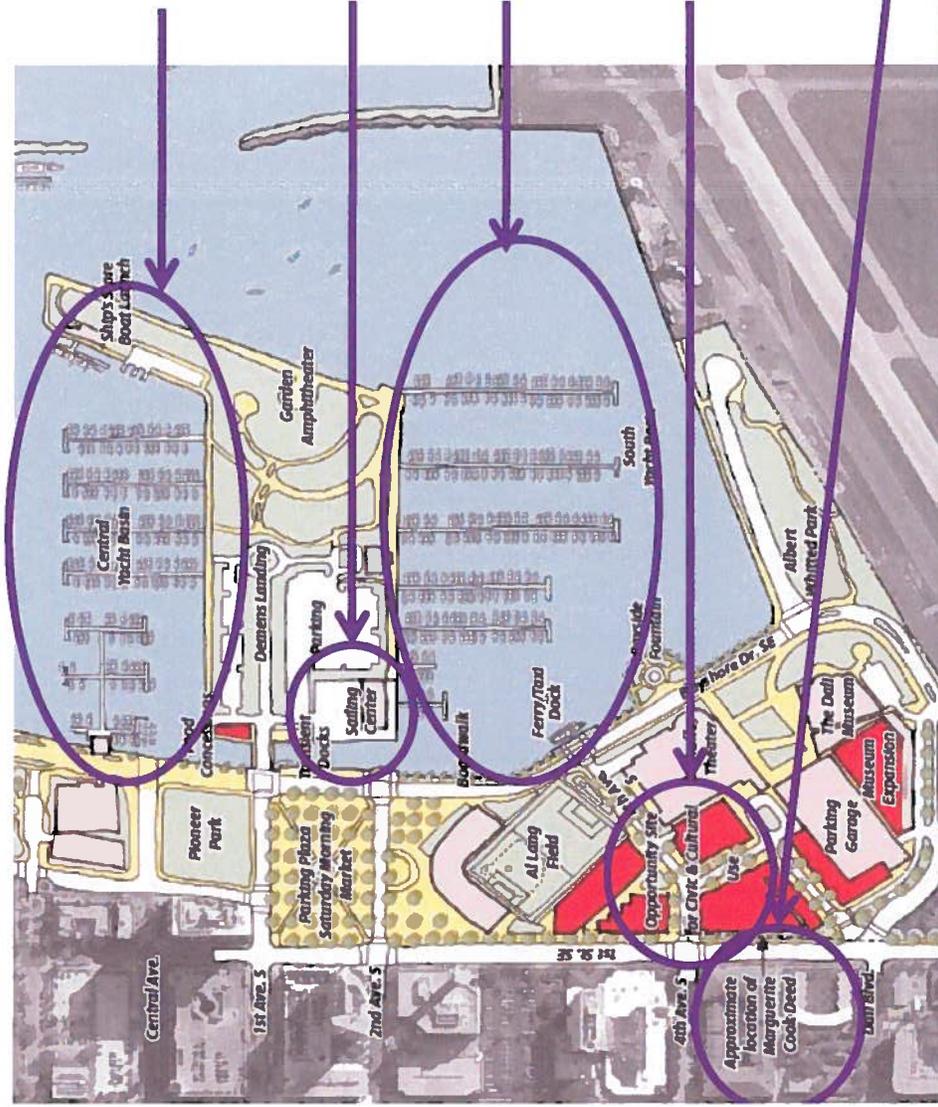


Plan Edits

SOUTH BASIN DISTRICT

Page 68 – Updated Plan

- Updated red box labels
- Illustrated Deed line and label per email dated 5-27-15
- Illustrated the “boat yard” north of the sailing center
- Removed slips south of sailing center
- Reoriented the ferry dock
- Removed the 2 eastern most slips
- Removed the “kayak pass”
- Illustrated parking and boat ramps at Ship’s Store
- Corrected overlapping text east of Pioneer Park
- Illustrated pedestrian area at perimeter of Pioneer Park



Illustrated parking and boat ramps at Ship’s Store and Central Yacht Basin boat slip reconfiguration

Illustrated the “boat yard” north of the sailing center and removed slips south of sailing center

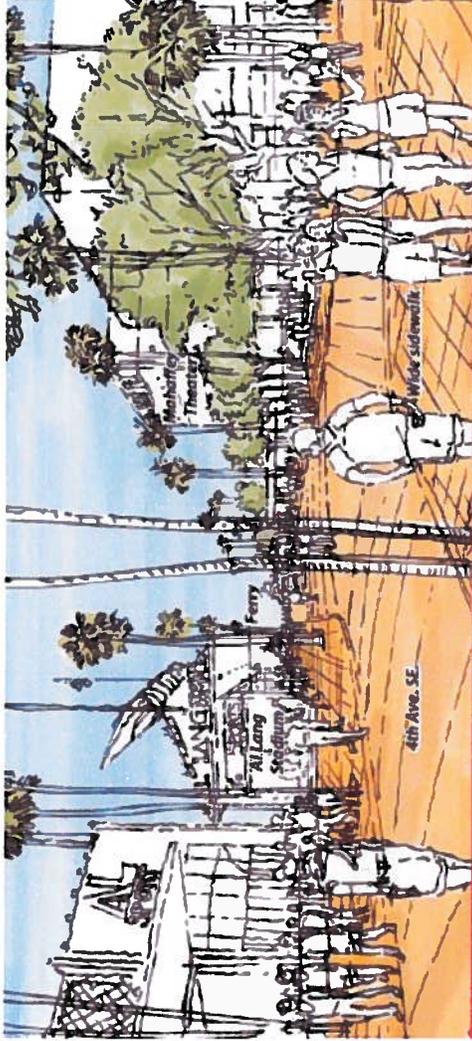
Removed additional boat slips and reoriented ferry dock

~~Redevelopment Opportunity~~

Opportunity Site for Civic & Cultural Use

Approximate location of Marguerite Cook Deed

Page 71 – Removed hotel language from sketch description and updated plan



GAME DAY. A view looking towards the South Yacht Basin from a reconfigured 4th Ave. SE. Al Lang Stadium to the north, Mahaffey Theater to the south and a ferry docked at the edge of the basin in the distance. Developing an urban, walkable zone would also help connect this area to downtown.

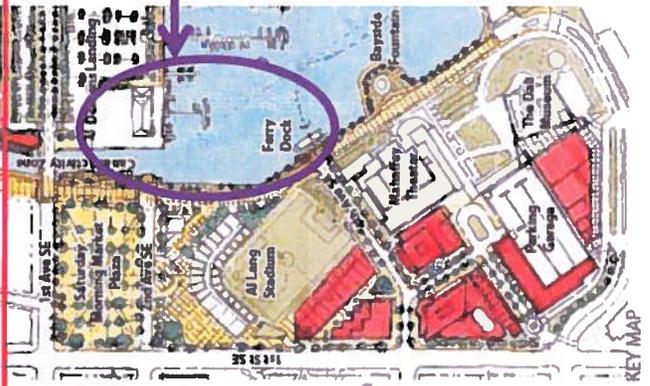
GAME DAY.

A view looking towards the South Yacht Basin from a reconfigured 4th Ave. SE. Al Lang Stadium to the north, Mahaffey Theater to the south and a ferry docked at the edge of the basin in the distance. **A hotel would be a compatible use with this area's sports and cultural venues.** Developing an urban, walkable zone would also help connect this area to downtown.



Reconfiguring the Sports, Culture and Entertainment Zone

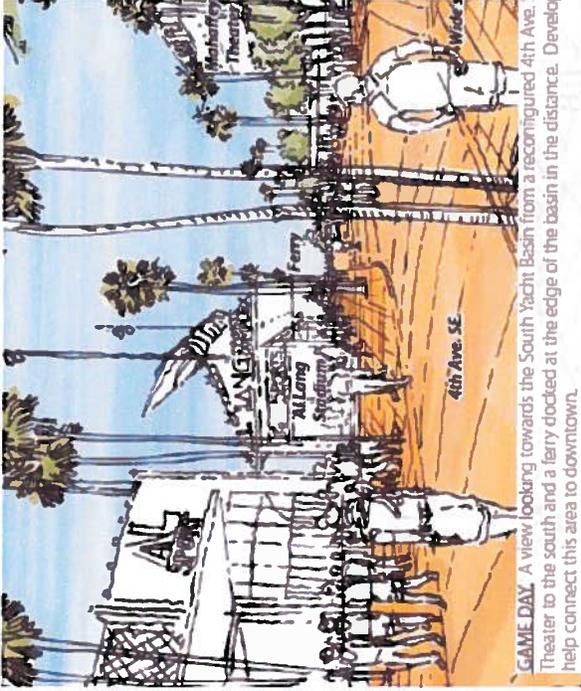
Redevelopment opportunities should be pursued adjacent to the Mahaffey Theater and Dali Museum. The existing surface parking lots should be re-examined as opportunities for redevelopment potential. The area located west of the Dali and south of the existing parking garage should be reserved for Dali expansion of roughly 65,000sf of space. The existing parking garage could accommodate parking for the Mahaffey, the expanded Dali, other cultural and civic uses and ancillary retail. Areas north of the parking garage and south of 4th Ave. SE could be redeveloped with uses that compliment the Mahaffey and Dali, such as additional cultural and civic uses and ancillary retail at the street level. Civic uses do not include a conference center or hotel. The Al Lang Stadium block, from 2nd Ave. S to 4th Ave. SE, should also be redeveloped with sports associated program, and ancillary retail and commercial uses. This concept has many site design issues that will require creative solutions to realize the goal of a vibrant, walkable mixed-use area. Any revenue created by this type of development can be put back into improvements of other public spaces along the waterfront identified in this Master Plan. Advancing this concept from idea to reality may be subject to certain deed restrictions and may require referendum approval, as such, a proactive community engagement process must be undertaken to ensure transparency.



Illustrated the “boat yard” north of the sailing center, removed slips south of sailing center and reoriented the ferry dock



Page 71 – Updated language



Redevelopment opportunities should be pursued adjacent to the Mahaffey Theater and Dali Museum. The existing surface parking lots should be reexamined as opportunities for redevelopment potential. The area located west of the Dali and south of the existing parking garage should be reserved for Dali expansion of roughly 65,000sf of space. The existing parking garage could accommodate parking for the Mahaffey,

~~hotel/conference/meeting facilities, the expanded Dali, other cultural and civic uses and any ancillary retail.~~ Areas north of the parking garage and south of 4th Ave. SE could be redeveloped with uses that compliment the Mahaffey and Dali, such as ~~hotel/conference-center-program~~ with additional cultural and civic uses and ancillary retail at the street level.

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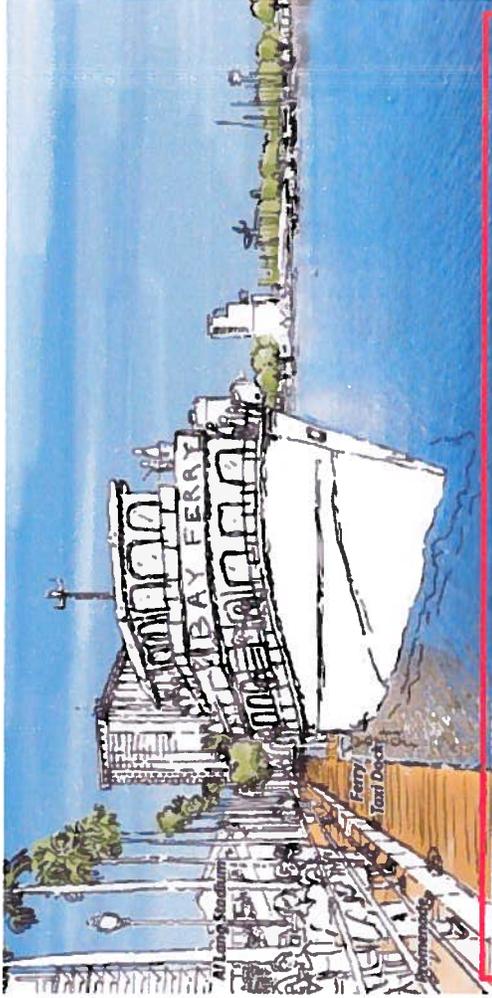


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KEY M

Page 72 – Updated sketch with reoriented ferry dock and removed hotel language from sketch description



ARRIVING BY BOAT. A view from Bayside Fountain looking north along the western edge of the South Yacht basin towards Demens Landing and downtown beyond. The Sports and Entertainment Zone should be accessible by land and water. Visitors may come from Tampa by ferry to enjoy a day at the stadium or an evening at the Mahaffey Theater. The ferry dock should be located along Bayshore Dr. and in close proximity to the sports and cultural venues.



Reconfiguring Bayshore Drive

Similar to the conversion of Bayshore Dr. along the Siraub Parks, this area of Bayshore Dr. should also be converted to a shared space. Portions of this area should respect the critical dimension requirements of the Grand Prix route and not interfere with the paving treatments. The spaces adjacent to the seawall should be designed to accommodate pedestrians and also create areas for overlooks. The existing fountain in front of the Mahaffey Theater should be maintained as a fountain plaza space on the water's edge.



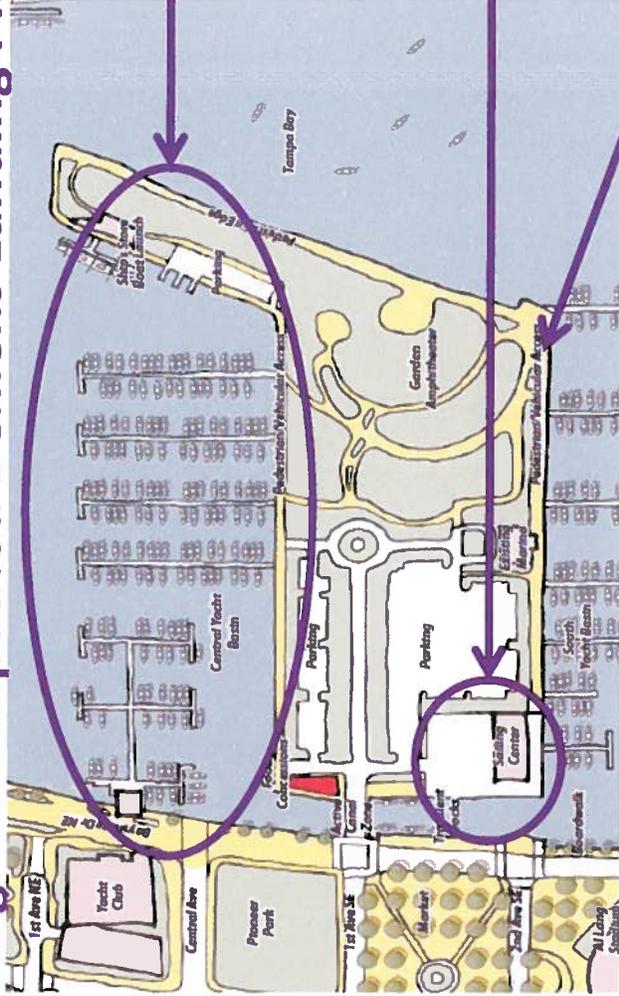
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A view from Bayside Fountain looking north along the western edge of the South Yacht basin towards Demens Landing and downtown beyond. The Sports and Entertainment Zone should be accessible by land and water. Visitors may come from Tampa by ferry to enjoy a day at the stadium or an evening at the Mahaffey Theater. The ferry dock should be located along Bayshore Dr. and in close proximity to the sports and cultural venues.

~~A hotel in this location will also allow visitors to extend their stay overnight to enjoy other activities along the waterfront and downtown.~~



Page 73 – Updated Demens Landing Plan



Illustrated parking and boat ramps at Ship's Store and Central Yacht Basin boat slip reconfiguration

Illustrated the "boat yard" north of the sailing center and removed slips south of sailing center

Updated 2 labels:

Temporary Pedestrian/Vehicular Access



Redesigning Demens Landing Park

Demens Landing Park should be redesigned as a multi-functional park environment. This park should serve the boating community, park users, programmed events utilizing garden amphitheater and passive recreation. Reconfiguring the parking lots and vehicular circulation to provide large contiguous green space would allow for larger gathering to occur and provide another venue on the waterfront to host events. The redesign needs to maintain some vehicular access to the boat slips and marina building and boat launch and ship's store at the Central Yacht Basin. Currently there are approximately 300 parking spaces. This plan includes approximately 375 spaces.

Honoring the Past

Demens Landing Park played an important role in St. Petersburg's African-American community. The story of the history of the "South Mole" should be included in interpretive signage and art in the park.



The canal at Demens Landing flooding south

Plan Edits

IMPLEMENTATION STRATEGY

Page 92 – Removed hotel and conference center language

Projected funding, FY 2020 – 2025

It is reasonable to assume that the funding sources outlined above will generate another \$10-20 million in FY 2020- 2025. Additionally, the city should consider a special charge for parcels within a to-be-designated "Waterfront Improvement District" (WID). Analysis of this funding concept should be conducted to determine options for applying a WID in terms of geographic area and millage or assessment rates. WID revenues could be used for operations and maintenance costs as well as capital improvements.

Public-private partnerships (P3s)

While the city focuses on improving the public components of the waterfront, it is assumed that the private sector will invest in concessions and leases on public land, as well as the redevelopment of adjacent properties. Specific opportunities for P3s include:

- Restaurant/café at the St. Petersburg Museum of History
- Restaurant somewhere near the pier approach
- Market space

Concessions and rents at beach area

- South Basin Cultural/Entertainment District
- Retail and sports-related restaurant/club on parcels near Al Lang Stadium
- Parking structure
- Canal zone restaurant and concessions

Using a combination of private development on

municipal ground leases, city-developed spaces leased to concessionaires, and joint developments between the city and private developers could generate significant revenue over 15-years. In addition, the Bayboro Harbor/Salt Creek District presents opportunities at the deep-water port and airport properties.

Currently, lease terms are restricted on municipal sites in the Waterfront area. While the Dall Museum as a 99-year lease, most lease terms are currently restricted by Charter to 5, 10 and 25-year terms. The city will need to determine the best combination of privately and publicly-developed uses.

Major restaurant sites developed privately will want a 15-year lease at minimum; if buildings are developed by the city then a 5 to 10-year term should be reasonable.

Either the city or the private party can have the obligation to build the project, but if the tenant does, it factors into what the rent and the minimum lease term will be. If the city funds construction rent revenues will be higher and lease terms lower.

For the private development of major facilities such as a hotel, it will be necessary to offer a term of at least 50 years to allow the developers to realize a reasonable return.

Major restaurant sites developed privately will want a 15-year lease at minimum; if buildings are developed by the city then a 5 to 10-year term should be reasonable.

South Basin Cultural/Entertainment District

300-room hotel

- Retail and sports-related restaurant/club on parcels near Al Lang Stadium
- ~~Conference center~~
- Parking structure
- Canal zone restaurant and concessions

Large Regional Support Partnered Financed

Medium

Small Local Initiative Pay as you go

Comfort and design standards enhancements, incremental investment, quality and character

"Project" focused activities such as streetscape, upland parks, basin enhancements

Inland wave protection, parking garages, significant parks (Spa Beach), new community cultural venues

Baseline

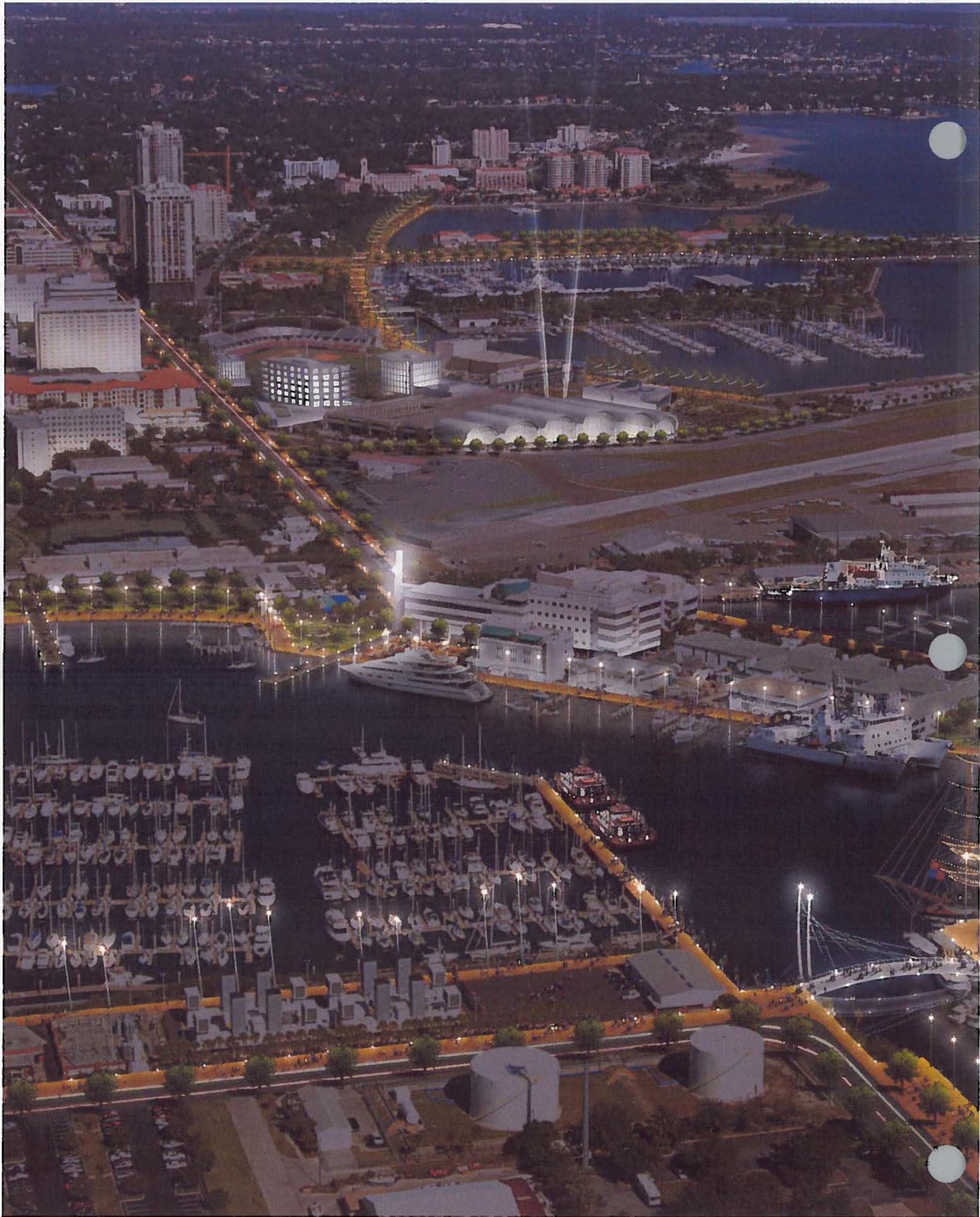
Target

Transform

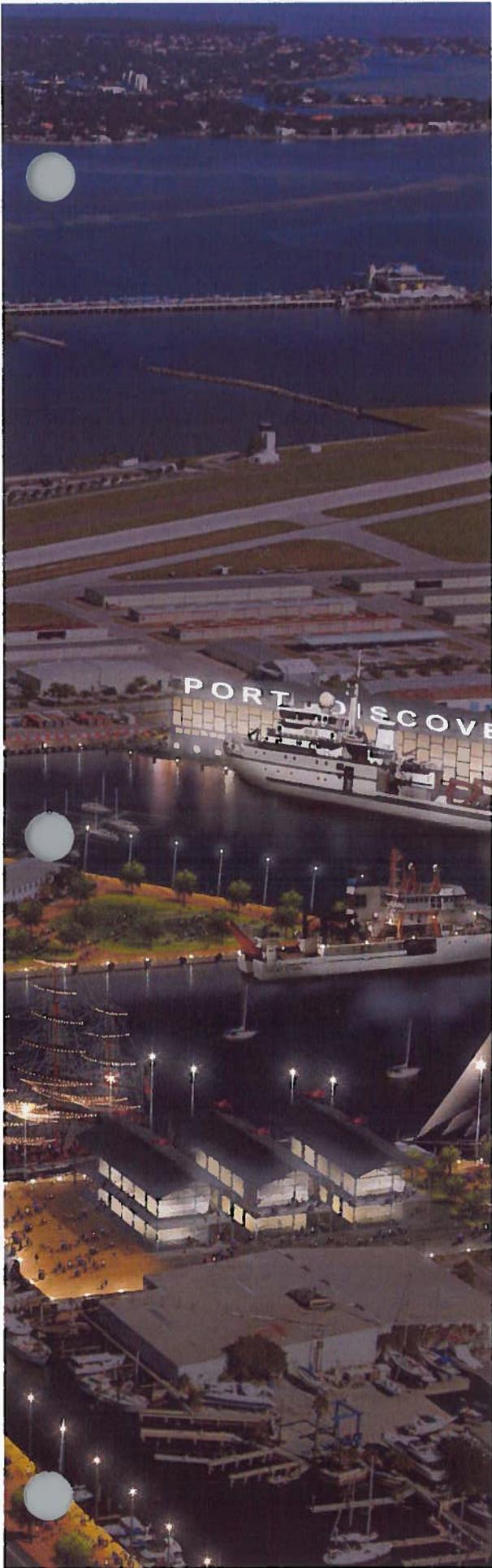


ST PETERSBURG DOWNTOWN
WATERFRONT
MASTER PLAN
PROPOSED MASTER PLAN
JUNE 4, 2015





Proposed Master Plan



St. Petersburg Downtown Waterfront Master Plan

An Inclusive and Accessible Downtown Waterfront for All

JUNE 2015

Prepared for:

City of St. Petersburg, FL

175 Fifth Street North
St. Petersburg, FL 33701

Prepared by:

AECOM

150 North Orange Ave. #200
Orlando, FL 32801
T: 407 843 6552

In collaboration with:

GAI Consultants

Barth Associates

Moffatt and Nichol

Harvard Jolly Architects

ETC Institute

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This document has been prepared by AECOM on behalf of
the City of St. Petersburg, Florida.

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2015

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A Word from Mayor Kriseman



Dear Friends,

The jewel of our Downtown Waterfront is one of the reasons the sun shines on the City of St. Petersburg. A century ago, our forefathers entrusted us with this precious community asset, a waterfront that sets the tone for our vibrant downtown, and through our Downtown Waterfront Master Plan process, we are serving as good stewards of the waterfront for our children and future generations.

The decisions we make today will shape our Downtown Waterfront for generations to come. That is why community input was so important in developing this master plan. Preparing this plan required a collective vision, a sense of civic pride, and insight provided by the community. As we move from plans to action, the city will continue to seek the collective wisdom of the unified community voice.

I am proud of the work put into the Downtown Waterfront Master Plan. With this plan, we can continue to serve as good stewards of our waterfront and develop a sustainable relationship between nature and potential downtown development. This plan also calls for enhancing the experience of the water, our park system, and ensures our downtown remains economically vibrant for years to come.

This Downtown Waterfront Master Plan is your plan – it is a plan for everyone who enjoys our treasured waterfront in the City of St. Petersburg.

Thank you for your voice and for caring about our waterfront.


Mayor Rick Kriseman



Our Vision

The City of St. Petersburg, through the Downtown Waterfront Master Plan, envisions a continued legacy of preserved and enhanced open space that is inclusive and offers opportunities for all. It is our understanding and belief that the unrivaled, vibrant and diverse array of community assets stretching from the Coffee Pot to the Pier, and the Pier to Lassing Park working together, will afford greater economic and ecological resiliency for future generations. As a community we seek to be a national model for waterfront stewardship, acknowledging that “we are all connected by water” and that solutions to social, environmental and physical places are best solved by a common understanding that “your issue is my issue”. As such our master plan is guided by the following overarching community themes, the five dimensions of the waterfront:

Stewardship of the Waterfront Environment

Developing a sustainable relationship between the natural and built environments

Enhancing the Experience of the Water

Expanding St. Petersburg as a waterfront destination for boaters and non-boaters

An Active Waterfront Parks System

Diversifying the activities of the waterfront to meet a growing community’s needs

Economically Vibrant Downtown Places

Leveraging the economic potential of in-water and upland areas along the water’s edge

A Connected, Accessible Downtown + Waterfront

Creating continuous linkages, service oriented parking + transit, and increased public access to the waterfront



Introduction

Historic Context

The Downtown Waterfront has long served as the city's greatest physical asset. First settled in 1888 by Peter A. Demens at the terminus end of his Orange Belt Railway, the Downtown Waterfront quickly developed with industrial land uses including an electric-generating plant, fish processing plant, lumberyard and numerous warehouses. By 1900, these industrial activities so disfigured the Downtown Waterfront that a conflict with the growing tourist trade ignited civic interest in a publicly-owned Downtown Waterfront.

In 1902, debate over the future of the Downtown Waterfront began when the Board of Trade, a predecessor to the Chamber of Commerce, approved a resolution calling for a public waterfront park between 2nd and 5th Ave. N. The resolution was backed by William Straub, editor for the St. Petersburg Times, who made creation of the waterfront park system a key goal of his own ambition and professional publication.

In 1905, J. M. Lewis presented a plan to convert nearly the entire Downtown Waterfront into a park. Lewis' plan became a major issue in the 1906 city elections, and the public waterfront supporters eventually won a majority of the seats on the City Council. The new City Council quickly passed a resolution to acquire the waterfront and by the end of 1909 the city held title to most of the waterfront.

As best as can be historically documented from reliable sources, most of the water lots were filled sometime

between 1915 and 1919. The Florida Legislature passed Specials Acts in 1917 and 1918 granting title to the city for those submerged lands from Coffee Pot Bayou to approximately Lassing Park adjacent to the city-owned upland. The entire present day Downtown Waterfront east of Beach Dr. and east of 1st St. between 7th Ave. NE and 8th Ave. SE was created by fill.

Between the years of 1918 and 1923, the city acquired several remaining pieces of land and commenced significant improvements to establish scenic water vistas and public recreation opportunities. The value of the Downtown Waterfront was subsequently memorialized by a special provision in the City Charter requiring voter approval before any designated park property can be sold, donated, or leased for a term exceeding those lease terms specifically authorized for the waterfront or park properties.

To protect, enhance and promote St. Petersburg's Downtown Waterfront as one of the premiere waterfront destinations and attractions in the world, voters approved a City Charter Amendment in November 2011 mandating the creation of a Downtown Waterfront Master Plan. The Plan is intended to provide the first integrated vision for the city's entire Downtown Waterfront and its many uses by establishing a master plan and policy framework of guiding principles for future decision making. The guiding principles are represented in the Plan as the five Dimensions of the Waterfront, the Comprehensive Waterfront Needs, and the six District Concept Plans.



Municipal Pier and Yacht Basin circa 1926.

Legal Context

In January 2011, the city's Charter Review Commission ("CRC") convened with the purpose of proposing amendments to the City Charter, to be voted on by the city's electorate in a referendum in November of that year. Among several proposed amendments that came out of the CRC's deliberation was a proposed amendment for the development of the Downtown Waterfront Master Plan ("DWMP"). On November 8, 2011, St. Petersburg voters approved an amendment to the City Charter creating Section 1.02(g) and requiring the City Council to approve a DWMP on or before July 1, 2015. The charter amendment also compelled the City Council to adopt an ordinance setting forth the procedures for the adoption of the DWMP. The amendment required the City Council, prior to July 1, 2012, to adopt by ordinance, a process to create an inclusive master plan for the Downtown Waterfront, the criteria to be addressed, the manner of adoption and a process to assure that adequate inclusive public input is obtained prior to adoption and a requirement for review and update. The ordinance was adopted by City Council in June 2012, and created a new section of the City Code, Section 16.08, which governs the DWMP's seven-year review and update procedures. The DWMP shall be amended by ordinance, with notice given to the public and at least one public hearing before City Council.

The DWMP is a conceptual planning document intended to provide guidance to the city and its people in their stewardship of St. Petersburg's singular Downtown Waterfront environment, parks and amenities. The DWMP is subordinate to federal and state law, the City Charter, the City of St. Petersburg Comprehensive Plan, and the City Code of Ordinances. Therefore, specific recommendations contained within the DWMP may require a vote of the city electorate in a referendum, or other acts of city government and public input, before implementation of plan recommendations may occur. The Charter embodies the long-held core values of St. Petersburg's citizens and, in particular, their shared desire to protect City-owned park and waterfront property. The Charter further outlines the City-wide referendum procedure required of any permanent disposition of public park or waterfront property, including the sale or lease of such property to private interests. Through this referendum provision, the public's role in a debate on the future of its waterfront park property is fundamental and will be preserved in perpetuity.

The city shall perform a consistency review of certain

projects in the context of the DWMP, including but not limited to, capital improvements and programming proposed for the Downtown Waterfront area. The DWMP shall be interpreted broadly to accomplish its purpose and intent. The DWMP shall be read in its entirety, with no single facet to be construed in isolation of the remainder of the document. After development of the DWMP and other documents that may from time to time be created to implement this plan, the administration and enforcement of the DWMP shall be performed by the city in its sole discretion. The provisions of the DWMP shall be effective upon adoption by the St. Petersburg City Council.

Recent Context

The City of St. Petersburg has been re-investing in its downtown to make it grow and evolve into a more dynamic, diverse, and urban place. With an asset like the Downtown Waterfront, the city is becoming a more pleasant environment to live, work, and play in. High density residential development is bringing new people and vitality and is creating 24/7 downtown urban neighborhoods. The robust entertainment, arts and culture scene is also contributing to downtown's success as a local, regional and international destination. Recent additions to this scene include the new home of the Salvador Dali Museum, the Chihuly Collection, the Museum of the American Arts and Crafts Movement and the many different art galleries, studios and craft breweries. Neighborhood reinvestment continues to accelerate in the Historic Old Northeast, Crescent Lake, Crescent Heights, Roser Park, Bartlett Park, Old Southeast, and other neighborhoods close to downtown. Re-investment in these places continues to increase the vitality and community of the city and provides places for young families, singles, and others to call home. These neighborhoods are also being connected to other parts of the city through transit, bikeways, and sidewalks to encourage better multi-modal transportation in the city.

University of South Florida St. Petersburg (USFSP), Bayfront Health and All Children's Hospitals/Johns Hopkins are supporting the community with educational and healthcare related services while these local public institutions are also growing and producing an expanded work force that helps drive a stronger local economy.

The residents and visitors of St. Petersburg also feel a strong connection to the bay and the Gulf. The city

is proud of this natural amenity and is continuing to foster and strengthen its connection to the waterways and surrounding natural environment.

The Downtown Waterfront Master Plan was adopted to protect, enhance, and redevelop one of the city's greatest assets in line with community desires to create a community that is socially, economically, and environmentally sustainable for generations to come. This plan supports social, economic, and environmental trends that are making this great city even greater. The purpose of this plan is to provide planning recommendations based on strong community input to create a vision for the 21st Century. These recommendations will then turn into actionable projects going forward to create a place that was developed by the community.

About the Plan

The Downtown Waterfront Master Plan is the community's vision for the future of the city's Downtown Waterfront. This vision is developed into a framework plan that provides a basis for making decisions for different waterfront environs in the future. The large coverage area of this plan spans from Northeast Exchange Club Coffee Pot Park on the north end to Lassing Park on the south end. Roughly seven linear miles make up the Downtown Waterfront planning area.

Extensive community outreach including numerous members of the community, stakeholder groups, the Chamber of Commerce DWMP Task Force, local marine

scientists, and other technical groups, enabled the project team of consultants and city staff to develop a master plan that has been championed by the local community. On-site assessments with the community as well as community-wide meetings helped to form the plan. The result is a context sensitive and regionally responsive guide for near and long-term implementation.

Plan Organization

The plan is a set of guiding principles that provide a framework for conceptually designed projects to be implemented over time. This framework is made up of overarching themes called the Five Dimensions of the Waterfront which characterize and provide a home for all the various input received from the community. The waterfront is divided into six distinct Character Districts that subdivide the project area into zones of specific use and focus along with a set of Comprehensive Waterfront Needs. Levels of Enhancement have been applied to the waterfront project recommendations to provide a guideline tool for funding specific project opportunities. These levels consist of baseline needs improvements within the public realm, targeted enhancements which provide additional opportunities or solve specific localized problems within the Downtown Waterfront, and transformational changes which are long-term, large-scale changes of regional importance. The Five Dimensions, Comprehensive Needs, Character Districts, and Levels of Enhancement provide a framework for master plan recommendations that lead to specific actions.



Downtown St. Petersburg along the Central Yacht Basin.

Master Plan Assumptions

The planning process included a thorough review of many varying sites within the project boundary for consideration. These sites ranged from public lands on the waterfront to private ownership downtown. The project team has made the following assumptions for some of the sites within the study area. The Al Lang Stadium provides a use for sporting events and other community events. This area should remain a sports facility and the plan addresses improvements to the site around the stadium. The Albert Whitted Airport has also been a site for planning consideration and is addressed in the plan to remain as a working airport with potential development opportunities that would benefit the general public on its eastern and southern property boundaries. The Mahaffey Theater and Dali Museum have been developed on public lands. The Dali operates under a long term lease agreement with the city. These two sites have been addressed in the plan by making improvement recommendations to adjacent streets and surface parking lots for potential redevelopment opportunities. The Museum of Fine Arts and Museum of History have been treated as sites of preservation, respecting future expansion plans and providing recommendations to make these two museums more active for the general public.

Review of Existing Plans

The project team reviewed a significant amount of data, documentation and previous local and regional plans. Some of the most significant documents reviewed during the creation of the technical inventory are listed below:

- City of St. Petersburg Comprehensive Plan
- St. Petersburg Florida - Forging Connections for a Vibrant Downtown Waterfront, September 29–October 4, 2013, ULI Advisory Services
- Neighborhood Plans
- 1999 Airport Master Plan
- Marina Master Plan
- Port of St. Petersburg Master Plan
- Low Impact Development Guidelines (under development)
- 1989 Comprehensive Plan Drainage sub-element adopted (revised 5-21-09)
- 1994 Stormwater Management Master Plan (SMMP)
- 1996 Evaluation and Appraisal Report (EAR)
- St. Petersburg Grow Smarter Initiative
- Redevelopment Plans
 - Bayboro Harbor

- Intown Redevelopment
- Central Avenue Revitalization Plan
- July 2014 Pier Working Group Programmatic Element Recommendations
- 2015 review of seven Pier design proposals

Summary of Technical Review

The technical inventory contains the technical information collected in the exploration phase of the Downtown Waterfront Master Plan process. This includes an evaluation of the waterfront parks to describe the current state of the public parkland at the waterfront. Additionally, the current waterside uses of the waterfront are described along with a discussion on the environment and sustainability-related issues on the waterfront area overall. A high-level review of the economic conditions of the waterfront is also included. This information can be found in Chapter 1 of the Site Inventory Workbook, dated March 9, 2015.

- History and Heritage
- Festivals and Events
- Port
- Airport
- Marine Uses
- Infrastructure and Drainage
- Traffic and Parking Patterns
- Parks Department Inventory
- Existing Land Use
- Neighborhoods
- Ownership
- Economic / Market Scan



A land use map



Fans cheer for the Tampa Bay Rowdies, a North American Soccer League team, at Al Lang Stadium.



Section 1: Public Input



A large crowd enjoys the annual American Stage In The Park, located at Demens Landing. 2015 marks the 30th anniversary of this great event.

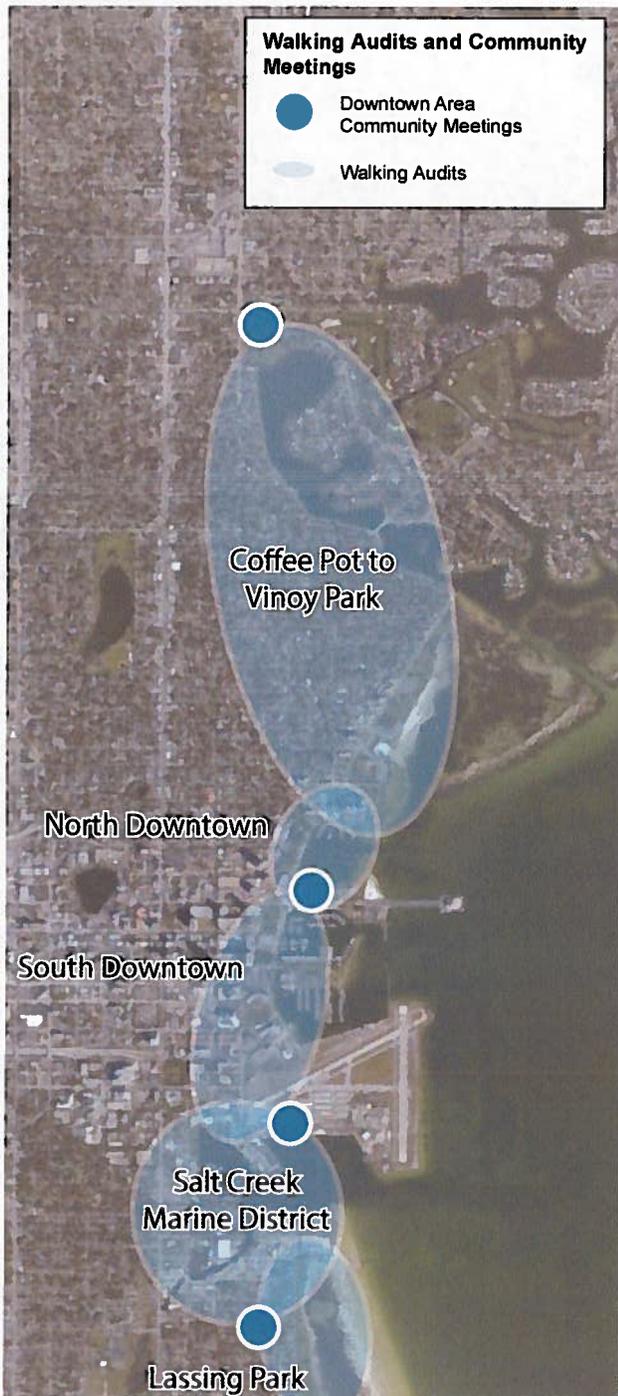
Integrated Public Workshops

Public Input Strategy “Listening Phase”

The first phase of the Downtown Waterfront Master Plan emphasized listening to the public through three basic approaches: public workshops, community outreach meetings, online outreach and surveys, and

stakeholder meetings. This extensive community outreach guided the creation of the Plan and is summarized in depth in the Site Inventory Workbook.

The public workshops included two primary formats consisting of the following:



Four Walking Audits

All citizens were invited to walk different areas of the Downtown Waterfront as an on-site, interactive technique for identifying concerns of public and private space related to access, connectivity, safety, use, and economic opportunities.

Walking audits are a useful tool for public input when developing a plan because they involve the public and work as a sort of hands-on demonstration of the strengths and weaknesses of an area on-the-ground for the project team. Walking audit participants walked a predetermined route as a group, stopping occasionally to evaluate characteristics people wanted to discuss along the way. Participants completed a survey while they walked to record their observations in a structured manner. Walking audits finished at or near the venue for the Downtown Waterfront Area Community Meetings.

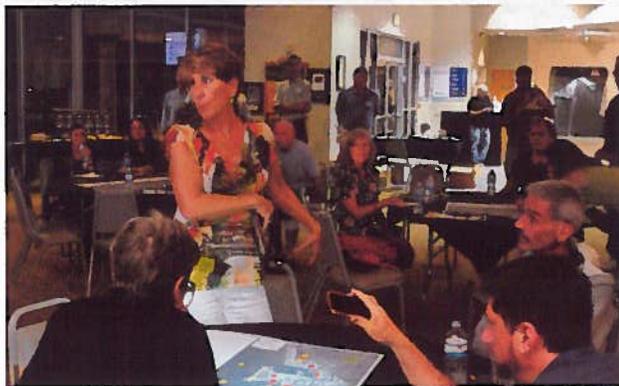
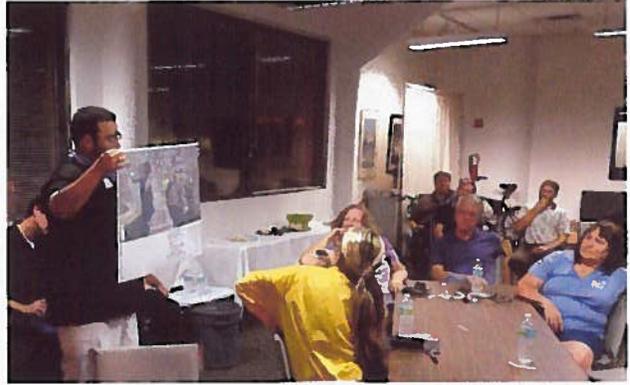
Five Downtown Waterfront Area Community Meetings

All citizens were invited to identify programmatic opportunities and common themes, hear the walking audit debrief, and to engage in a group mapping exercise and table top discussion. See Chapter 3 of the Site Inventory Workbook for more information on the walking audits and community meetings.

Schedule of Public Workshops

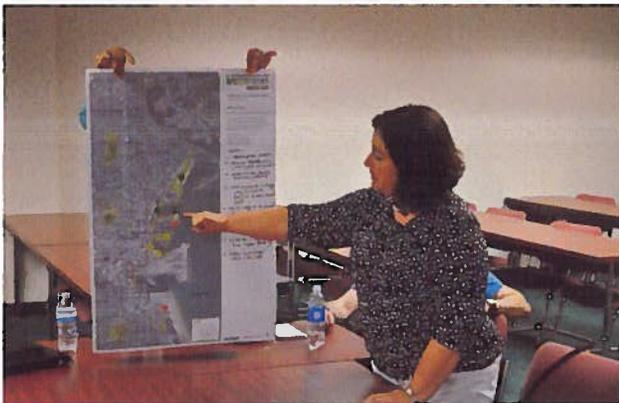
Event	Date
Lassing Park	9/3/2014
North Downtown	9/5/2014
Salt Creek Marine District	9/12/2014
Coffee Pot to Vinoy Park	9/13/2014
South Downtown*	9/19/2014

* Indicates Community Meeting was held without a walking audit due to weather



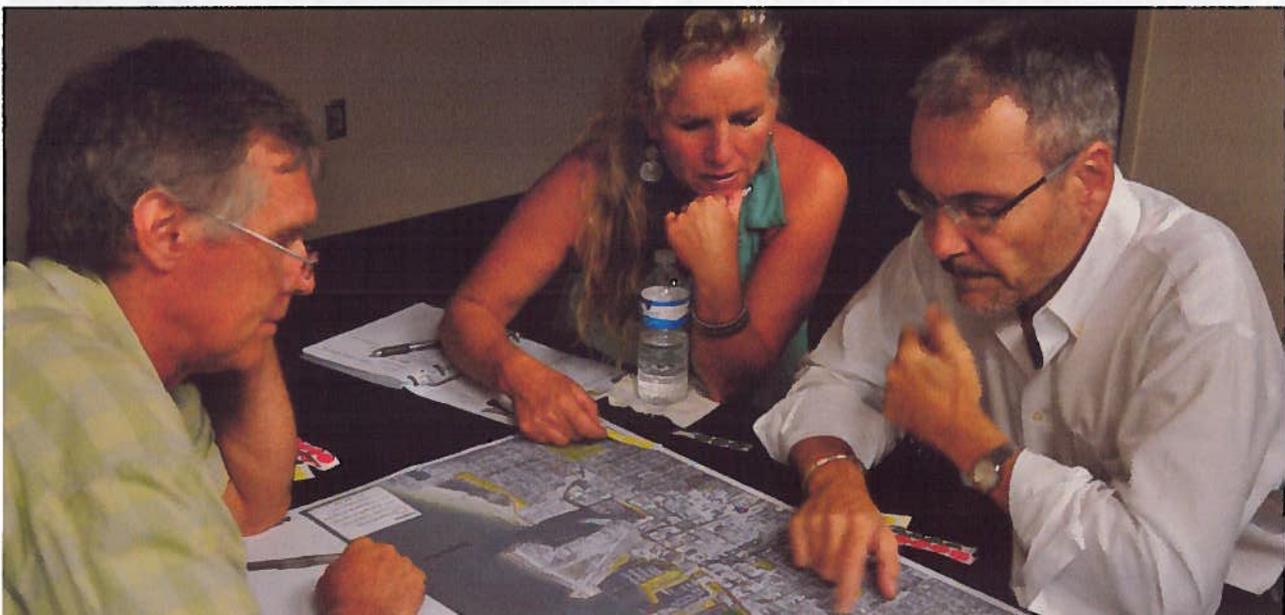
Community Outreach Meetings

In addition to the Downtown Waterfront Area Community Meetings, community meetings were held throughout the city (locations in figure to right). An Interactive Youth Workshop was also held at a city recreation center. These community outreach meetings were held to provide additional opportunities to neighborhoods throughout the city to provide input, determine the favorite aspects of the waterfront, and identify locations in which public and private uses should be reconsidered as a part of this planning process. Responses were related to access, connectivity, safety, use, and economic opportunities within the Downtown Waterfront planning area. See Chapter 4 of the Site Inventory Workbook for more information.



Schedule of Community Outreach Meetings

Event	Date
North End	9/6/2014
South - Pinellas Point	9/10/2014
Southside - Midtown	9/11/2014
Central/West	9/17/2014



Youth Workshop

The Youth Workshop was held at the Campbell Park Recreation Center. Approximately twenty-five young people were bused from several recreation centers around the city to Campbell Park. The project team briefly described the Downtown Waterfront Master Plan and highlighted the importance of their input to the planning process. The group was asked a series of questions about the future of the Downtown Waterfront.

The participants discussed their thoughts about the waterfront including what they would like to change and things they like to do there. After the discussion, the groups participated in a park design activity and presented their table's ideas to the project team.

Pictures of typical activities and amenities commonly featured on great waterfronts were given to the participants along with an aerial view of Spa Beach Park. The participants were asked to cut out the pictures of things they wanted to see in that park and "design" the park by gluing the pictures to the aerial photo. Some participants chose to supplement the pictures with drawings in marker. Collage maps prepared by the participants are shown to the right. The participants presented their finished ideas to the larger group. See Section 4.6 of the Site Inventory Workbook for more information about the workshop.

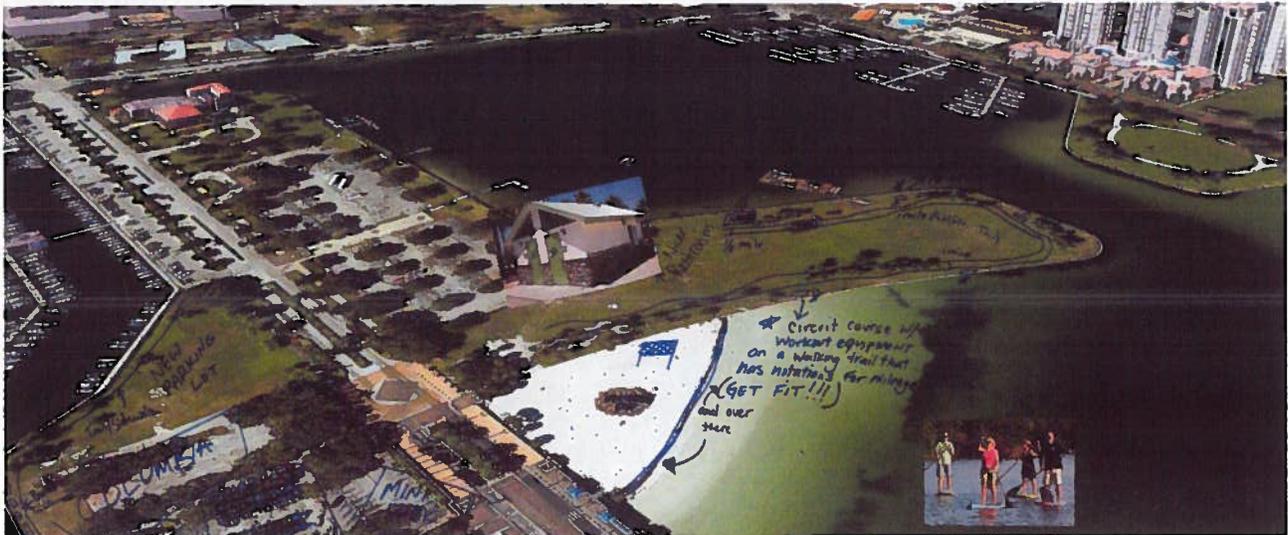


- Amphitheater - bands, performers, etc...

- Climbing Parks/ropes course
- Segways (that are affordable)
- STARBUCKS w/ WATERFRONT VIEW



ST PETERSBURG DOWNTOWN
WATERFRONT
MASTER PLAN
Interactive Youth Workshop
September 18th, 2014



Online Outreach and Surveys

Online Outreach

In an effort to reach the widest possible audience for this outreach effort, the project team wanted to provide enough opportunities for the voices of all interested parties to be heard. The team developed a website that contains background information, related documentation, maps, schedules, and other up-to-date project-related information. Additionally, the city's Facebook and Twitter feeds were used to update the public in real time for the project.

The centerpiece of the project's digital communication efforts was *StPetelInnovation.com*. This website acted like a "Digital Town Hall" where community members could sign up, discuss specific topics and questions, upload pictures, and provide their own ideas as well as comment on and discuss the ideas submitted. This gave the many people who attended public meetings and wished to continue to be a part of the conversation the ability to remain engaged with the project. Those who were unable to attend the community meetings due to work, family, or other obligations were also given an opportunity to participate and be heard through this website.

The *StPetelInnovation.com* platform allows the community to rate ideas and comments with one to five stars and to comment or have a conversation on idea submittals from residents. The platform also allows staff to run statistics and reports on what people are saying in the "Digital Town Hall". Bicycling, walking, and parking were the most used key words throughout the rounds of topics, rankings, and questions. The list below summarize further some of the ideas that received the highest ratings and the ideas or topics that received the most interactions from community members.

- More pedestrian friendly
 - At night turn Beach Drive into walk only
 - Boardwalk from Vinoy to Dali along Bayshore
- High speed ferry connecting St. Pete to Tampa
- Keep manatees safe
- Convert Al Lang Stadium to soccer/multi-use
- Permanent home for Saturday Morning Market
- Bicycling - safety, lanes, sharing
- Parking Issues (location and convenience)
- Water features (fountains, splash pads)

InnoVision Total Visits

This "Digital Town Hall" allowed citizens to share their thoughts on the Downtown Waterfront.

 **4,663** Unique Visitors

 **21,082** Page Views

Sharing InnoVision

StPetelInnovation.com was shared across a variety of social media platforms.

 **78** Facebook

 **8** Google+

 **10** Twitter

 **18** Email

 **11** LinkedIn

 **125** Total

InnoVision Engagement and Participation

The users generated a flood of meaningful input that continues to inform the planning process. InnoVision draws a diverse group of users from across the city. Visit *StPetelInnovation.com* to see the discussions about the waterfront.

 **27** Total Topics

 **298** Participants

 **3,283** Interactions

 **54%** Male

 **409** Comments

 **46%** Female

Totals as of 3/26/15

Mail Survey

The project team also wanted to get opinions on the downtown waterfront from the city as a whole. Therefore, a survey was conducted in the Fall of 2014 to help establish priorities for the waterfront. The survey was designed to obtain statistically valid results from households throughout St. Petersburg and was administered by mail, web and phone by a leading community-based market research firm.

The five-page survey was mailed to a random sample of 2,500 households throughout the City of St. Petersburg. In total, 492 surveys were completed from residents located near the waterfront and 202 surveys were completed from residents located further away.

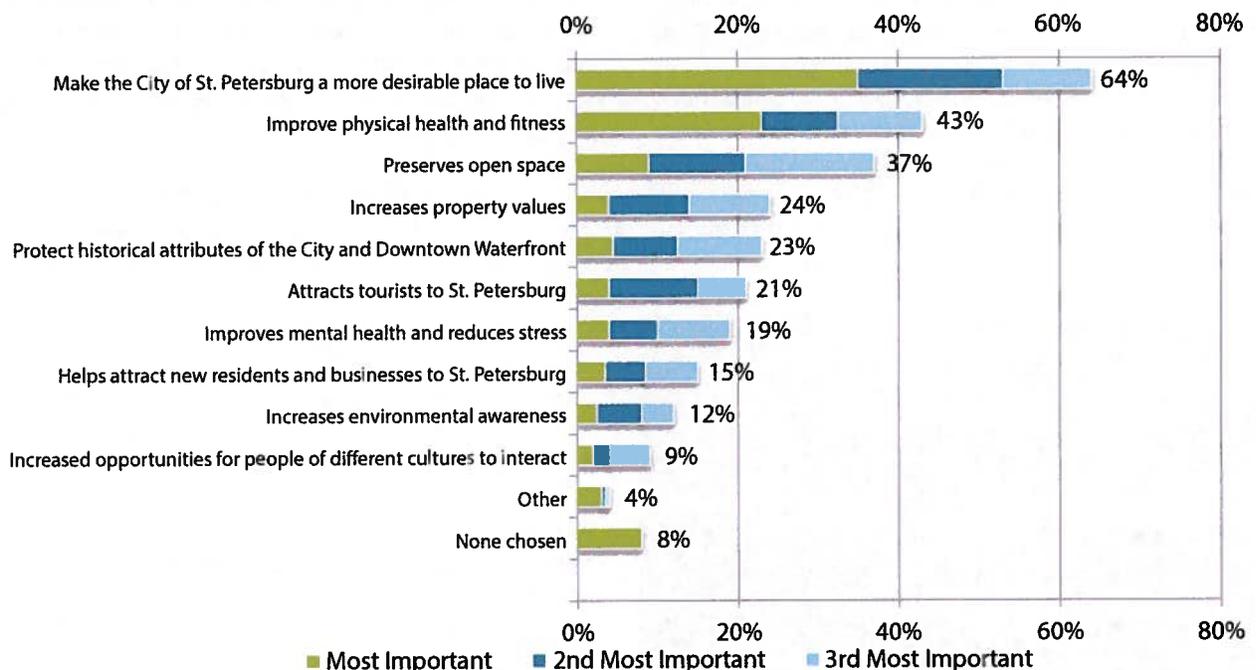
Several of the survey questions had been included in dozens of previous surveys conducted by the market research firm for other clients in the United States over the last five years. This allowed for a comparison between the responses from the City of St. Petersburg to be made with those from other communities nationally.

Overall, St. Petersburg scores at or above the national average in most categories. In particular, the perceived quality of facilities scored substantially higher than the average. Additionally, respondents believe that the waterfront contributes more towards making their city a more desirable place to live and promotes tourism to the city more than the national average.

The results of the survey can be found in Appendix 5 section A.14 of the Site Inventory Workbook along with a description of some of the important outcomes.

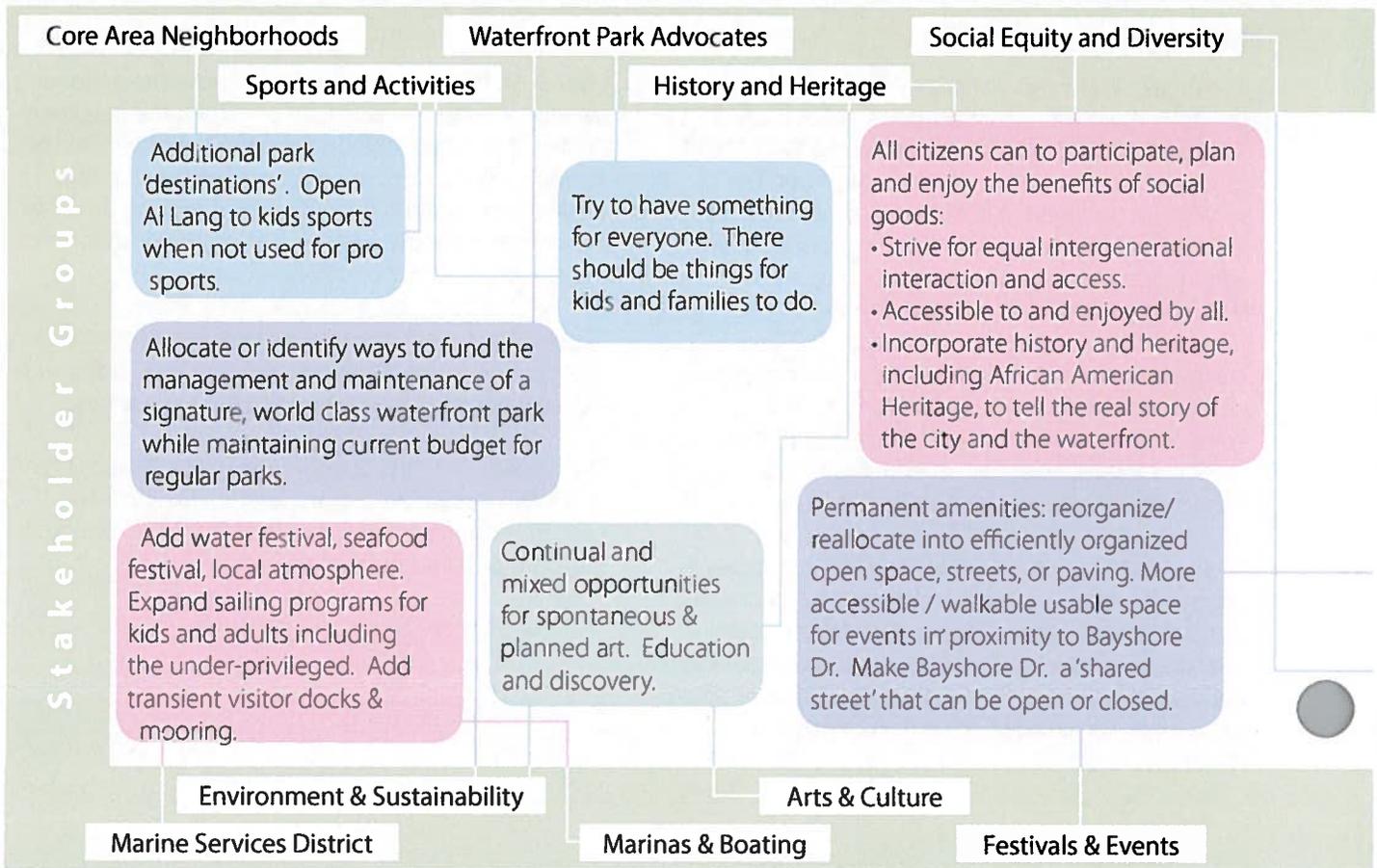
The results from this survey informed the development of the Downtown Waterfront Master Plan and were used in conjunction with the data collected from other methods of public outreach.

Benefits of the Downtown Waterfront



Source: Leisure Vision/ETC Institute for the City of St. Petersburg (December 2014)

Stakeholder Meetings



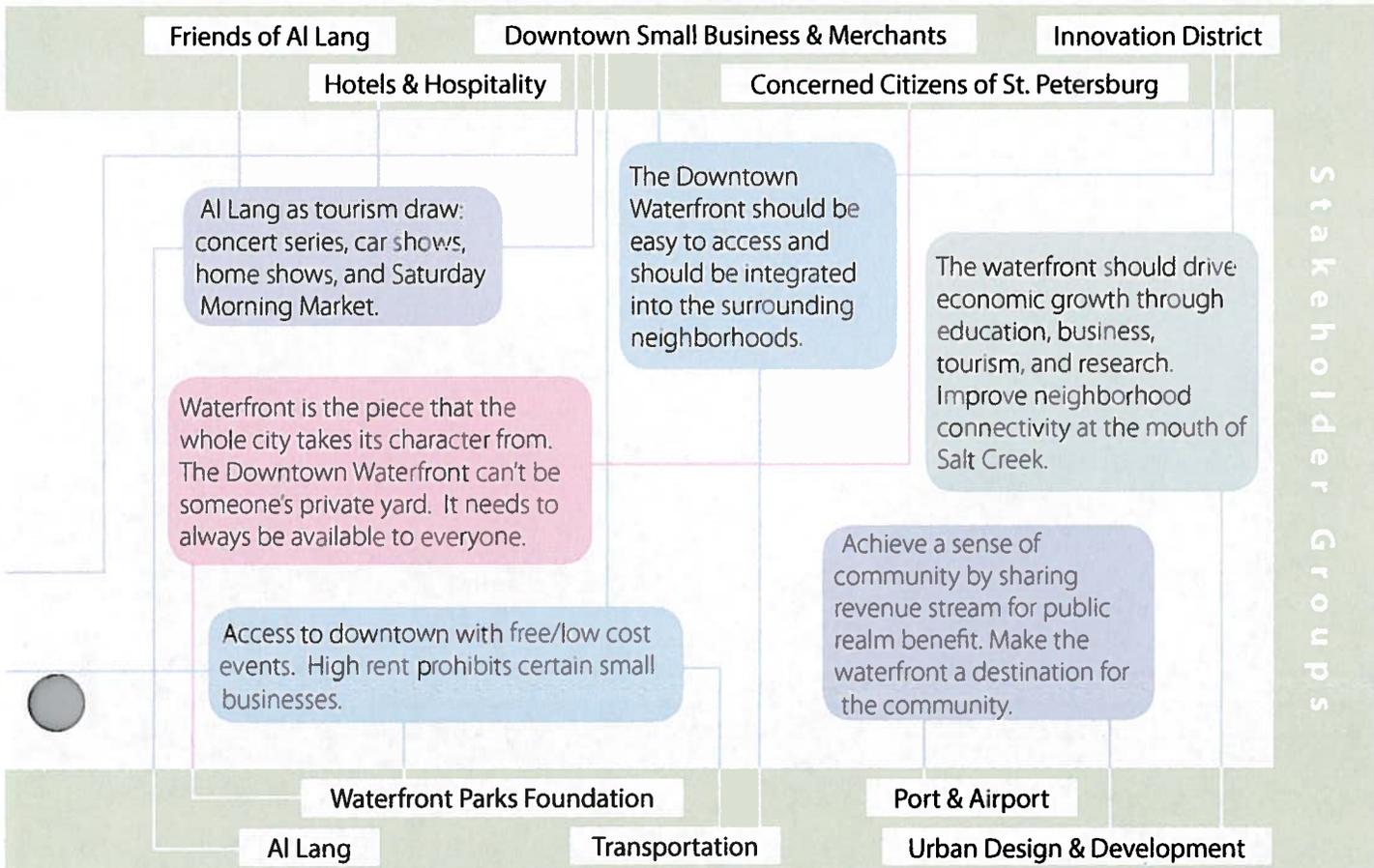
The Stakeholder Group meetings were held to bring together representatives from the various institutional and nonprofit interests within the Downtown Waterfront study area. The project team wanted the waterfront to continue to be a great place to do business while still being compatible with the visions of the various people and organizations that call the waterfront home. Additionally, these core group members provided an important local perspective about the history of the area and about the difficulties



inherent in organizing large events on the waterfront. Comments from people representing the various groups were considered along with the information gathered in public workshops, surveys, and online to develop this master plan.

The general program for the stakeholder meetings consisted of one project team member asking a series of general questions about the stakeholders to get the conversation started while other team members would note the responses. The team spent approximately one hour with each stakeholder group discussing their interests and aspirations for the Downtown Waterfront. The various groups ranged in size from five individuals to a group of nearly twenty people.

In addition to the Common Themes listed on the following page, each specific stakeholder meeting also generated ideas about the waterfront that helped guide the vision and goals for the future plan. As the meetings progressed, ideas brought up and discussed



were similar to ideas developed from previous groups. These similarities are captured above.

Many big ideas were generated from the outcome of these meetings. The information collected was used to guide the vision for the future of the Downtown Waterfront. Notes and dates from each stakeholder meeting can be found in Chapter 5 of the Site Inventory Workbook.

Common Themes

- Environment - enhancement and resiliency
- Access - social and physical to / from the water
- Activity - provide options not only events
- Connectivity - connect areas along waterfront





Section 2: Planning Framework



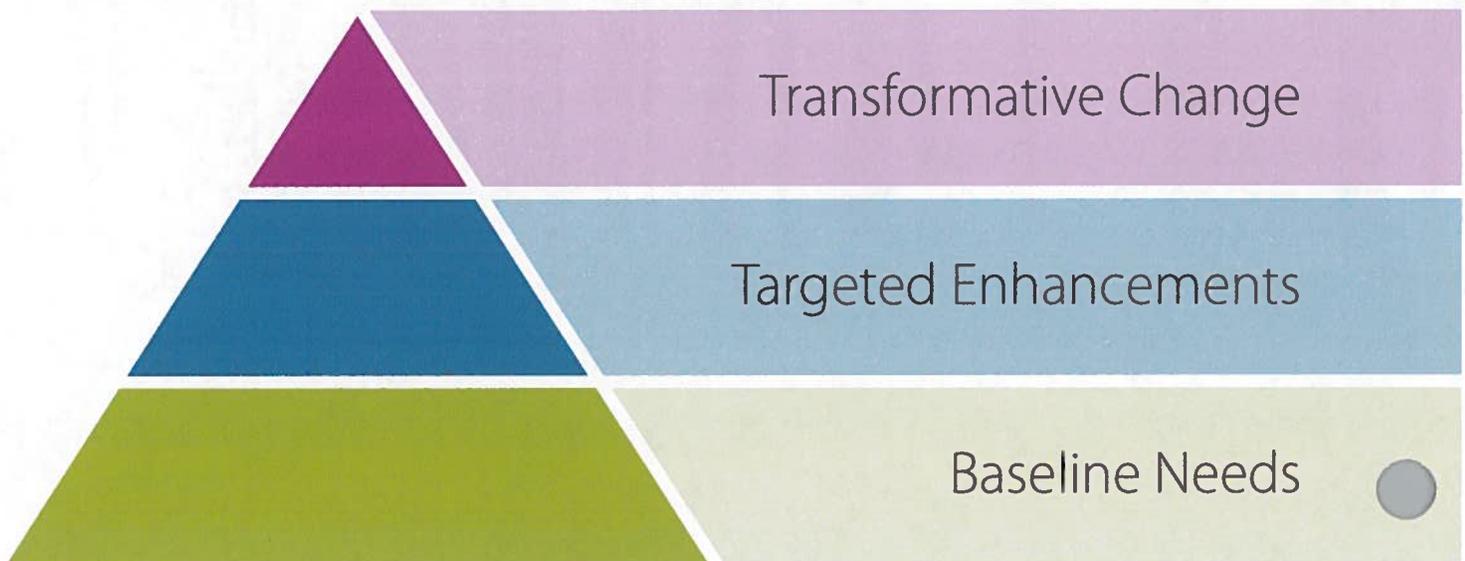
Park users enjoy a sunny afternoon at Vinoy Park

Plan Themes: Five Dimensions of the Waterfront

- 1 Stewardship of the Waterfront Environment**
Developing a sustainable relationship between the natural and built environments
- 2 Enhancing the Experience of the Water**
Expanding St. Petersburg as a waterfront destination for boaters and non-boaters
- 3 An Active Waterfront Parks System**
Diversifying the activities of the waterfront to meet a growing community's needs
- 4 Economically Vibrant Downtown Places**
Leveraging the economic potential of in-water and upland areas along the water's edge
- 5 A Connected, Accessible Downtown + Waterfront**
Creating continuous linkages, service oriented parking + transit, and increased public access to the waterfront

Levels of Enhancement

Each of these dimensions has specific issues associated with it that will drive the planning process. To better understand the component issues they can be divided into three levels of enhancement, described below. The following pages classify the common themes and issues identified in the public outreach process.



Applying the Framework:

The Master Plan recommendations are based upon a planning framework that received broad validation from the general community, stakeholder groups, and city leadership: Five Dimensions of the Waterfront. In developing the actual plan, it is recognized that certain aspects of the Dimensions such as social equity and diversity, climate change, resiliency, water quality, and transportation and circulation are ubiquitous – they are guiding ideas or ‘baseline’ values and experiences that should be available and applied across the entire public waterfront to realize the Vision. These ubiquitous needs are covered in the Comprehensive Waterfront Needs section. Other manifestations of the framework are best described within the six Character Districts, because the application of the framework and level of appropriate intervention will vary from place to place.

Therefore, the master plan is structured to include the guiding ideas for the entire waterfront or “Comprehensive Needs” section. Following this high level description of values and experiences, the plan provides detailed conceptual explorations of opportunities within the context of the six Character Districts where the planning framework is applied to address issues or opportunities specifically identified through the public input and analysis efforts.

The three Levels of Enhancement, (Baseline Needs, Targeted Enhancements and Transformative Change) are not intended to be a priority ranking; they are intended to differentiate projects of different cost, complexity and impact.

Concept drawings and sketches in the Character Districts are intended to illustrate possible solutions and opportunities that can implement the Five Dimensions of the Waterfront. The concept drawings are not the only solution that may realize an opportunity or needed improvement. They should, however, be used to help form and guide specific Downtown Waterfront projects.

Transformative Changes are long-term, large scale changes to the waterfront that have significant, substantial, or even regional benefits. These changes may include improvements like increasing the size or quality of natural habitat, creating additional breakwaters to improve the functionality of the marinas, increasing multi-modal access to the waterfront, and developing additional regional attractions on underutilized land.

Targeted Enhancements are changes that can be implemented in a phased approach with additional funding partners to provide additional opportunities for activities at the waterfront. These changes may include improvements like increasing water circulation through the marina basins, providing more transient visitor docks, building additional restrooms, concessions and water activities, and accommodating water transportation options.

Baseline Needs are changes that can be implemented in the short-term at a relatively low cost per item. These changes may include implementing low-impact development guidelines to protect water quality, provide better facilities for human-powered watercraft storage and access, provide additional shade with Florida-friendly tree species, provide seating, recycling bins and trash cans, wayfinding and other amenities to make a better waterfront park experience, and improving the quality and quantity of biking infrastructure.

Dimensions of the Waterfront

1 Stewardship of the Waterfront Environment

Introduction

St. Petersburg will realize a sustainable relationship between the built and natural environments. This includes a commitment to a healthy bay ecology by implementing best management practices to prevent and repair point source and non-point source urban pollution in the bay. The city should celebrate its waterfront ecology and expand viable habitat where practical. The city should also create an environmentally resilient relationship with the waterfront, in the form of storm surge protection through natural and man-made techniques to buffer wave action while maintaining water quality and environmental habitat. All development will comply with floodplain best management practices. The incremental rise in mean tide elevation will be monitored and acknowledged in future development plans.



Observations

- The waterfront is the shared amenity for the entire city.
- The waterfront provides cultural and economic value to the city.
- Maintenance of water quality and natural ecosystems is a challenge.
- Insufficient treatment of stormwater runoff direct to Tampa Bay.
- Dynamic wave action in basins during typical rain and wind events.
- Siltation and lack of flushing in basins and channels.
- NOAA tide data shows mean sea level increase of 8-10" in last 65 years.

Concerns

- Poor water quality in the bay and bayou.
- Loss of habitat and biodiversity.
- Boating facilities are not well protected.
- Wave impacts of a potential tropical storm or hurricane.
- Lack of understanding of the importance of these issues.

Values

- Water's edge that is clean enough to swim and fish in.
- No floating litter in the bay.
- Protection from the wave action of storm events.
- Maintained natural views to Tampa Bay.
- Ability to see flora and fauna within the bay environment.

Ideas

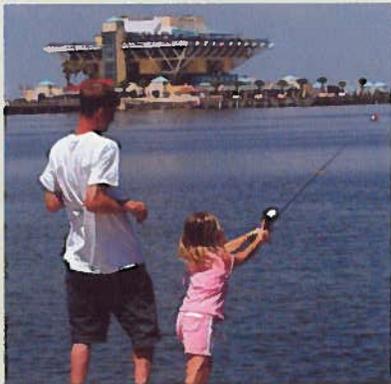
- Improvements to stormwater structures before outfall, in the basins, watershed, and region.
- Enhanced green practices and education.
- Metrics and community education to track enhanced water quality.
- Enhance seagrass and mangrove communities in key areas.
- Improved basin flushing and maintenance.
- Updated concepts for breakwaters and storm protection.
- Continue to work with USF marine scientists and other agencies to monitor climate change and sea level rise.

Resulting Plan Components

- Ecology of the city, flow-ways and bay
 - Water quality – habitat and swimming
 - Urban outfalls and drainage basins
 - Maintaining the basins and waterways
- Resilience and climate adaption
 - Protecting the city and boating economy
 - Sea level rise and storm surge
 - Urban canopy
 - Shoreline protection

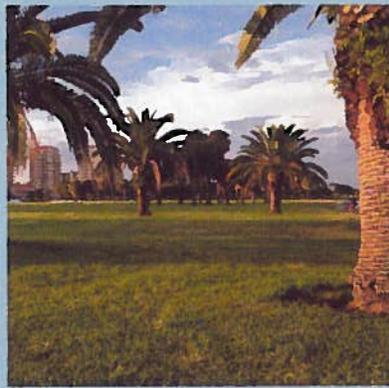
Baseline Needs

- Preserving the waterfront for future generations
- Safe fishing
- No floating litter in the bay
- Demonstration projects
- Enhanced water quality and monitoring programs
- Mitigate pollutants and contributing land uses
- Defining metrics to measure progress
- Fertilizer and landscaping ordinance
- Low impact development guidelines
- Intergovernmental coordination
- Educational signage



Targeted Enhancements

- No untreated stormwater dumping into Tampa Bay
- Improve existing recycling system
- Improved basin flushing
- Implement living shoreline (pilot projects) appropriately located and scaled
- Establish sustainable districts and overlays (ecological, net zero energy, zero waste, or carbon neutral)
- Flexible and informal space along waterfront with targeted areas for activities and access to water



Transformative Change

- Water quality suitable for Swimming at beaches
- Breakwater system to improve and increase habitat and provide storm protection
- Reduce impervious areas (parking lots) and increase use of natural areas
- New programs to re-establish mangrove habitat in targeted areas



Dimensions of the Waterfront

2 Enhancing the Experience of the Water

Introduction

St. Petersburg will be the leading Downtown Waterfront destination on the Gulf Coast: a place of diverse waterfront access for all its citizens and visitors. Marine based recreation will be expanded and enhanced through increased dockage for large and small vessels. New forms of regional connectivity will be served with ferry connections between cities and water taxi services along the waterfront. Reconfigured basins with efficient organization and secured wave protection will support waterfront activities. Non-boaters will enjoy increased opportunities to experience the waterfront through boat rentals (motorized / non-motorized), increased access to the water's edge, and fewer fence and parking lot obstacles.

Observations

- The use of boating facilities has increased from past decades.
- The size, scale and quantity of water vessels increased over time.
- Short term dockage is not meeting regional needs or existing demand.
- There is a strong relationship between water tourism and boat maintenance.
- Salt Creek siltation is reducing the functionality of maintenance yards.
- The current marina fencing and parking separates pedestrians from water's edge.
- Very limited options for rentals, food or activity at water's edge.

Concerns

- Basins are too dynamic to fully utilize, particularly North / Vinoy.
- Difficult to sail or kayak the water's edge when northern or eastern wind are blowing.
- Not enough locations for non-boaters to access the water.
- Seawalls limit access to water.

Values

- Develop and expand St. Petersburg's "Eastern Door" as a regional or Gulf destination.
- Enhance the use of the bay and basins as a recreational asset for boaters and non-boaters.
- Leverage and expand the value of the waterfront as an economic engine.

Ideas

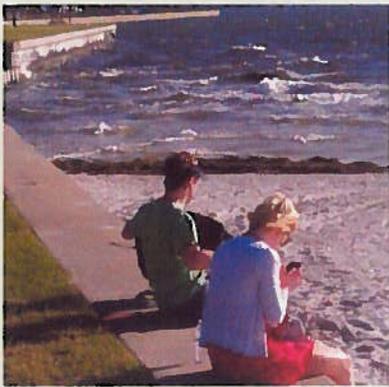
- Consistent, wide sidewalks along water's edge.
- Reduced parking, fencing along water's edge.
- Modernize the marina, dockage and breakwater facilities.
- More transient visitor docking opportunities.
- The city should plan for water taxi and ferry opportunities.
- More facilities to store, rent and put in non-motorized watercraft.
- Enhanced beach and swimming opportunities.
- More waterfront dining.
- A larger, protected 'intra-harbor' boating experience.

Resulting Plan Components

- Boating and marina enhancement
 - Basin protection and channel maintenance
 - Transient visitor docks, ferry and total capacity
 - Viable boating and marine support services
 - Increased programs for water related education
- Access to Water's Edge
 - Public access along the bulkhead (reduce and relocate parking immediately adjacent to water)
 - Waterfront dining and respite in downtown areas
 - Opportunities to touch the water (beach and steps)
 - Rentals for motorized and non-motorized watercraft

Baseline Needs

- Preserve and enhance views
- Create breaks in the seawall to provide access to water
- Consistent, wide sidewalk along the water
- Wayfinding for waterfront facilities
- Human powered watercraft storage and access



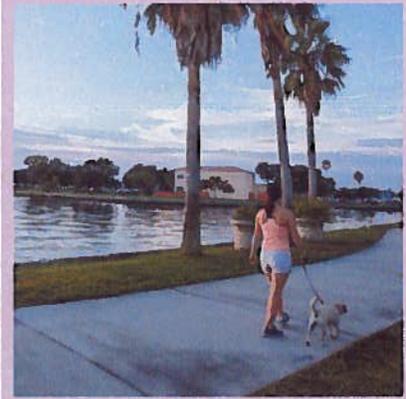
Targeted Enhancements

- More visitor boat docks
- Modernize the marinas
- More waterfront dining
- Enhance Spa Beach
- Water taxi
- Ferry service (Tampa, Apollo Beach)
- Pedestrian swing bridge at the mouth of Salt Creek
- Bridge connecting fine art and history museums



Transformative Change

- Breakwater system to enhance boat protection and create blue way for non-motorized craft
- Reallocate streets and parking away from waterfront / make pedestrians the priority along water's edge

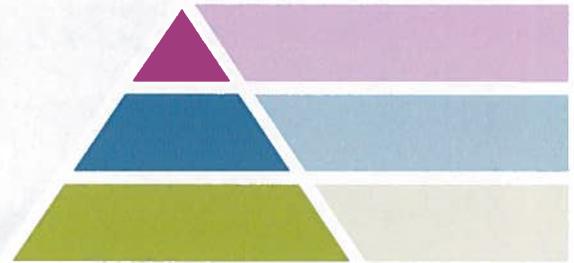


Dimensions of the Waterfront

3 An Active Waterfront Parks System

Introduction

The Waterfront Parks of St. Petersburg will balance the historic character of open greenspace with new opportunities for recreation to serve the needs of a changing community. The parks will retain their traditional sense of relaxed community green space with clear site lines and flexible use, but with 'light touch' enhancements to baseline character and comfort such as shade, water, seating, art, discovery, and play. Specific locations will be developed at a higher level as nodes for targeted community experiences and places of transformational change. This approach will allow the parks system to remain a place reflective of both St. Petersburg's historic character as well as its diverse and energetic future.



Observations

- Beautiful views to water and bay.
- Parks are regularly used by walkers, runners, cyclists, and boarders.
- Some areas have a dated appearance or limited maintenance.
- Limited amenities, inconsistent pedestrian access, lighting, shade.
- The parks do not fully meet the needs for community recreation.
- Difficult to have an 'extended' experience of multiple activities.

Concerns

- Tension between local and neighborhood uses and large events.
- Tension between desire for passive appearance and active needs.
- Cost of enhancement to waterfront and other city parks.

Values

- Public access for everyone in community.
- Maintain and enhance comfort, beauty, shade, seating, and views.
- Incorporate new activities while maintaining green space with water views.
- Continue to limit private development in parks to small facilities (i.e. concessions, band shells, and small buildings for public restrooms).
- The Saturday Morning Market and seasonal events.
- Continuous waterfront trail and pathway.
- St. Petersburg's history, arts community and sense of environment.

Ideas

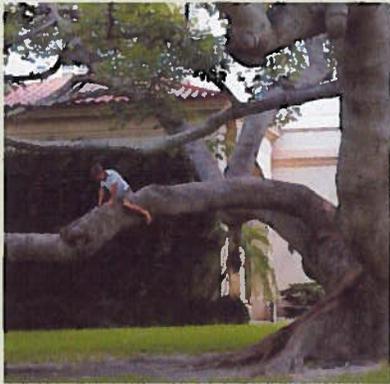
- Create more consistent comfort, character and pedestrian access.
- More child friendly places and casual activities: hammocks, game tables, swings, bocce, fishing.
- "Tell the story" with interpretive signage including African-American Heritage, integrated art, history and heritage, and discovery opportunities.
- Nodes of Activity: splash pad, skate park, rentals, concessions, picnic amenities.
- New facilities for Saturday Morning Market & other uses.
- Tiered events venues locations.

Resulting Plan Components

- Preserve and enhance St. Petersburg's character
 - Community parks, informal green, open vistas
 - Increased 'baseline' treatment and comfort
 - "Tell the story" – art, discovery, education
 - Nodes of activity to support emergent uses
 - Context sensitive response: "Baseline needs, targeted enhancements, transformative change"
- Supporting large community gatherings
 - Diversify event locations
 - Support Saturday Morning Market
 - Maintain a 'sports on the waterfront' experience

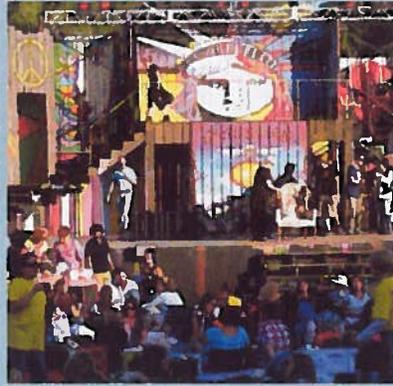
Baseline Needs

- New shade trees
- Open vistas
- Benches
- Drinking fountains
- Improve pedestrian and bike access to parks
- Site furniture standards
- Integrated art in parks
- Natural play areas
- Interpretive signage and less sign clutter
- Maintenance
- Florida-friendly planting
- Planted stormwater areas
- Balance uses and demands
- Child-friendly events
- Affordable activities



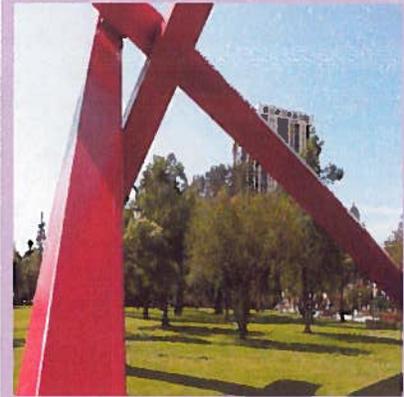
Targeted Enhancements

- Splash pad(s)
- Skate facility
- Restrooms
- Light concessions
- Non-motorized boat rental
- Equipment storage
- Picnic areas (shelters, tables, chairs, grills)
- Beach maintenance program
- Reduce or reallocate parking
- Saturday Morning Market venue
- Small music venue
- Access to water / swimming



Transformative Change

- Convert Bayshore Dr. to a "convertible street"
- Acquire additional waterfront land to "thicken" parks
- Arts destination - art trail & art "anchor pieces"
- Multi-modal access to parks and events
- Reallocate events across waterfront parks

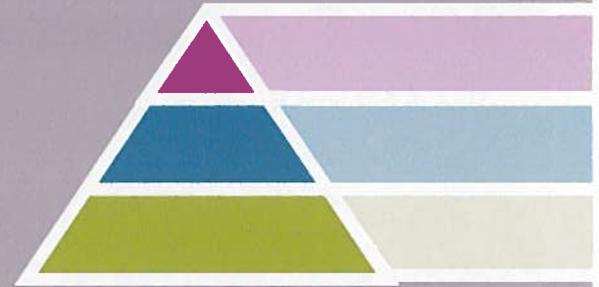


Dimensions of the Waterfront

4 Economically Vibrant Downtown Places

Introduction

The waterfront should continue to be an asset and venue for economic vitality for the entire community. Access to the water should be a source of social and economic value to the residential neighborhoods. The waterfront should be a place of economic activity for small business in niche locations to energize events and provide limited day to day comfort such as recreational rentals and sundries. And the waterfront should be leveraged as an opportunity for job creating economic development to support the recreational marine industry, scientific research, education, transportation, and cultural tourism.



Observations

- Waterfront proximity provides value to adjacent properties.
- Waterfront access provides value to inboard neighborhoods.
- Many places on the waterfront are single purpose and not consistently active.
- The area from 1st Ave. S to Salt Creek is not as active on a daily basis.
- The technology based jobs potential of the deep water port and 'Innovation District'.
- Very limited food and beverage opportunities along water's edge.

Concerns

- The economic potential of the city is not being fully realized in the Innovation District.
- Over development will create noise or activity impacts for downtown residents.
- Publicly owned land will be given up to private development.
- Obsolete facilities on the waterfront.

Values

- Economic expansion through medical, technology, research and marine sciences.
- Measured locations for economic development.
- Partnerships and collaboration between entities.
- Multi-use places and facilities.
- Opportunities for both high and low price points.

Ideas

- More pathway, activity 'places' that engage the water.
- New opportunities for startup business and inexpensive retailing.
- Enhanced working waterfront and Salt Creek Marine District.
- 'Collaboration Zone' with USFSP, hospitals, research, airport and port.
- Collected opportunities for linked small museums.
- New uses for water treatment plant.
- Re-arrangement of some land holding and facility locations.

Resulting Plan Components

- Preserve and enhance neighborhood character
 - Extend the waterfront value into the neighborhoods
 - Neighborhood park levels of service
 - Local access and activities linking all parts of the city
- Realizing St. Petersburg's economic potential
 - Collaboration with 'Innovation' partners
 - Deep water port, research, sciences and airport
 - Salt Creek marine industries
 - Pier redevelopment as local and global destination
 - Active or 'urban' cultural entertainment venues
 - Opportunities for small business incubation

Baseline Needs

- Neighborhood and family focused, meeting needs for all people
- Require new development to be consistent with existing neighborhood character
- Seating, shade, recycle bins, trash cans, drinking fountains
- Signage and wayfinding (directional and educational)
- Art component in new public spaces
- Maintain and increase local business opportunities
- Gathering spaces with food



Targeted Enhancements

- Facilitate pedestrian movement
- Improve staging for events
- Salt Creek – enhance and connect area to tell its working waterfront story
- Increase entertainment/event venue options to reduce burden on Vinoy Park
- Outdoor market place
- Water sports rentals
- Water taxi



Transformative Change

- Al Lang Field redevelopment
- Pier uplands with restaurants and entertainment
- Large covered market pavilion
- Arts destination - art trail & art "anchor pieces"
- Leverage USFSP and other Innovation District institutions to improve K-12 opportunities



Dimensions of the Waterfront

5 A Connected, Accessible Downtown Waterfront

Introduction

The St. Petersburg waterfront will be a place that prioritizes people over automobiles. The community will continue its evolution as an urban place with more pedestrian access to the water's edge, supported by bicycles, local jitney, and trolley service. Parking will migrate away from water's edge so that a higher percentage of automobile access will occur on-street or in parking structures within walking distance. Navigation will be enhanced with clear wayfinding and a continually improved urban experience that includes a continuous linked, branded system of trails from the Coffee Pot to Lassing Park.

Observations

- St. Petersburg is largely a traditional grid which allows for a walkable city.
- Superblocks and geographic obstacles reduce access below 1st Ave. S.
- St. Petersburg is moving toward a more multi-modal culture.
- St. Petersburg is predominately car-reliant.

Concerns

- Difficult to understand how to access downtown parking and circulation.
- Parking location, time restrictions, and cost may not be optimized to meet the needs of the waterfront parks, businesses and residents.
- Trolley system is not well understood or consistent.
- Wayfinding system for public parking and circulation is not fully functional.
- Insufficient bicycle facilities.
- Special events close large sections of the waterfront to locals.

Values

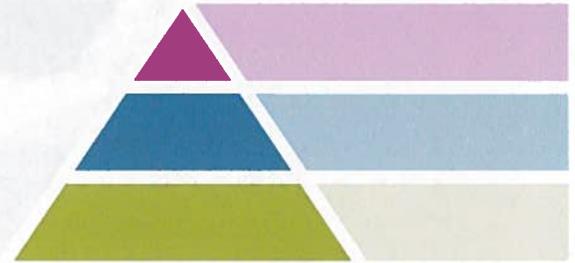
- Pedestrian and bicycle facilities.
- Sidewalks, short crossings and slow traffic.
- Reward the pedestrian experience with active ground floor development.
- Land, water and air access to St. Petersburg.

Ideas

- Bike share and more prevalent bike facilities.
- Shared-use (flush curb) streets and parking for Saturday Morning Market, and other Bayshore Dr. events.
- Enhanced trolley service linked to public parking, particularly during events.
- Expanded trail systems leading inboard neighborhoods to water.
- Linkages to Central Ave. corridor development as well as Mirror Lake, Roser Park, Bartlett Park and other inboard nodes of activity.
- Wayfinding system that assists with access to destinations and public parking.
- Affordable and optimized public and private parking locations.

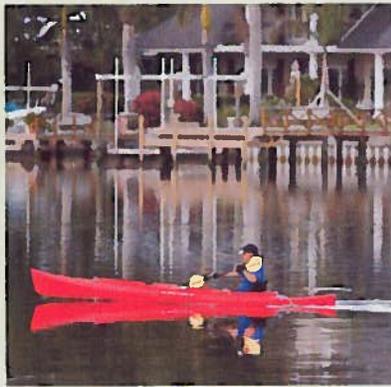
Resulting Plan Components

- A fully connected system
 - Heels and wheels
 - High quality streets, sidewalks and trails - Downtown to Lassing Park
 - 'Pearls on a string'
- An integrated multi-modal system for moving people
 - Wayfinding system
 - Coordinated parking with multi-modal access (public and private)
 - Increased service, reliability and branding for trolley and other transit services
 - Bike share and bike facilities
 - Reward the pedestrian experience and behavior



Baseline Needs

- Improved bike lanes (increase length and connectivity)
- Shade and benches at trolley stops
- Wider sidewalks
- Reduce pedestrian crossing distances
- Lower vehicular speeds
- Wayfinding signage – all modes
- Canoe and kayak trails
- Buffers from motor vehicle traffic



Targeted Enhancements

- Increased quality of service for bike and pedestrian facilities
- Improved access to downtown and waterfront with better public transportation
- Create more east-west corridors into the city from waterfront
- Multi-modal links
- Links to parking garages
- Bike and kayak lockers
- Bridge and pathway systems to connect Old Southeast
- Reallocate parking, shift away from water's edge
- Seawall maintenance
- Bridge connecting fine art and history museums
- Water taxi



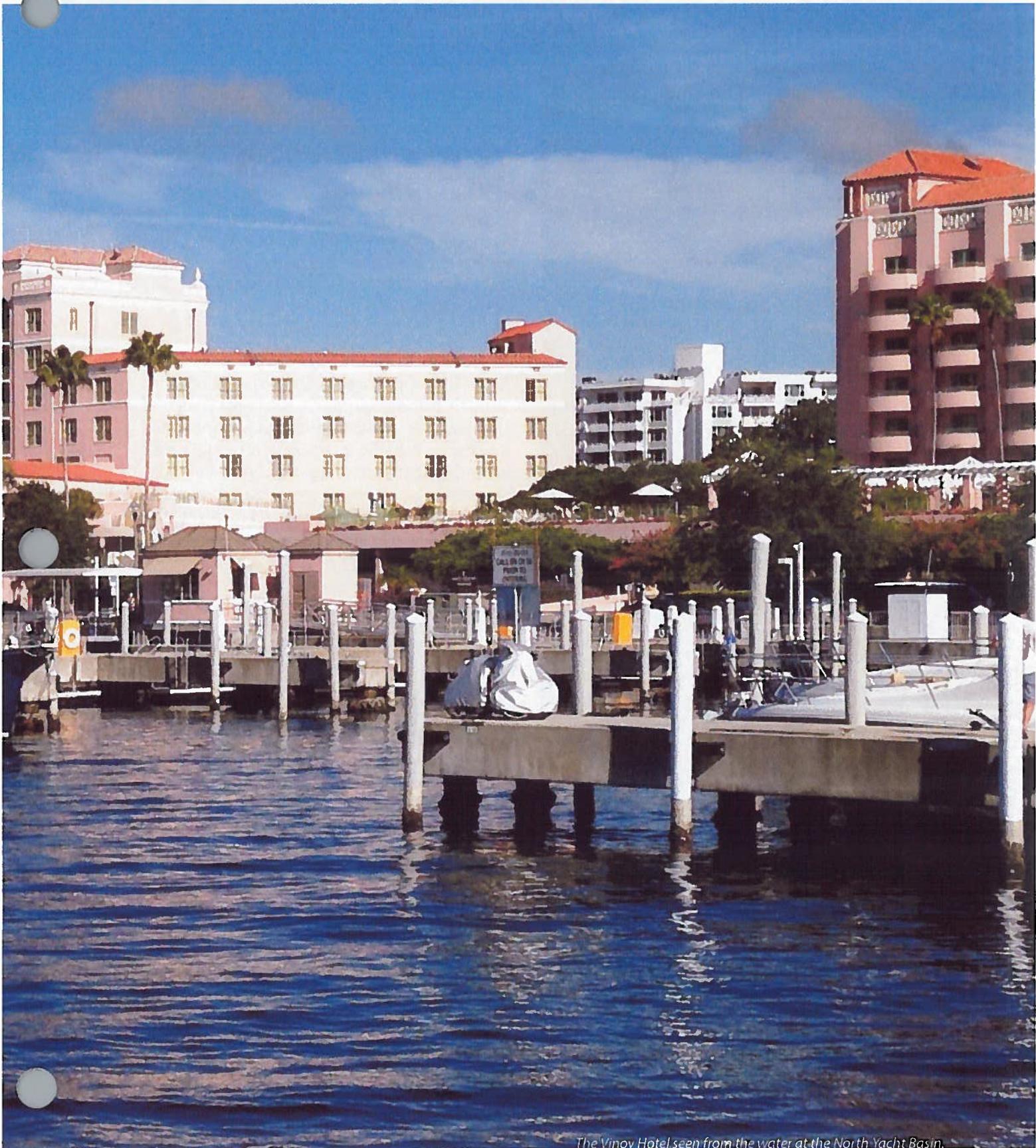
Transformative Change

- Cross-bay ferry service
- Bike share program
- Pedestrian swing bridge
- Breakwater system for improved boating use and protection
- Repurpose Bayshore Dr. to a "convertible street"
- Pedestrian and street corridors to have water views from avenues
- Demand-driven variable-rate pricing for parking





Section 3: Program Refinement & Master Plan Recommendations



The Vinoy Hotel seen from the water at the North Yacht Basin.

Comprehensive Waterfront Needs



The following plan recommendations were developed as a response to the input of the thousands of citizens who participated in the various forms of public outreach described in Section 1. These comprehensive waterfront needs are design and operational concepts that should be applied where appropriate across the entire waterfront planning area as specific individual projects are developed. Here they are listed in a general order of importance; however the specific needs for individual projects may vary by their location along the waterfront.

Social Equity and Diversity

Social Equity and Diversity should be included in all facets of the Downtown Waterfront. Barriers of class and race should be broken down and a new Downtown Waterfront should be accessible to all in the City of St. Petersburg. Making multi-modal connections to all neighborhoods and creating a business climate that allows small business to thrive in downtown will create a more diverse and viable community in the future.

Future improvements should not only be sensitive to St. Petersburg's past, but embrace diverse cultures as part of the Downtown Waterfront. Event programming with a variety of content, activities and price-points, interpretive signage and artwork, and small business development should make the Downtown Waterfront a showcase for St. Petersburg's diverse tapestry of business and cultural entrepreneurs.

Improvements should also continue to increase access to the waterfront for people with disabilities. New additions and upgrades to facilities and public space on the waterfront should include universal design principles from the inception to create world-class inclusive public spaces for people with the entire spectrum of physical abilities.

Climate Change, Resiliency, and Water Quality

History shows that communities typically adapt over time, either organically or through planning, to changing trends in the coastal environment. The impacts to waterfront infrastructure due to variations in sea level, storm frequency, and storm intensity are

addressed as the community develops or redevelops those waterfront areas. The key to achievable climate adaptation is to have policies in place that incorporate climate change considerations into the development of every waterfront project. The City of St. Petersburg's continued adaptation to sea level rise and climate change should occur in a similar way.

Climate change in coastal communities is often associated with sea level rise. Sea levels are projected to increase from 6 inches to several feet over the next 50 years – a highly variable and uncertain range of possibility. In addition, rising water temperatures are expected to result in secondary impacts including more extreme storms and more extensive coastal

flooding with even greater variability. Predicting sea level rise and the associated secondary impacts is highly uncertain and designing and constructing a project today to armor a community's entire shoreline for the next 50 to 100 years is not advisable due to the high cost to construct and the extreme variability in projections for climate change.

Designing a shoreline protection project today for a city's entire waterfront based on these highly uncertain climate change predictions would cost tens of millions of dollars to construct and may not meet the desired goals if the climate change is later shown to be more extreme than predicted. As such, communities adapt to climate change in an incremental manner over time



Spa Beach Park with the North Yacht Basin and downtown beyond.

Comprehensive Waterfront Needs

as the understanding of the climate progresses and using the best available information at the time the areas near the shore are developed and redeveloped.

The appropriate climate adaptation policy for St. Petersburg is for areas of the waterfront undergoing redevelopment to include consideration of the project's life cycle and the projected climate changes (sea level rise, storm frequency, storm intensity) over that life cycle. For example, development or redevelopment of buildings might typically be expected to last for 50 to 75 years. When designing buildings located near the waterfront the design should include elevations and hardening to withstand not only the current water levels but also the expected coastal climate over that 50 to 75 year life cycle. Similarly, utilities, seawalls, roads, and parks in the waterfront area that undergo redevelopment or repairs should include consideration of projected sea levels and storm events over their life cycle. In this way, the waterfront adapts to climate change in an incremental fashion, spreading the costs over time and designing using the best information available at that time.

New development or redevelopment in city waterfront areas should include consideration of climate change over the project's life cycle. All efforts should be made to use state-of-the-art science for the prediction of climate change available at the time of redevelopment. Roads, open spaces, and seawalls should be raised as they are redeveloped. Dual purpose features such as seating berms, knee walls, and other similar structures should be included in new development or redevelopment projects to impede flooding. Critical infrastructure should be moved away from the waterfront and elevated above flood levels where possible. Additionally, salt tolerant plantings should be included along the waterfront in areas of expected inundation.

Basin and Shoreline Protection

St. Petersburg's Downtown Waterfront is vulnerable to natural systems and forces. The City of St. Petersburg will complete a long range plan for basin function, water quality, and boating facilities in conjunction with measures to mitigate increased storm surge and wave action. Community wide storm exposure creates wave action in the yacht basins and rough conditions



Living breakwaters would improve water quality, protect the marinas and improve boating access to the Downtown Waterfront, and create a shoreline more resilient to extreme weather.

for small craft while degrading natural habitat and eroding soft edges. Protection is needed and comes in many different forms. This may include traditional and non-traditional (living breakwater) opportunities to allow the entire waterfront to be more resilient to wave impacts and more navigable for small craft.

Conventional breakwaters are typically associated with high cost, high visual impact, and greater potential for permitting challenges. Living breakwaters are a natural-based protective technique that provide many benefits to the community. These techniques improve aesthetics and usability, enhance and increase habitat, improve water quality, provide educational opportunities, and most importantly protect the

shoreline and basins while creating a calmer waterway for small craft to navigate the edge. This concept requires further engineering analysis and design, location and size to be determined. The system of living breakwaters should continue to build over time.

Environmental Best Management Practices should include improvements to outfall points, “low impact design” features for parking lots, streets and parks and environmentally sensitive solutions to waterside breakwaters and basin water quality.

A Resilient Waterfront

As a vision plan and framework for future growth, the Downtown Waterfront Master Plan focuses on enhancing the vibrancy of the core area within an urban context to further improve function and aesthetics while promoting economic vitality through private investment. The success of the plan is through thoughtful implementation from engaged stakeholders and leadership, and with continued input from the community, focused on integrating

the natural, built and social environments within each improvement project. This integration provides the platform to leverage natural systems enhancing the waterfront user experience while offering protection against natural hazards resulting from a changing environment.

This whole system integrated planning approach is critical to increasing the resiliency of the St. Petersburg’s downtown waterfront and allowing the vision to be realized. Utilizing a flexible, adaptable and well-informed set of guiding principles comprised of relevant and implementable mitigation strategies provides the City with the confidence necessary to grow in the face of future uncertainty.

The Downtown Waterfront Master Plan offers an opportunity to move the City towards resiliency and to protect natural and man-made assets through integration of adaptive planning strategies and to begin cultivating a paradigm shift related to living with the natural environment. The plan also provides a platform to elevate the resiliency discussion and inform



The three yacht basins, parks and downtown

Comprehensive Waterfront Needs

the community of its importance for the future of the City.

Policy changes and land development code requirements are a key component to lead the City towards resiliency. These policies could be implemented as voluntary through local competition initiatives, waterfront district or zoning specific, surcharges for use, incentivized compliance or as mandates, offering implementation flexibility.

Example policy changes being considered by other communities that would be most impactful in the waterfront environment include:

Ban on sale of styrofoam (cups, takeout containers, etc.)

- Reduces quantity of floating trash ending up in stormwater collection system and waterways. (Adopted by: Miami Beach, Washington DC, Portland, Minneapolis, New York, Seattle, San Francisco, over 50 other California communities, and many others)

Ban on plastic bags and straws

- Reduces quantity of floating trash ending up in stormwater collection system and waterways. (Adopted in some fashion by: Honolulu, San Francisco, Santa Cruz, Los Angeles, Malibu, Fort Collins, Boulder, Chicago, Portland, Seattle, Olympia, Washington DC, and many others)

Example code/public works manual changes being considered by other coastal communities include:

- Incorporate additional freeboard in minimum building finish floor elevation
- Design for protection of critical infrastructure
- Elevate sea-walls (establish minimum elevation relative to base flood)
- Elevate low-lying roads (establish minimum elevation relative to base flood)

Transportation and Circulation

Transportation and circulation should be flexible and multi-modal. Enhanced trolley services, jitney golf cart or pedicabs, bike share, bicycle facilities and a highly connected walking environment should enjoy priority access and proximity to water's edge over automobile parking wherever practical. A continuous north-south linkage should be expanded to provide both 'heels'

and 'wheels' connectivity from the Coffee Pot area to Lassing Park, with increased supporting access to the water's edge.

A fully connected pedestrian system should be pursued as part of this plan. St. Petersburg currently has a number of programs and future plans to promote, enhance, and expand the pedestrian and bicycle circulation within its downtown and waterfront areas. Key projects and initiatives should be considered to develop a fully connected waterfront community. These multi-modal systems include, but are not limited to bike lanes, cycle tracks, park trails and promenades,



The Downtown Waterfront is well connected to pedestrian (yellow) and bicycle (purple) trails. These connections should be expanded in the future to bring the waterfront within reach of more of the city.



Moving towards an improved multi-modal transportation system.

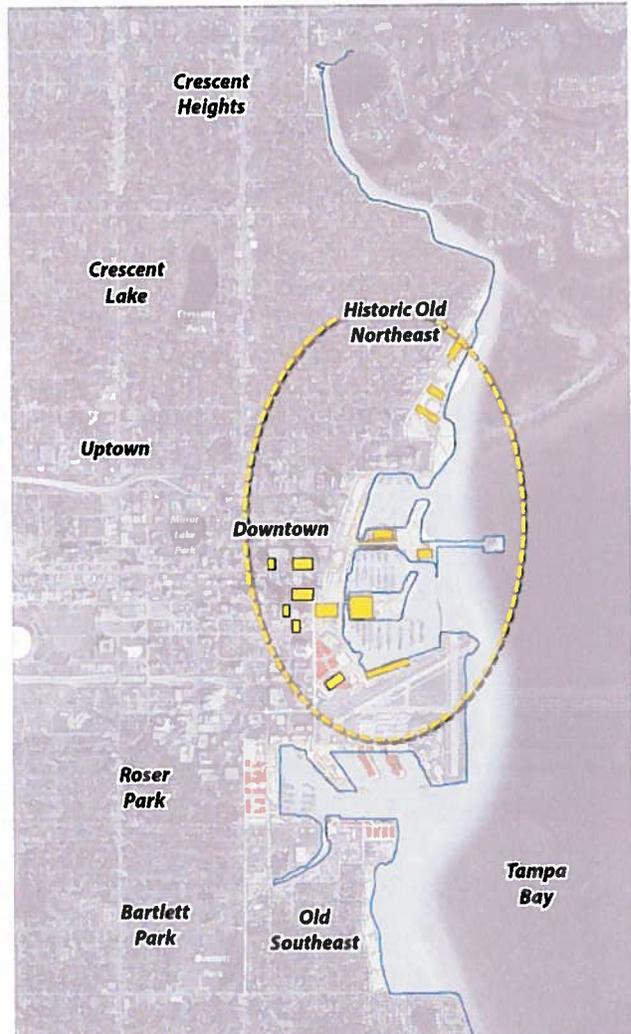
linkages to existing trails, heritage trails, and a destination art walk along the water.

Potential changes to the transportation network should be subject to an analysis of the trade-offs inherent to the different potential approaches to transportation problems. There should be an appreciation among the public and decision-makers for the sometimes conflicting desire to have active, pleasant outdoor environments and the need to accommodate the local and regional trips into the downtown waterfront area.

Parking

Downtown St. Petersburg continues to draw visitors and large crowds to its waterfront environments. Parking should be relatively close to where people want to be without compromising the experience along the waterfront. Parking relocation and reallocation is necessary to create a positive pedestrian experience along the water's edge. Parking areas will be incrementally relocated away from water's edge to increase pedestrian access and park use. While some parking will remain on the upland areas and near marina access points, the water's edge will be positioned for wide pedestrian and bicycle promenades.

The total number of spaces removed from the Downtown Waterfront study area will not reduce the parking supply below peak demand. The number of excess spaces within walking distance of the study area will be determined by the upcoming Downtown St. Petersburg Parking Study. Before any parking is removed at a specific location, the city should make



Ample parking supplies exist along the Downtown Waterfront. Much of the unused capacity lies just a block or two from the waterfront, and could be better utilized with appropriate policy and wayfinding.

sure that the location will remain within a comfortable walk or transit trip from underutilized parking capacity.

Additional parking management policy changes such as variable-rate parking should be considered within the Downtown Waterfront area. This could reduce congestion from people "cruising" for parking spaces in high-demand areas and lead to a more fair price to park while ensuring convenient parking access all day.

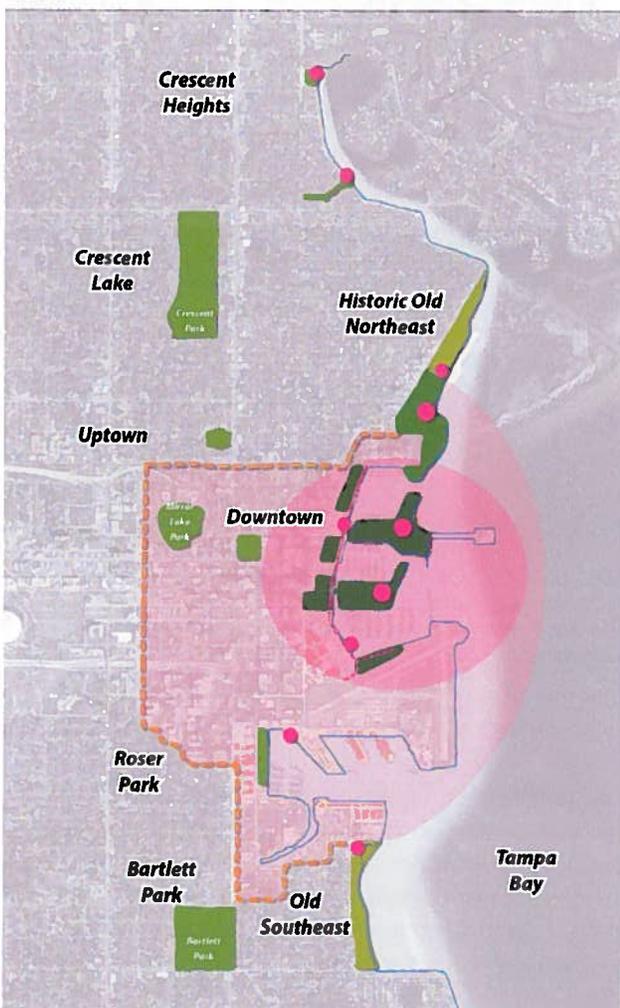
Comprehensive Waterfront Needs

Nodes of Activity and Events

The St. Petersburg waterfront parks system will include 'nodes' of activity for community gathering, higher intensity play, and diversified special event locations. Nodes are destination locations along the waterfront that provide the community with a diverse range of activities. Varying types of activities should be included in these nodes within the waterfront parks and public spaces. These activities should range from picnics with grills and shelters, to playgrounds, splash pads, rental opportunities, and concessions. These activities should also be linked with strong physical and visual

pedestrian connections. The waterfront should be a place to spend the day enjoying a number of different activities shared by the entire community. The 'nodes of activity' approach will allow the balance for desired open and flexible greenspace within an overall parks system that is peaceful and relaxing.

St. Petersburg currently is host to over one hundred programmed events that take place along the Downtown Waterfront. The North Shore and Vinoy Parks continue to be a destination for the large events while other public spaces along the waterfront should provide alternative venues to balance the benefits and impacts of festivals and events across the waterfront. Criteria based decisions for event location based on crowd, noise, food, and parking demand, need to be considered to spread out the number of events taking place on the waterfront. Event fees should be based on the projected economic impact, operating costs to the parks department, and ability to create a destination downtown without over-utilizing specific locations or public resources.



Nodes of Activity should be spread across the Downtown Waterfront park system. Additional Nodes of Activity designed to cater to specific event types can spread major events across the waterfront near the downtown core while reducing the strain on Vinoy Park.

Arts and Culture

St. Petersburg's vibrant arts and cultural tradition will be reflected throughout the waterfront in the form of both 'integrated art', cultural events and iconic / object art. This can be delivered through baseline investments (such as benches), unique spatial design (such as playgrounds or overlooks), local 'Plein Air' activities, touring exhibits, and permanent installations. An "Art Walk" should also be considered as part of the waterfront experience. This unique walk should be anchored with more substantial art pieces that provide a sense of permanence and add a special destination within the parks and public realm.

Concessions

Retail and concession services should be available at nodal locations for rentals, sundries and light food/ beverage services as part of the waterfront experience. Concessionaire agreements should be of a multi-year basis sufficient to accommodate a viable business model. Unauthorized concession activities will be prevented.

Signage and Wayfinding

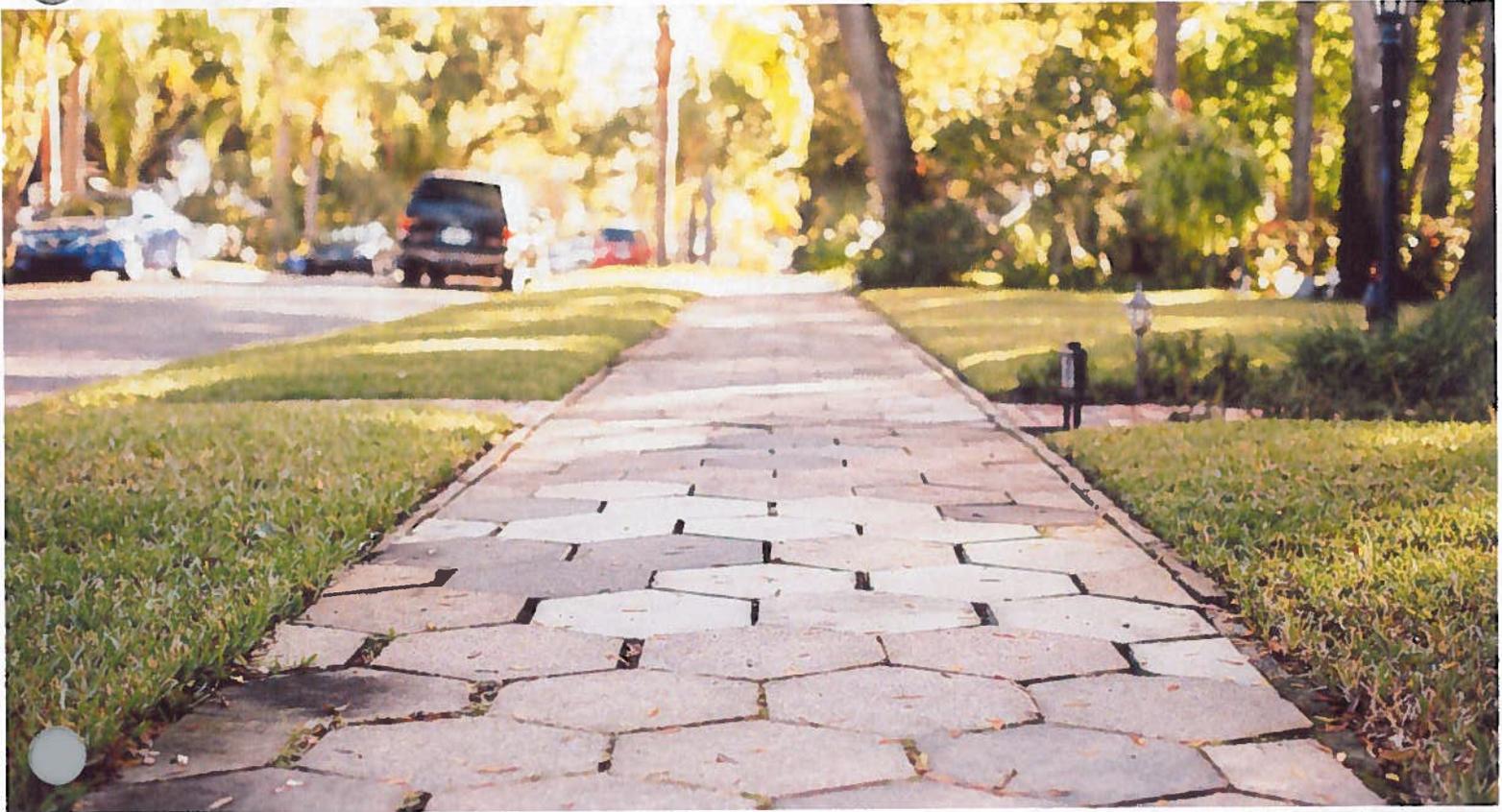
Signage and wayfinding will provide clear orientation to major destinations, as well as education and interpretation of the St. Petersburg cultural and environmental context, within an artful presentation that adds to the sense of place.



The African-American Heritage Trail is a recent project that celebrates the city's heritage.

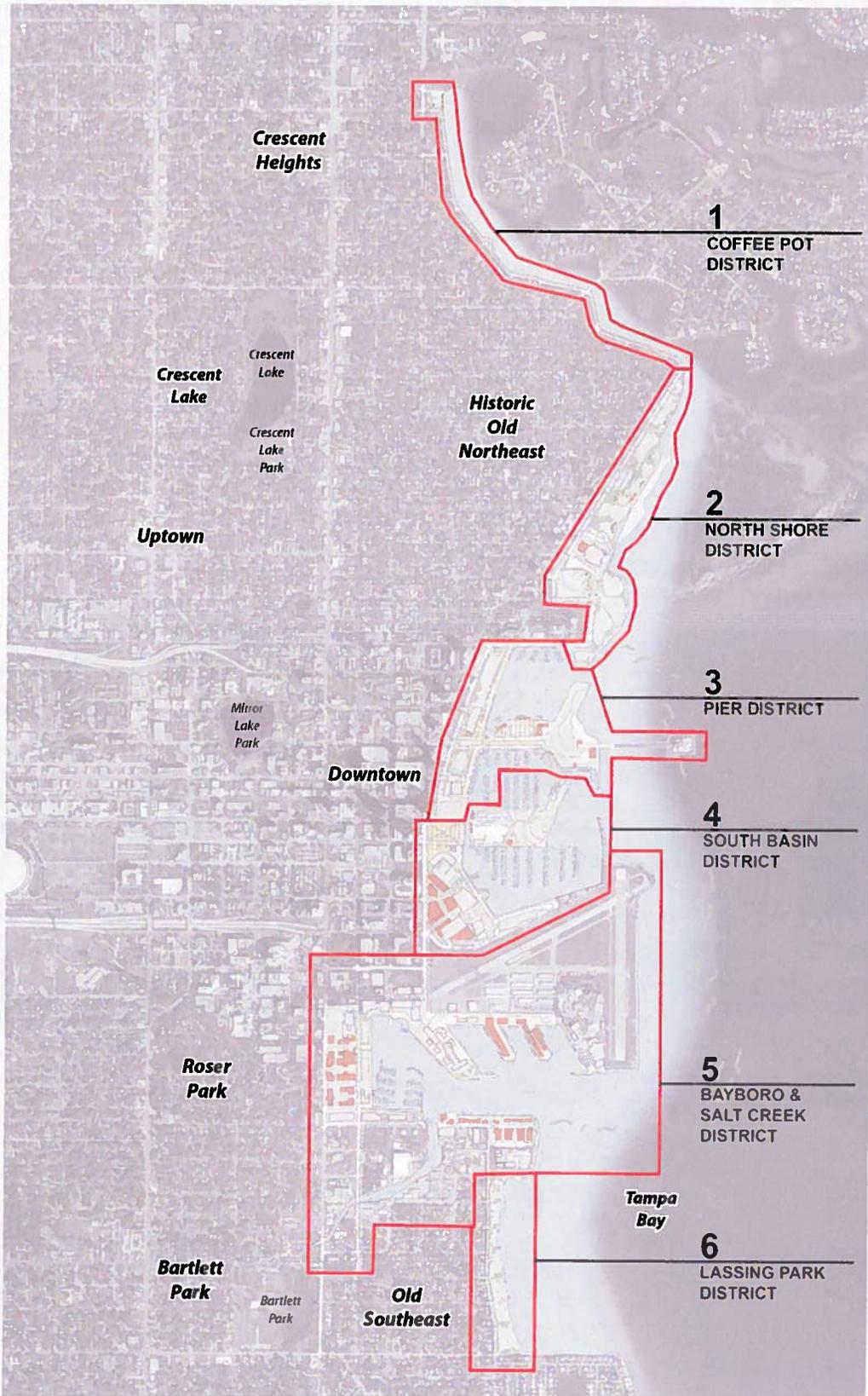
Park Materials Palette

A park materials palette will standardize the level of quality, comfort, maintenance, and visual consistency for 'Baseline' applications of landscape, hardscape, site furniture, lighting, and architectural elements. These materials should respect the local context, neighborhood character and history and heritage of the place where they reside. Incorporation of local design textures along the waterfront help to create an authentic place that retains its connection to its heritage. Example of such features for the St. Petersburg downtown waterfront include: the hexagon block paver, self promotion stunts (e.g. St. Petersburg Purity League and bathing suit inspectors, Fountain of Youth), green benches, First Flight (Tony Jannus), longest home run (Babe Ruth), Mediterranean Revival and Craftsman style architecture, Salvador Dali, and more. Above ground utilities should be buried where feasible. When burying is not feasible, above ground utilities should be shielded, screened or incorporated into public art wherever possible.



Hexagon block pavers help to maintain the historic character of a downtown neighborhood.

Character Districts



An aerial photograph of a waterfront area. In the foreground, there is a green lawn with a curved path and a small, colorful sculpture. A line of palm trees separates the lawn from a body of water. In the middle ground, a long pier extends into the water, with a marina area containing several boats. Beyond the pier, there is a large, flat, sandy area, possibly a beach or a construction site. In the background, a city skyline is visible across the water under a cloudy sky.

The Downtown Waterfront project area is approximately seven miles in length and is comprised of many different parcels, ownership, uses and community values. The master plan has identified a series of special distinct areas along the length of the Downtown Waterfront. These areas have been identified as Character Districts. This plan provides recommendations that fit within the context of each distinct district. Respecting these different areas will result in a more diverse, interesting and sustainable Downtown Waterfront

Vinoy Park, Spa Beach Park, the pier, and Albert Whitted Airport beyond.

1: Coffee Pot District





The Coffee Pot District stretches from Northeast Exchange Club Coffee Pot Park to the north end of North Shore Park. The Historic Old Northeast Neighborhood borders Coffee Pot Blvd. to the west and makes up the unique charm of this part of the waterfront. Special architectural details can be found on the Snell Isle Bridge, historically designated Granada Terrace, and the neighborhood homes that make this a character rich district along the waterfront.

Building upon the aesthetic of the Granada Terrace architecture, this area should relate to the Historic Old Northeast Neighborhood. Strong physical and visual connections should be utilized to create a seamless line between the water, street, and neighborhood.

Key Actions

Baseline

- Develop dock space for small craft and kayaks
- Create planted stormwater basin
- Utilize garden architecture / Granada Terrace aesthetic
- Provide new site furnishings swings / seating at edge

Targeted

- Provide new public restrooms and seasonal pop-up concession for kayak rentals and food
- Trailhead park

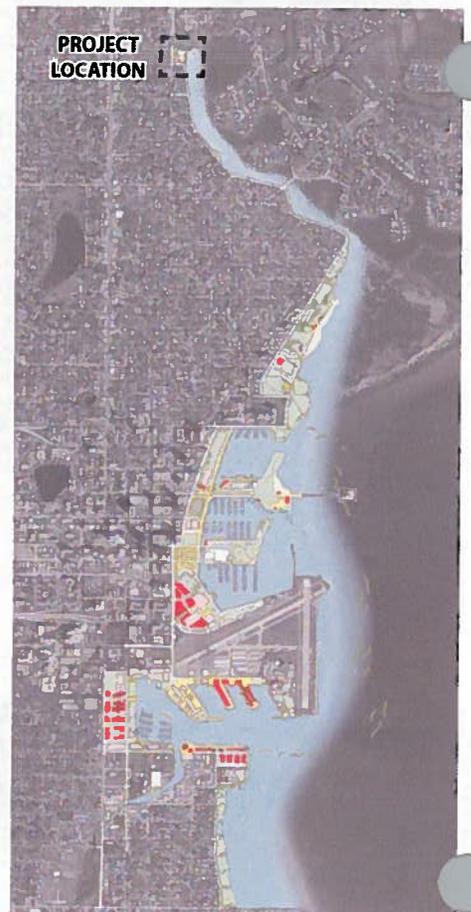
Transformational

- Reconfigure street section



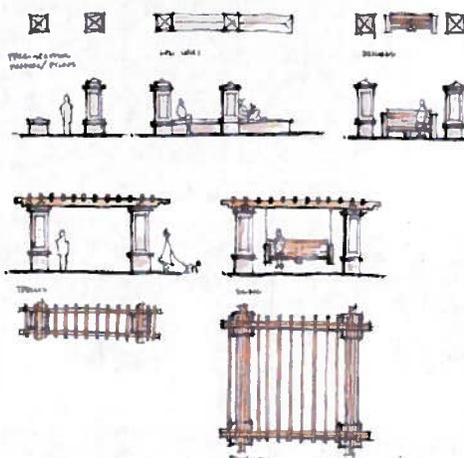


ON THE BAYOU. A new boat dock serves the small craft boating community with a place to tie up. The park area should serve as a multi-faceted trail head for boating, walking and cycling as well as accommodating park users that want to rest on the edge of the water or play in the park. Improvements should be made to seating, planting, and park facilities.



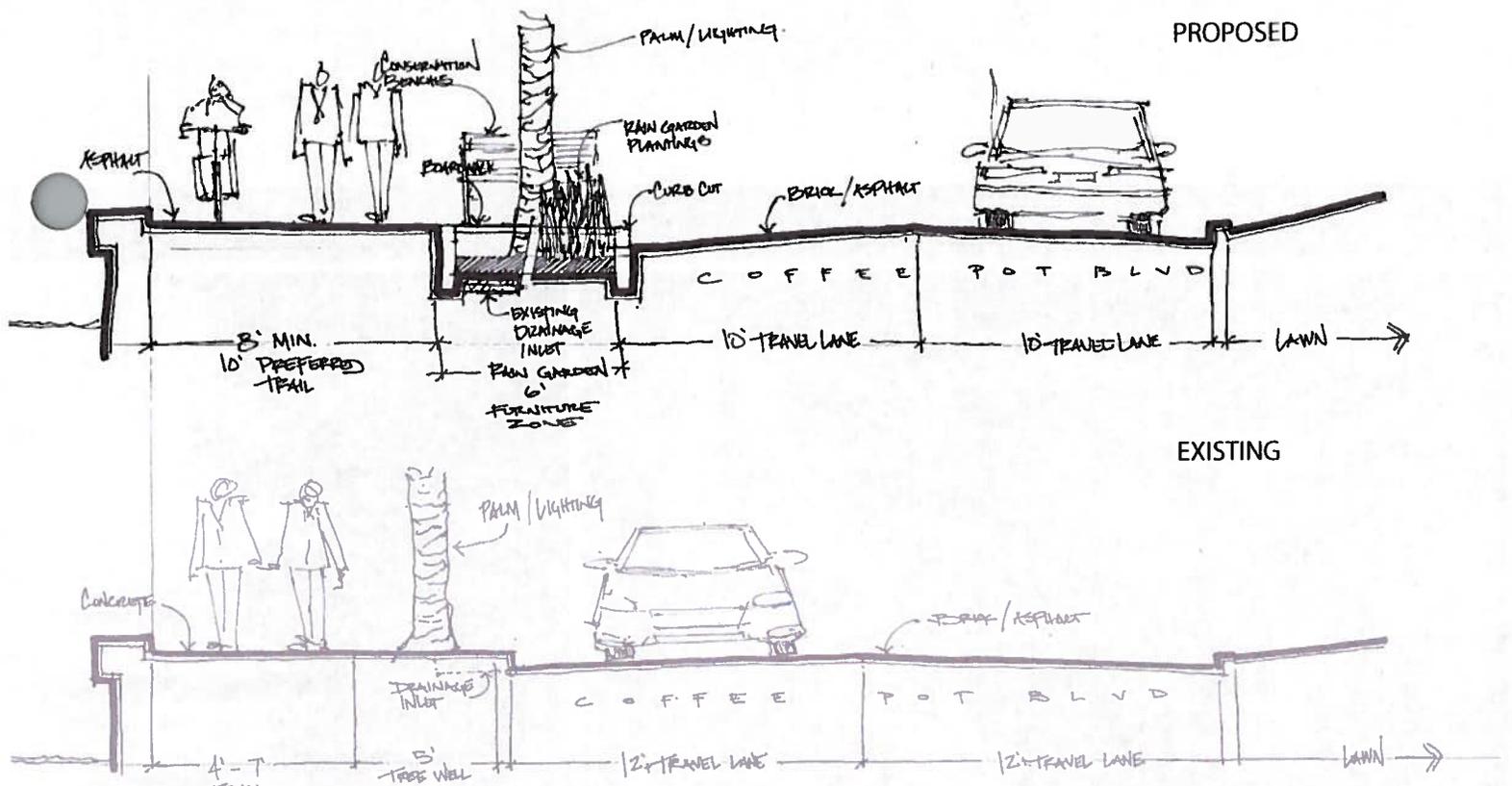
Improving the Park

The NE Exchange Club Coffee Pot Park is located at the northern terminus of the project boundary and serves the well-established Historic Old Northeast Neighborhood and other adjacent areas of the city. While the park does serve a few different users, the park area should be improved to be more shaded and comfortable, treat stormwater, and provide better access to the water. This park should also accommodate a restroom facility, area for small pop-up concession, small craft rental facility, and small craft launch and dock.



Coffee Pot District Architectural Design Character

KEY MAP



PEDESTRIAN PRIORITY. The existing road has been degrading over time and will need to be repaired in the future. When the time comes to repair the road, special consideration should be given to the analysis of the right-of-way dimensions. This analysis should provide a basis for shifting the priority to the pedestrian promenade.

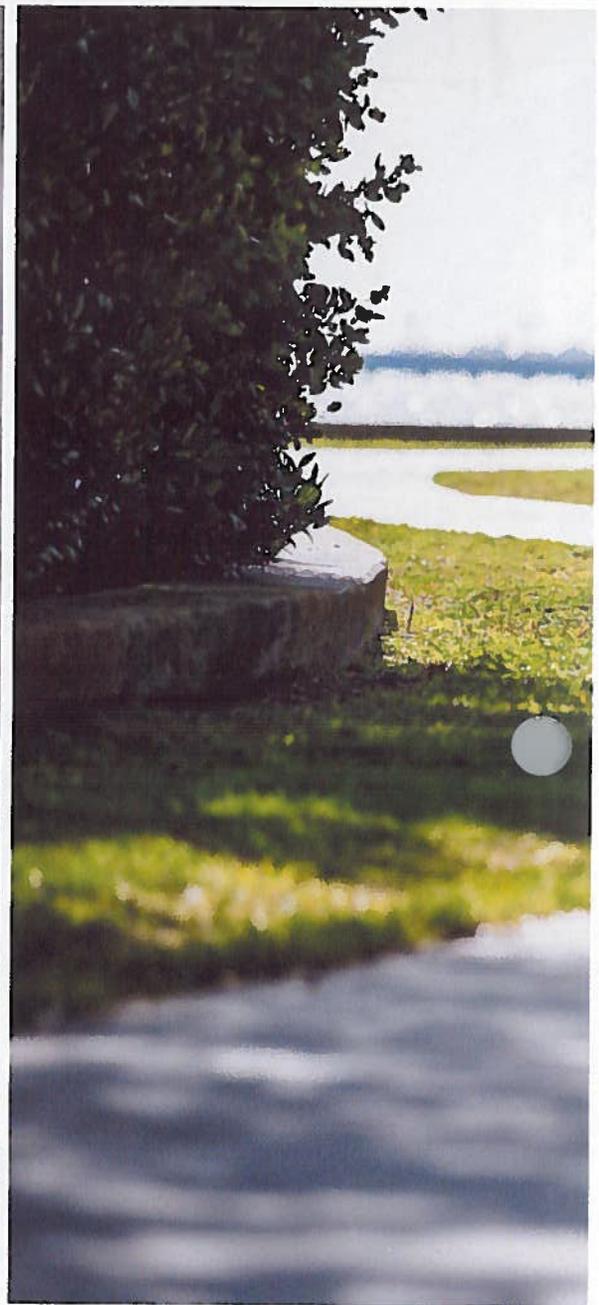
Accommodating the Pedestrian

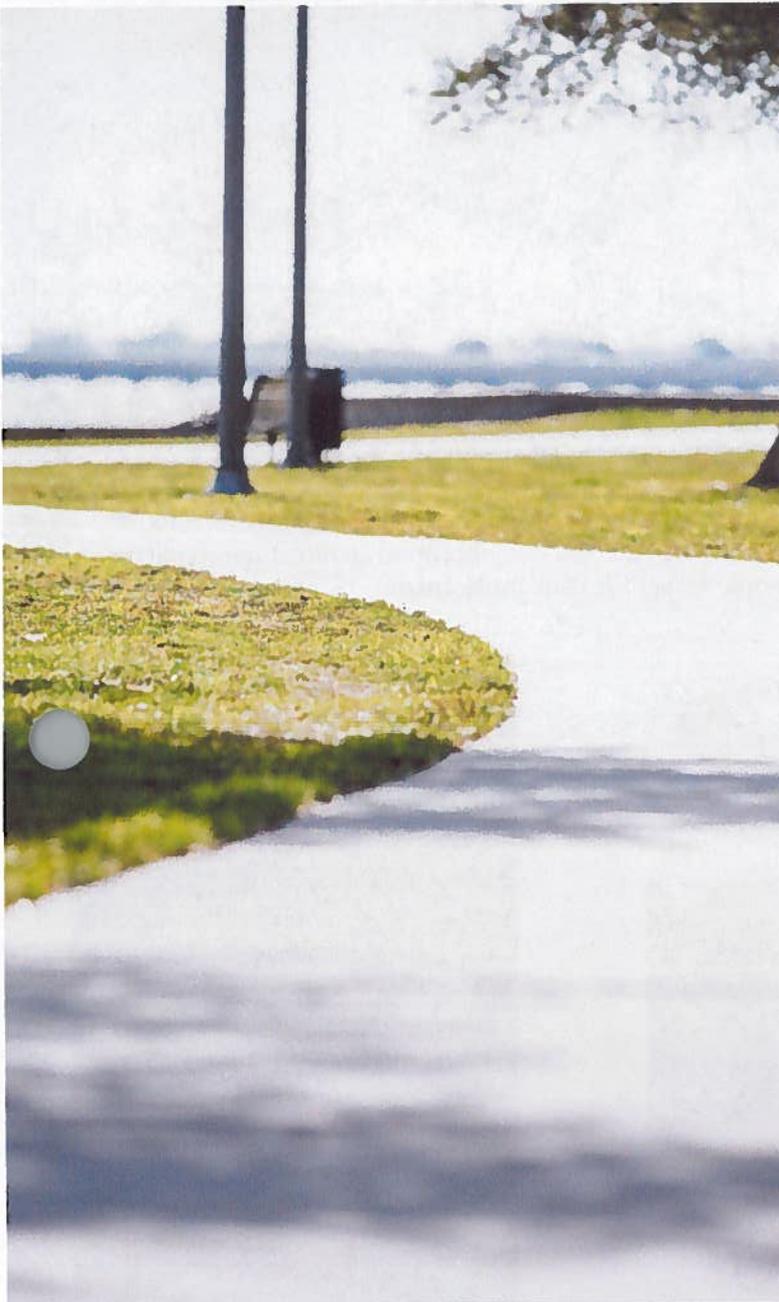
Coffee Pot Blvd. is a beautiful drive along Coffee Pot Bayou and should be maintained to preserve its current character. The old brick street provides a sense of neighborhood identity while calming traffic along its route. Portions of the existing brick street are in need of repair due to settling bricks. The replacement of these areas can be leveraged to analyze the street section and minimize travel lanes to give additional width to the adjacent pedestrian promenade.



KEY MAP

2: North Shore District





The North Shore District is home to single family and multi-family homes overlooking the park and bay. Beach access, migratory birds, large community events and active recreational programs make up this portion of the Downtown Waterfront. This district also includes large open vistas and more passive park experiences while connecting the downtown to the neighborhoods to the north. The park also includes the Gizella Kopsick Palm Arboretum which includes a large collection of palm and cycad species from around the world.

Key Actions

Baseline

- Maintain open space & vistas
- Maintain and preserve seagrass/wildlife estuary
- Add bike lane to both sides of North Shore Dr. NE
- Include art installations in facility improvements

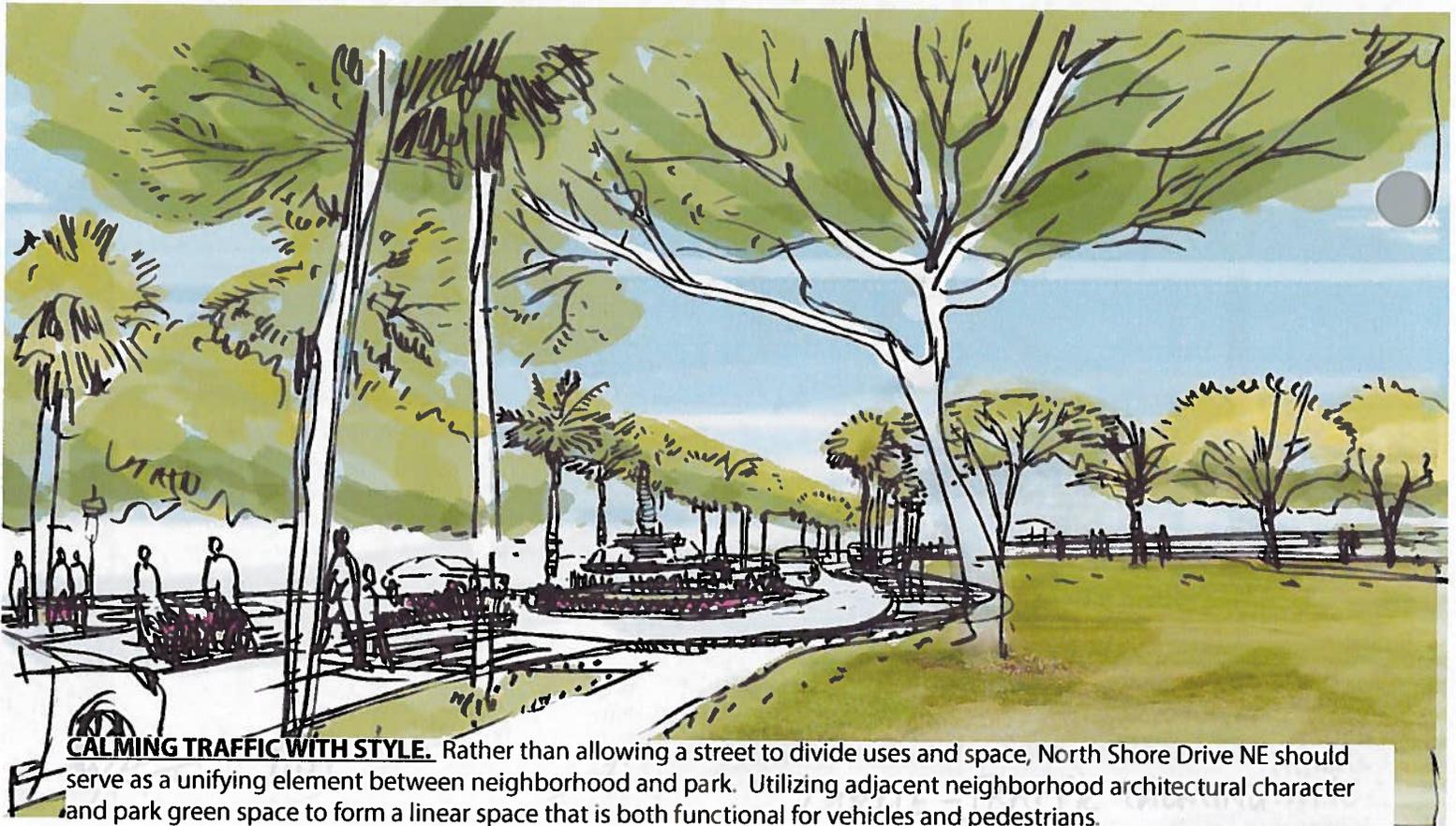
Targeted

- Create nodes of activity
- Move parking away from water's edge
- Enhance stormwater treatment
- Renourishment program at the concession activity node

Transformational

- Create roundabouts for traffic calming and art expressions of the North Shore District
- Develop an active recreation zone with baseball, swimming pool, and relocated tennis courts



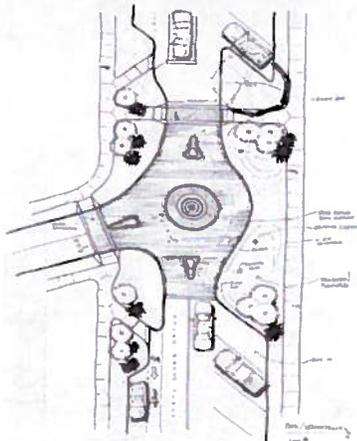


CALMING TRAFFIC WITH STYLE. Rather than allowing a street to divide uses and space, North Shore Drive NE should serve as a unifying element between neighborhood and park. Utilizing adjacent neighborhood architectural character and park green space to form a linear space that is both functional for vehicles and pedestrians.



Designing Streets for Multiple Uses

Bike lanes should be added to North Shore Dr. while providing back-in angle parking along its edges. Certain key intersections along North Shore Dr. NE should also provide traffic calming devices such as traffic circles and curb bulb-outs to increase pedestrian safety at designated crossings.



KEY MAP



FAMILY FUN AT NORTH BEACH. The existing restroom building and concrete paving area should be transformed into an inviting and active beachfront place. A day at the park can be realized with multiple activities for the family to take part in. This place should celebrate both land and water with active recreation, art, food and beverage and rental opportunities.

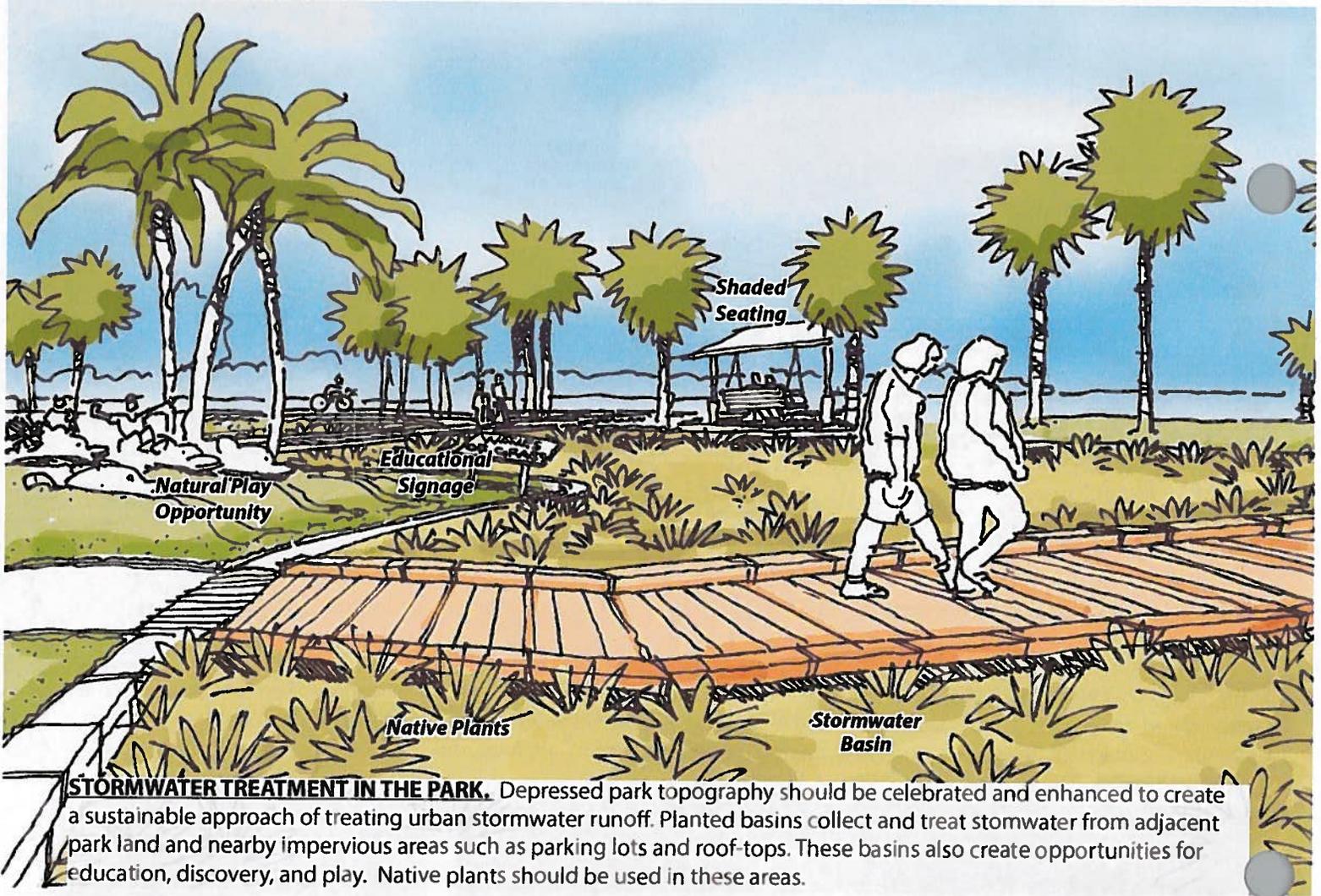


Park Improvements

One of the consistent values identified in the community meetings was the ability to spend the day in the park. St. Petersburg should provide improvements and enhancements to the park to create a more comfortable place for recreation. A park visitor should have varying levels of activities to choose from and feel safe and comfortable during daytime and evening hours. Shade, seating, lighting, and drinking fountains should be included in baseline treatments to meet the needs of the community. An activity node has been identified at the existing restroom facility and should include small concessions for food sales and rentals of small craft and sporting equipment. Picnic shelters should also be located at appropriate activity nodes to provide visitors with a shaded environment to enjoy.



KEY MAP



STORMWATER TREATMENT IN THE PARK. Depressed park topography should be celebrated and enhanced to create a sustainable approach of treating urban stormwater runoff. Planted basins collect and treat stormwater from adjacent park land and nearby impervious areas such as parking lots and roof-tops. These basins also create opportunities for education, discovery, and play. Native plants should be used in these areas.

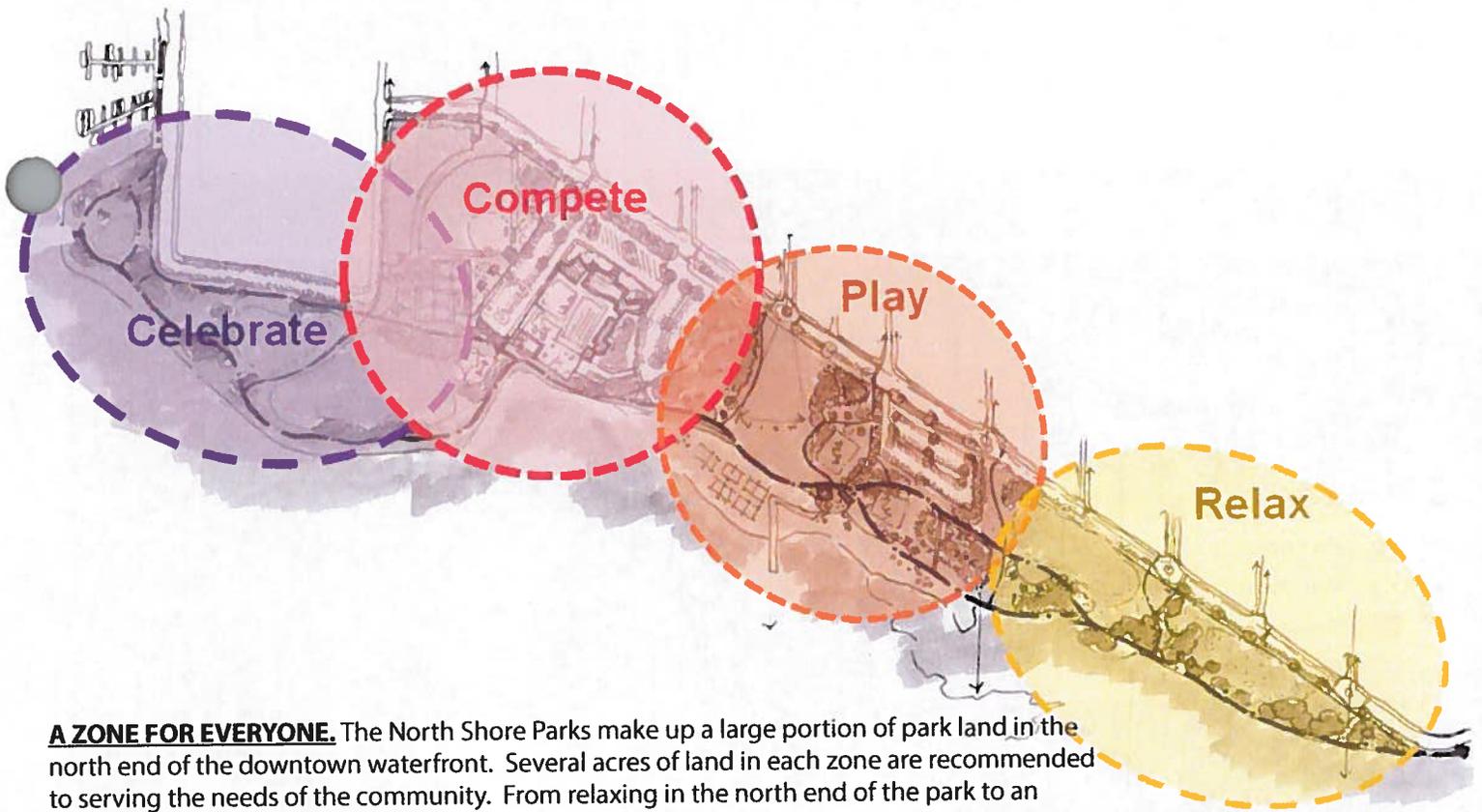


Stormwater Enhancements

Careful consideration should be made while evaluating stormwater outfalls and park space. A small percentage of underutilized green space should be dedicated to environmental enhancements within the parks. Locating stormwater basins adjacent to the source will reduce pipe length and costs and also reduce the footprint of the basin. A treatment train approach of smaller basins should be considered to not disturb large areas of park land.



KEY MAP



A ZONE FOR EVERYONE. The North Shore Parks make up a large portion of park land in the north end of the downtown waterfront. Several acres of land in each zone are recommended to serving the needs of the community. From relaxing in the north end of the park to an event celebration occurring in the south, this large park has a zone for everyone.



RELAX



PLAY



COMPETE



CELEBRATE

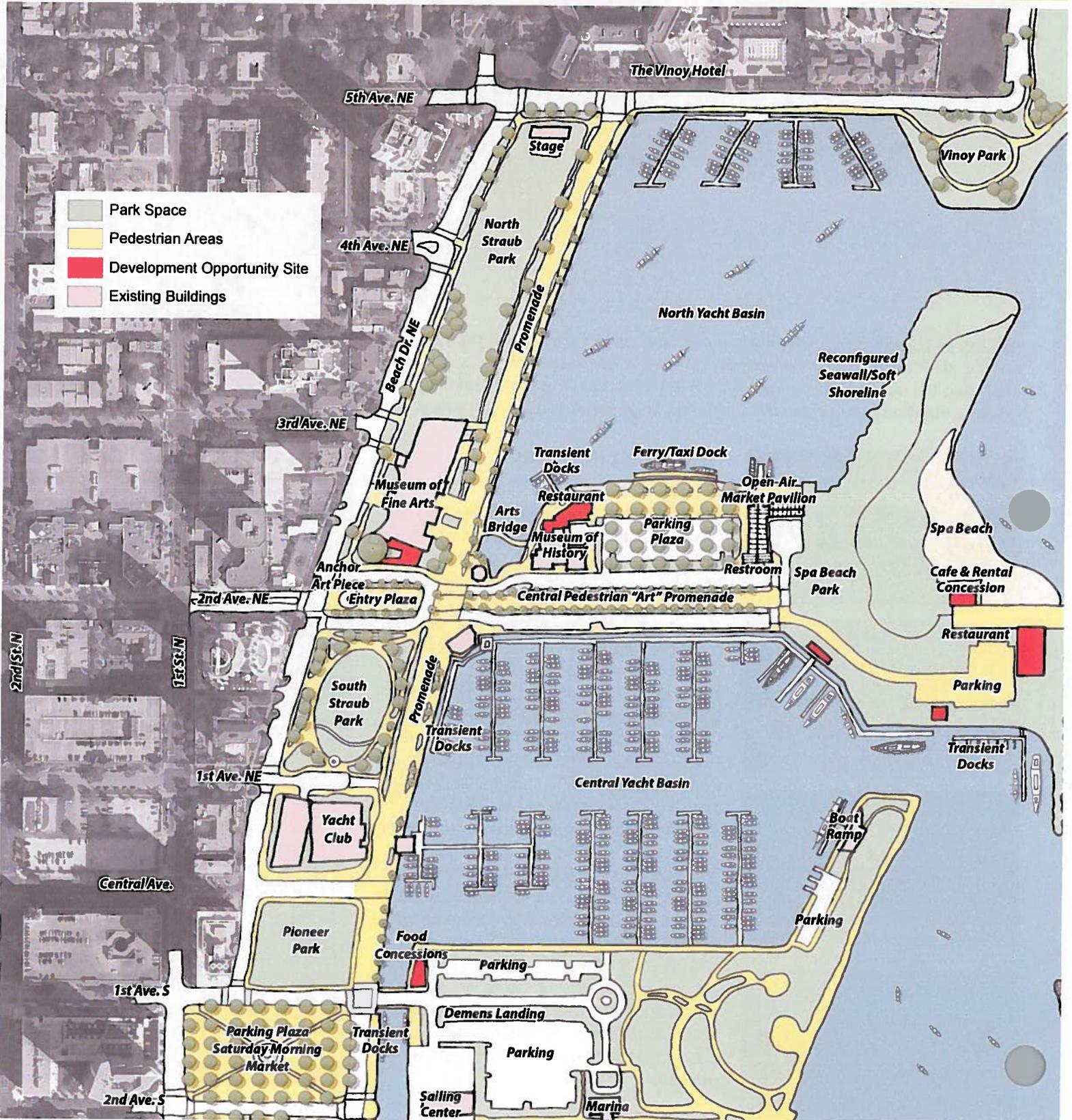
Organizing the Parks

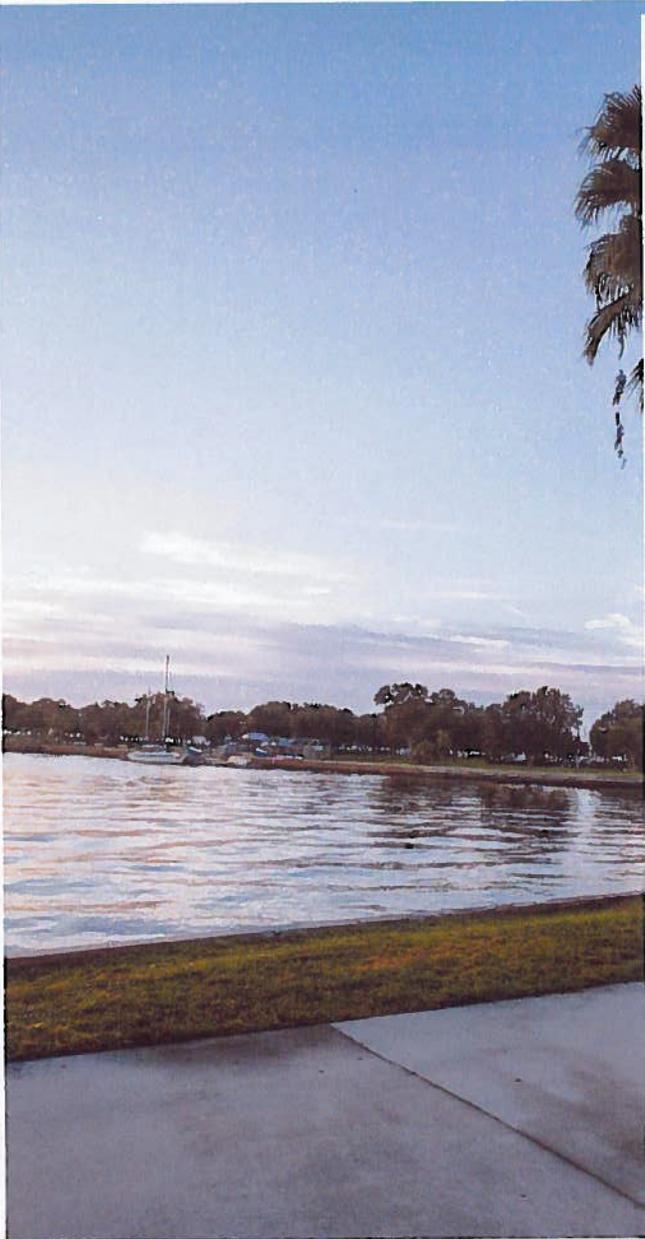
The City of St. Petersburg should maintain this park area as a large community park that provides many different use zones within its borders. The park should continue to function as a large green space while creating different zones of varying types of activity. The northern portions of the park should be more open and provide space for passive use. The existing beach and adjacent park areas should be designated as programmed spaces for active play. Parking for this zone should be maintained to provide access to Flora Wylie Park and provide stormwater treatment facilities. South of the active play zone is an area that should be designated for active recreation including the existing North Shore Pool and its expansion, tennis courts, playgrounds, and baseball fields. Parking for this area should be close to these active uses and the Gizella Kopsick Palm Arboretum while respecting the pedestrian edge where the park meets the bay. The southern portion of the park should accommodate some large events and be maintained as an open green space. All park zones should maintain open vistas to the water from the street and within the park.



KEY MAP

3: Pier District





This district is in close proximity to downtown business, housing, shopping and cultural facilities. North and South Straub Parks line Beach Dr. to the east and provide a foreground for two yacht basins. The Pier District has been a destination and continues to draw attention to Spa Beach for large events, the museums and strolls along the water at Bayshore Dr.

Key Actions

Baseline

- Improve pedestrian accessibility
- Create multi-use open space
- Additional boat slips for large boats + additional transient docks
- Maintain a volume of quality green space within the parks

Targeted

- Redesign South Straub Park
- Provide pedestrian access at water's edge
- Create overlooks at the seawall
- Develop grand entry to pier approach with fountain/anchor art piece
- Move parking away from water's edge
- Restore and expand Spa Beach
- Beach café and concessions

Transformational

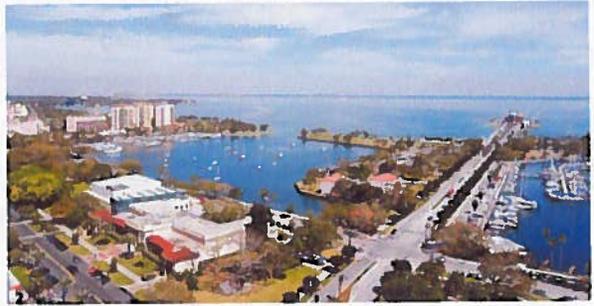
- Provide art walk, storytelling/history
- Develop water taxi and cross-bay ferry terminal at market plaza
- Connect the Museum of Fine Arts to the St. Petersburg Museum of History with pedestrian bridge
- Develop breakwater implementation strategy
- Develop blue way system for small craft





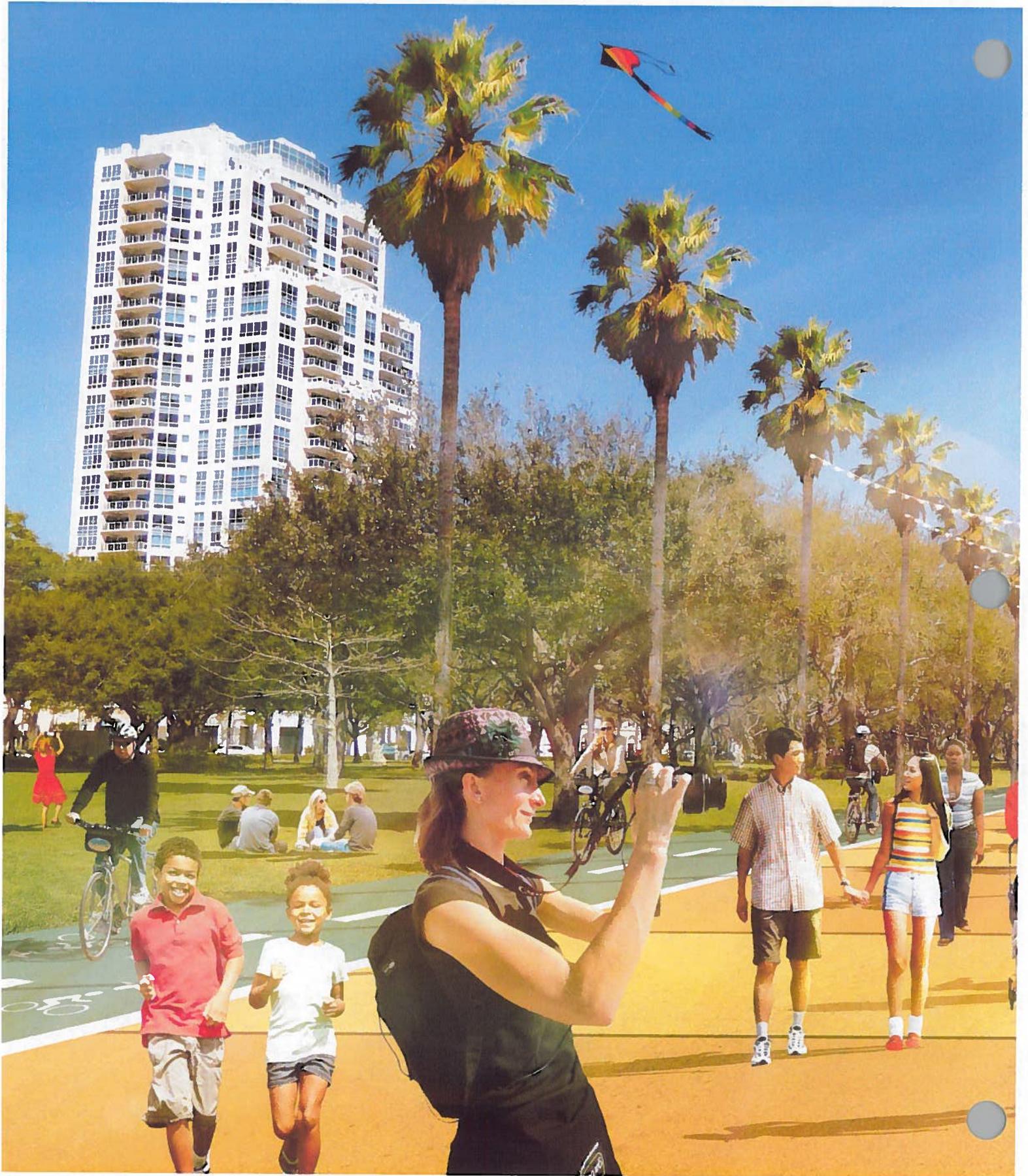
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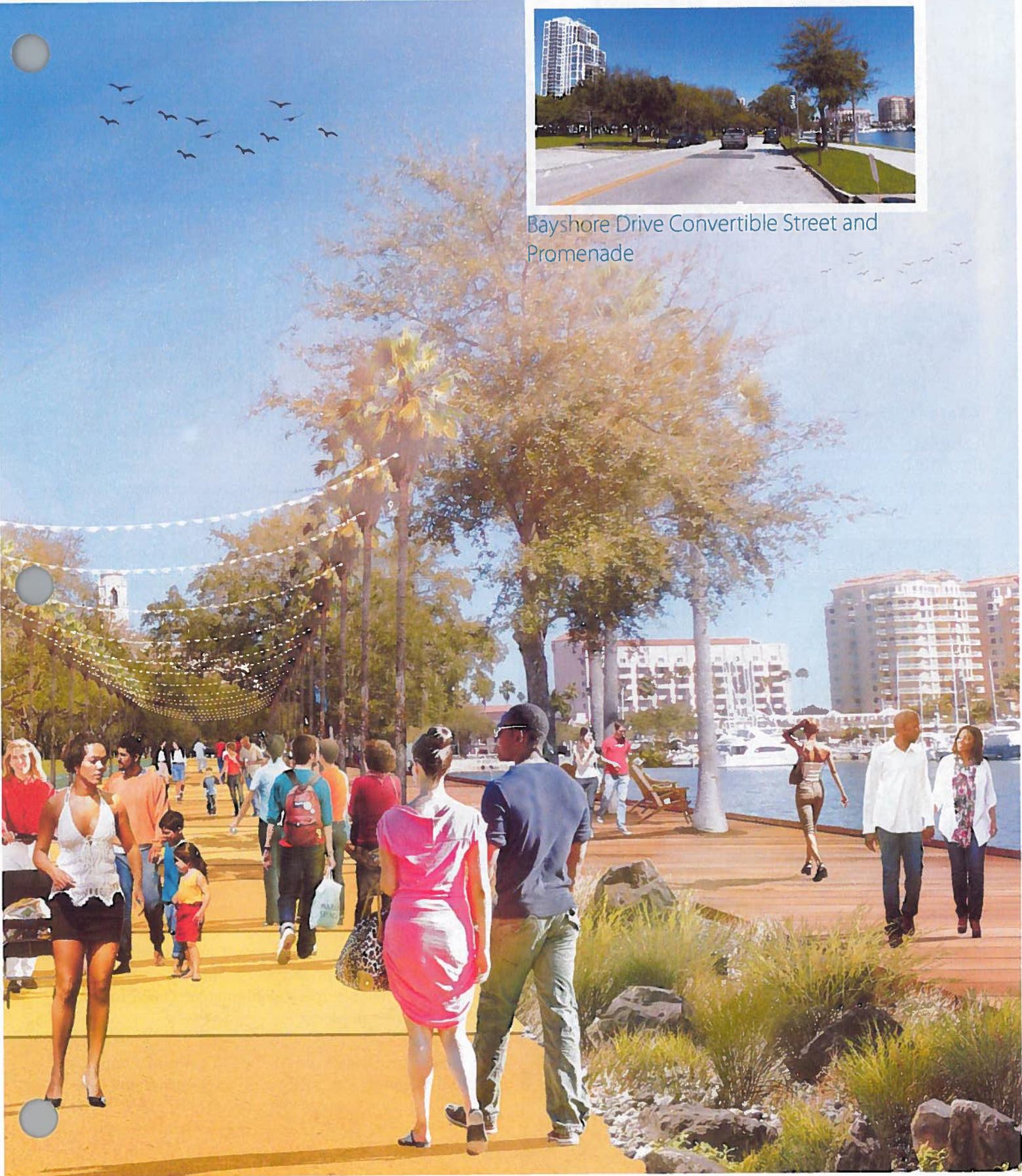
Pier District/Vinoy Basin

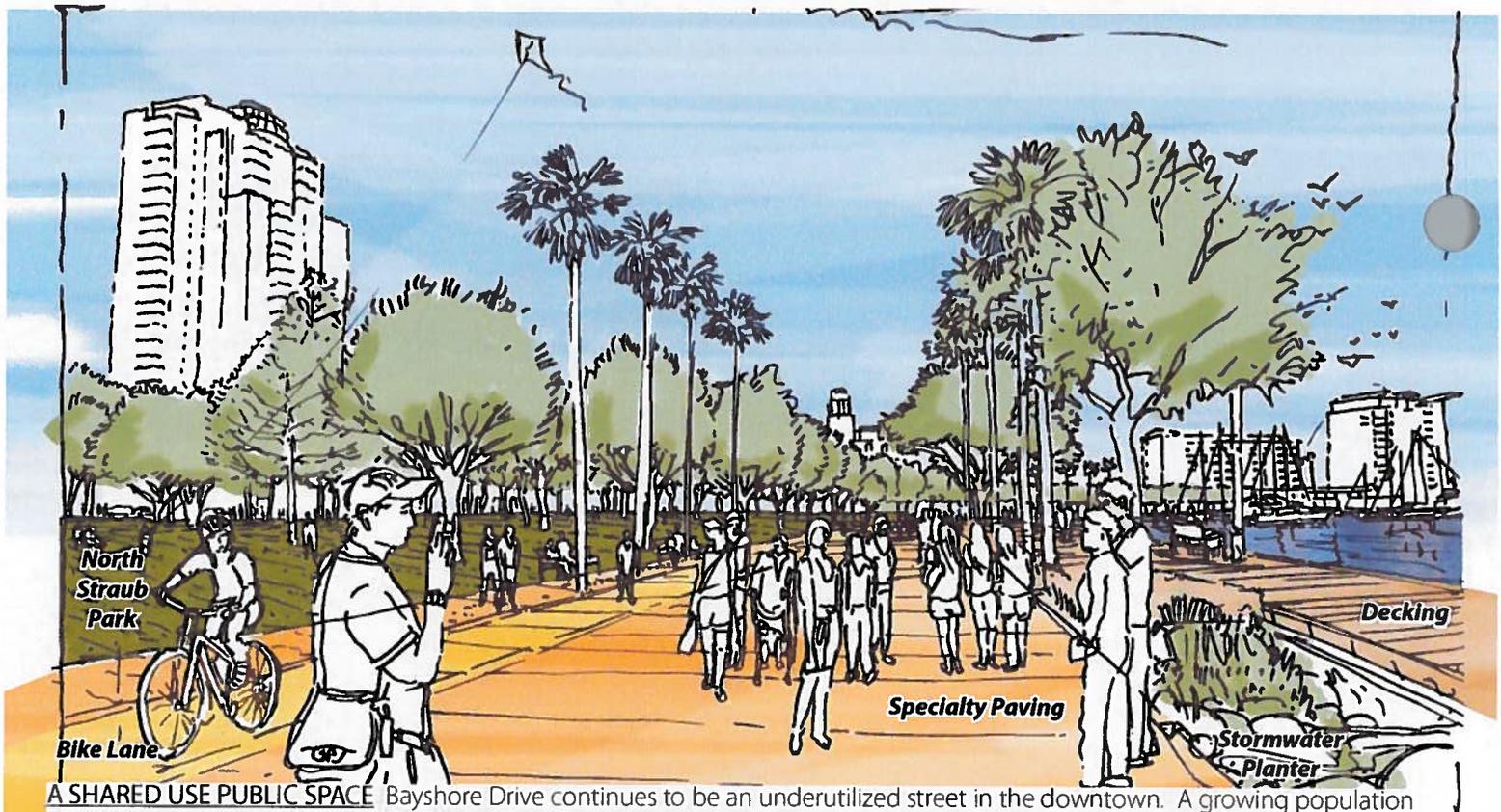






Bayshore Drive Convertible Street and Promenade





A SHARED USE PUBLIC SPACE Bayshore Drive continues to be an underutilized street in the downtown. A growing population of people choosing to ride a bike and walk has led to a vision of creating a shared space along Bayshore Drive. This space will accommodate vehicles but will also perform as a wide promenade for biking, strolling and resting along the waterfront. A curbsless street condition will allow this space to feel more pedestrian and will make transition easier for special events to take place.



Reconfiguring Bayshore Drive

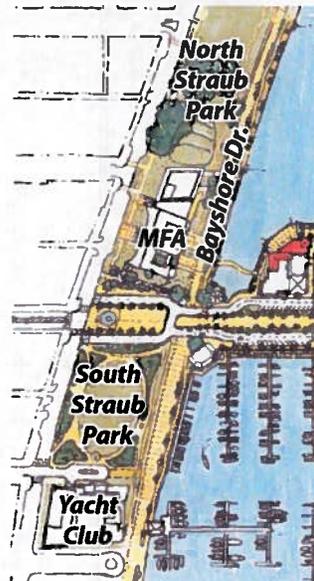
Downtown streets should be treated as multi-faceted civic spaces shared among many different types of users, and serving many different functions. St. Petersburg should pursue the removal of Bayshore Dr. as an automobile centered use and create a shared use space/promenade along the waterfront connecting Beach Dr. to the water without the barrier of the street. This linear plaza space can be used to facilitate events, museum functions, and day to day activities along the waterfront. Stormwater treatment should also be an integral part of the design aesthetic and an additional function of the space.

The promenade should be designed to maintain the Museum of Fine Arts (MFA) functionality. This space is intended to be open to automobile and service traffic and closed only for special events. The multi-use nature of this great waterfront promenade will require communication and cooperation amongst its stakeholders to create mutually suitable operational standards and procedures during special events.

MFA expansion should be done in a way that improves the Museum's integration with the public realm. This will require spatial coordination with the Pier entry plaza space at 2nd Ave. NE between Beach and Bayshore Dr.

Redesigning Straub Parks

South Straub Park should be redesigned to provide a clear and cohesive quality to the space. Currently the park is broken down into smaller spaces divided by groups of trees and a meandering sidewalk. St. Petersburg should design this area to have better defined edges and a larger open central green space to be used for passive recreation and also programmed events. In North Straub Park the north exterior wall of the Museum of Fine Arts (MFA) should be used as a backdrop for events and movies in the park.





RELAX AND TAKE IN THE VIEW. This dedicated pedestrian edge along Bayshore Drive should have a feeling of warmth and hospitality built into the fabric of the design. Connecting the Vinoy Hotel to the Museums and south to Demens Landing will be a wide promenade with different seating options, viewing platforms, green space, shade and a feeling of being away from the downtown hustle and bustle.

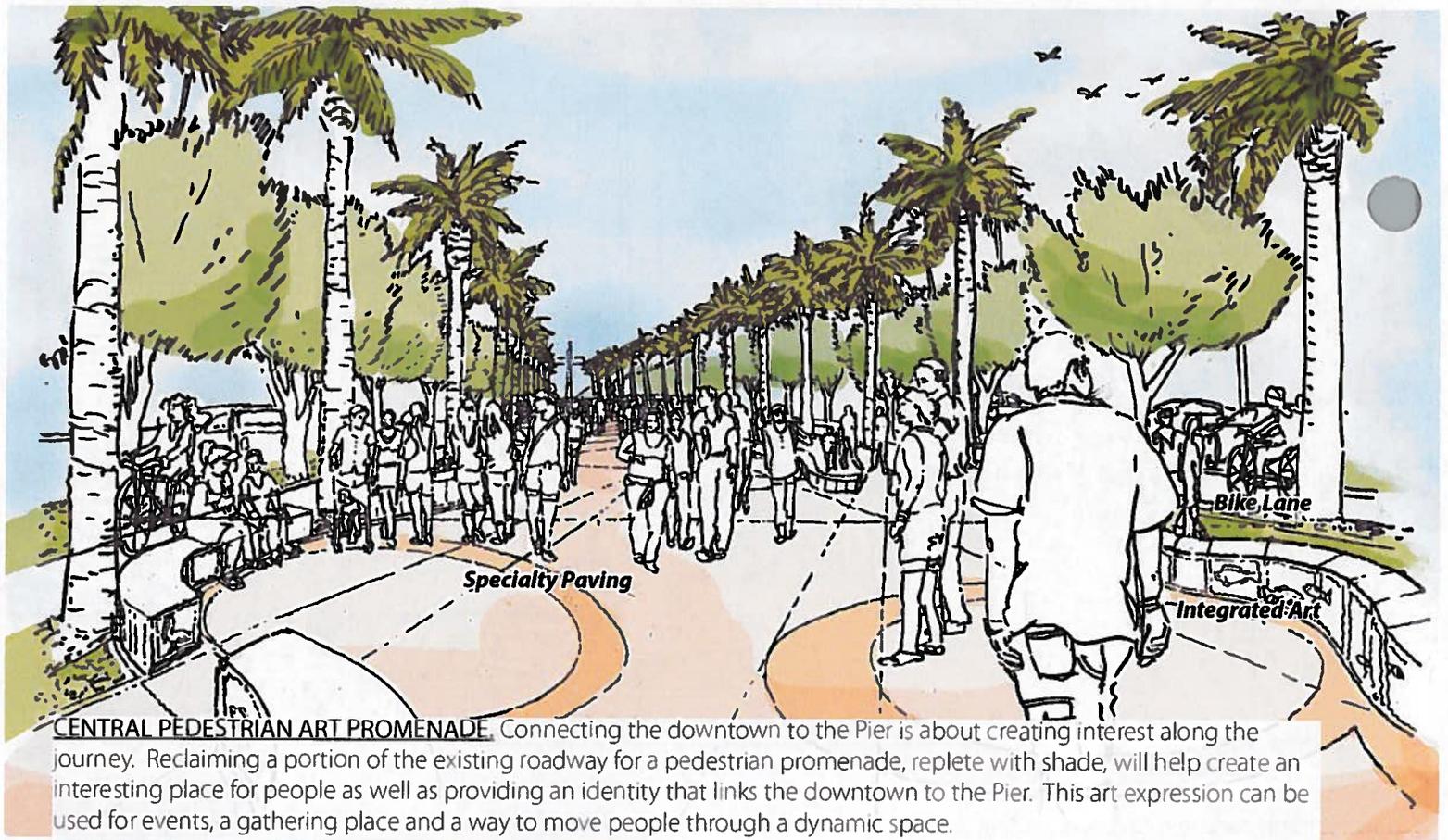


From Park to Water's Edge

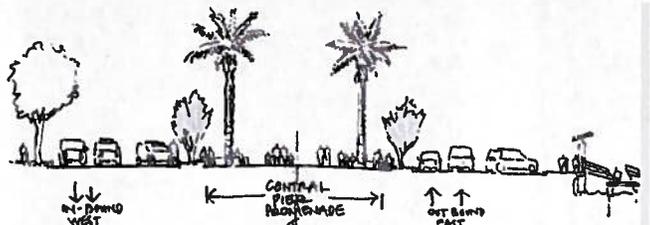
A view from North Straub Park to the North Yacht Basin. The park and promenade create a barrier free public space from Beach Dr to the water.



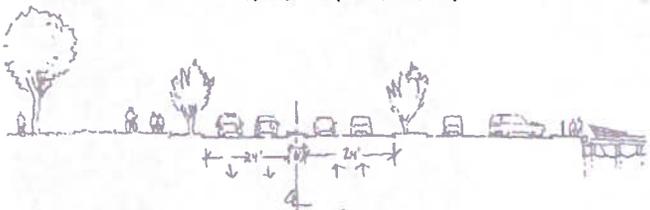
KEY MAP



CENTRAL PEDESTRIAN ART PROMENADE. Connecting the downtown to the Pier is about creating interest along the journey. Reclaiming a portion of the existing roadway for a pedestrian promenade, replete with shade, will help create an interesting place for people as well as providing an identity that links the downtown to the Pier. This art expression can be used for events, a gathering place and a way to move people through a dynamic space.



Pier Approach Proposed Pedestrian Promenade
 • CREATE A GRAND CENTRAL PROMENADE
 • BRINGS THE "PIER" INTO TOWN

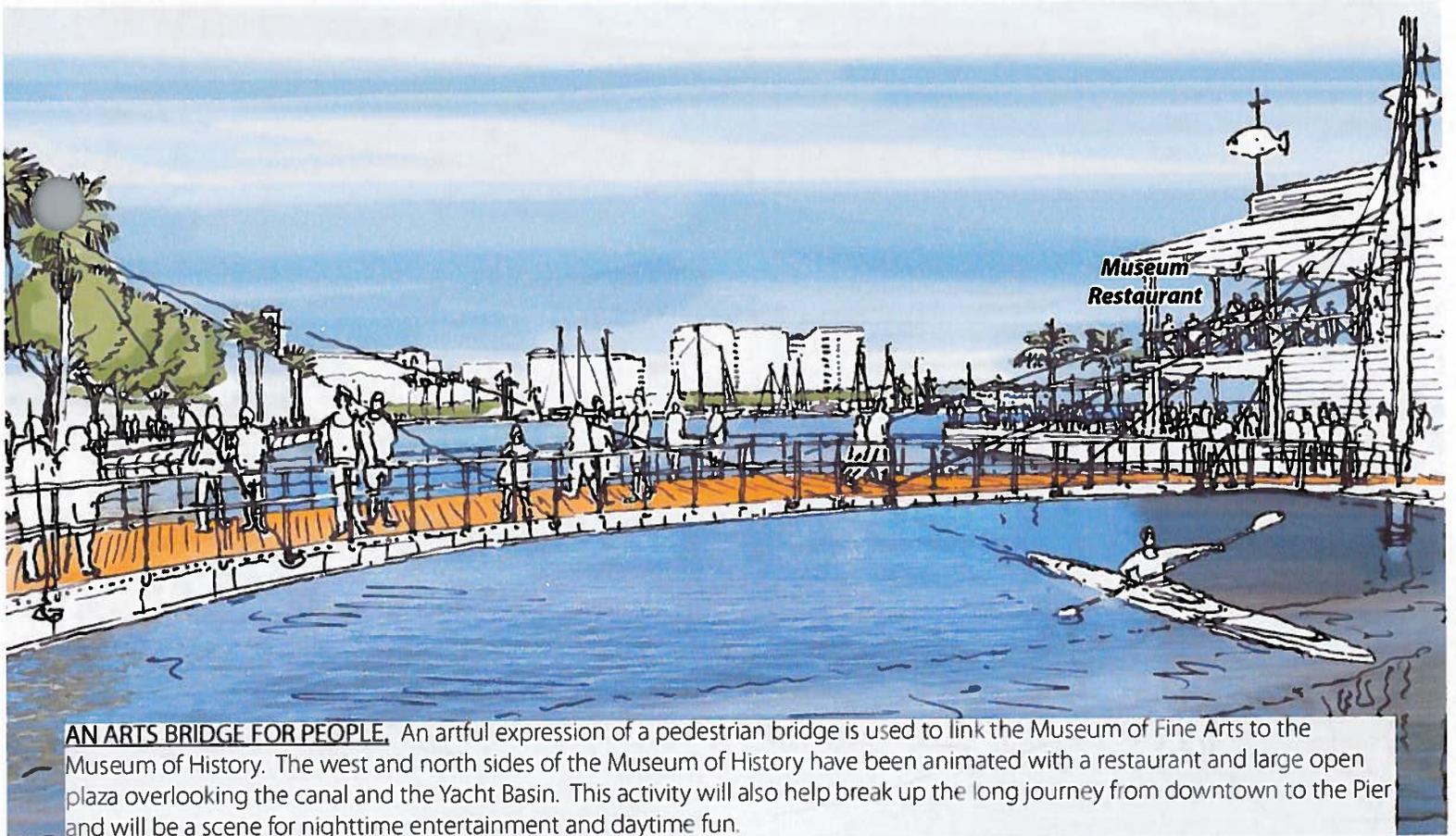


Pier Approach Existing Roadway

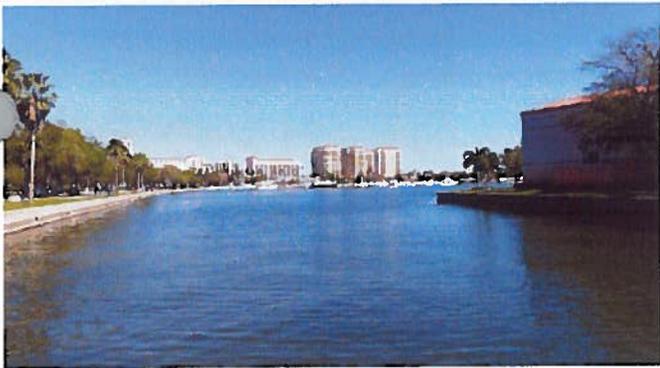
Reallocating parking and creating pedestrian promenades at the center and edges of the Pier Approach.

Developing the Pier Approach as a Place

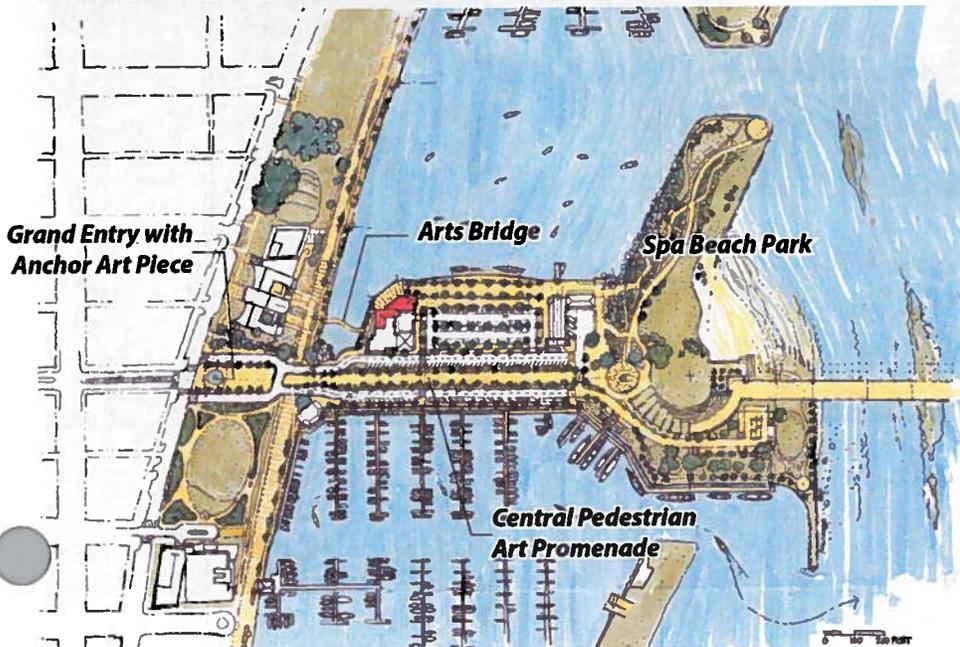
St. Petersburg should take special care to leverage the full value of the Pier and provide community activities that can function as a stand-alone program and also be associated with the Pier. A grand entry sequence, incorporating shade and green space, beginning at Beach Dr. should lead people onto the Pier Uplands. A grand central pedestrian promenade should be developed to provide direct pedestrian access to the Spa Beach area. Shifting cars away from the water's edge to provide pedestrian access to the water along the perimeter of the Pier Approach is necessary to maintain the balance between cars and pedestrians, with a preference to retaining as much parkland green space as possible. An open market square could also be created to provide a place to park cars within the context of a large green space and plaza that could be used for The Saturday Morning Market and other events. This market square area should also accommodate Ferry and water taxi service, market pavilions, restroom, and food and beverage services. The Museum of History's physical footprint should be increased to accommodate a museum expansion and provide space for a restaurant at the Museum's northwest corner overlooking the canal and Vinoy Basin. Spa Beach Park should be designed to accommodate large groups of people, events, daily park use, and be environmentally sensitive. The removal of certain seawalls along Spa Beach Park within the Vinoy Basin should transform the Vinoy Basin into calmer water body and provide environmental benefit to the park. A small restaurant/cafe could be located at the foot of the Pier while maintaining public access to the water's edge and vistas.



AN ARTS BRIDGE FOR PEOPLE. An artful expression of a pedestrian bridge is used to link the Museum of Fine Arts to the Museum of History. The west and north sides of the Museum of History have been animated with a restaurant and large open plaza overlooking the canal and the Yacht Basin. This activity will also help break up the long journey from downtown to the Pier and will be a scene for nighttime entertainment and daytime fun.



KEY MAP





A WATERWAY FOR RECREATION. A view from the pier looking south towards the airport and downtown. A breakwater in the foreground helps small craft navigate the open waters of the bay by shielding wave action before the waves reach the land. Visitors on the pier have an interesting view of the environmental and recreational statement occurring around them.

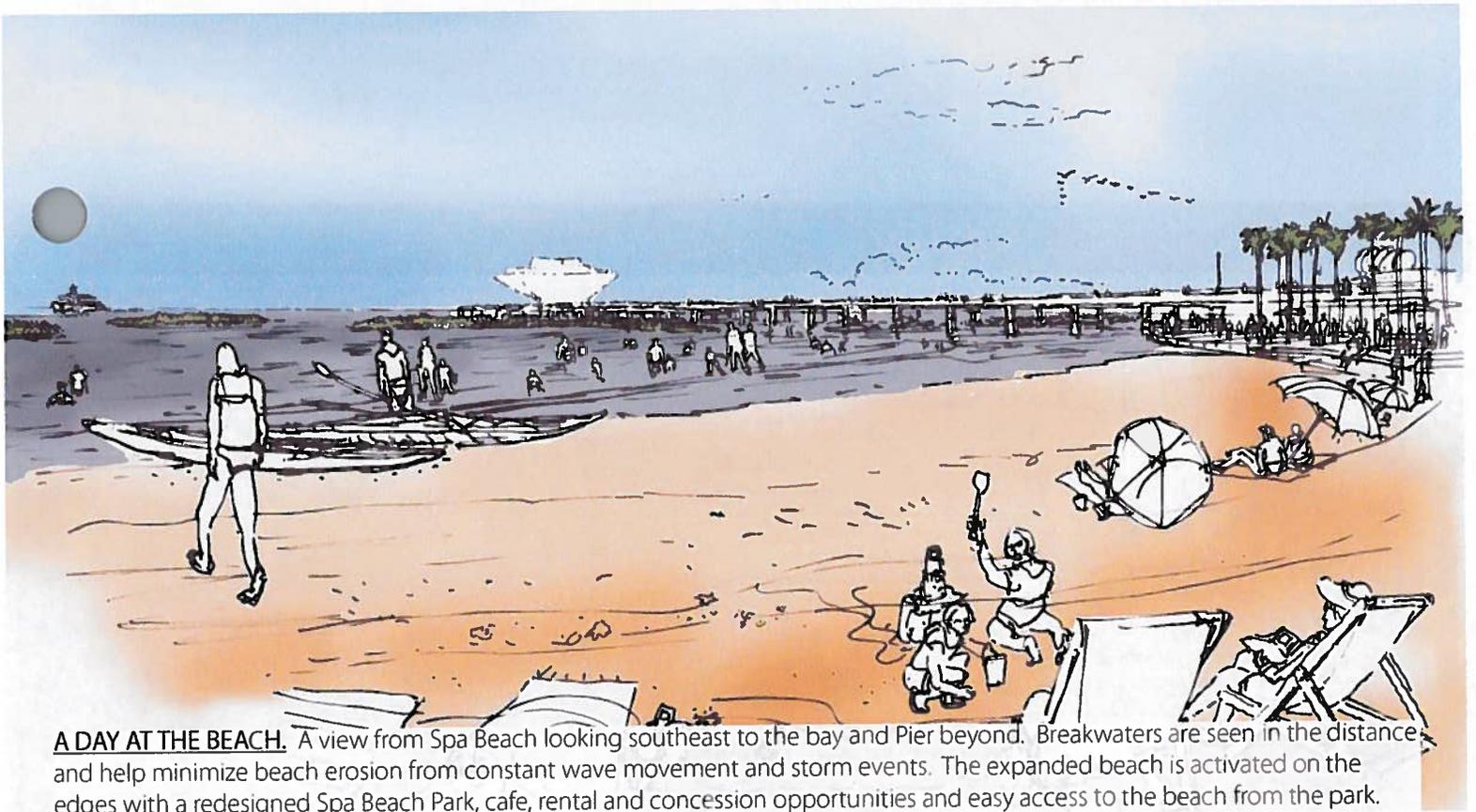


Creating a Navigable Channel for Small Craft

Environmental sensitivity balanced with the need for a resilient waterfront makes the boating scene very dynamic. Breakwaters should be considered to break wave action and create a safe environment for small craft recreational boaters. This blueway should be part of St. Petersburg's downtown transportation and public space plan. A growing number of individuals are using kayaks, paddle boards, canoes and other small craft for recreational purposes. These people should have a protected and safe way to get around the bay and various basins within the Downtown Waterfront, connecting residential communities to downtown attractions can make this a viable system to consider.



KEY MAP



A DAY AT THE BEACH. A view from Spa Beach looking southeast to the bay and Pier beyond. Breakwaters are seen in the distance and help minimize beach erosion from constant wave movement and storm events. The expanded beach is activated on the edges with a redesigned Spa Beach Park, cafe, rental and concession opportunities and easy access to the beach from the park.



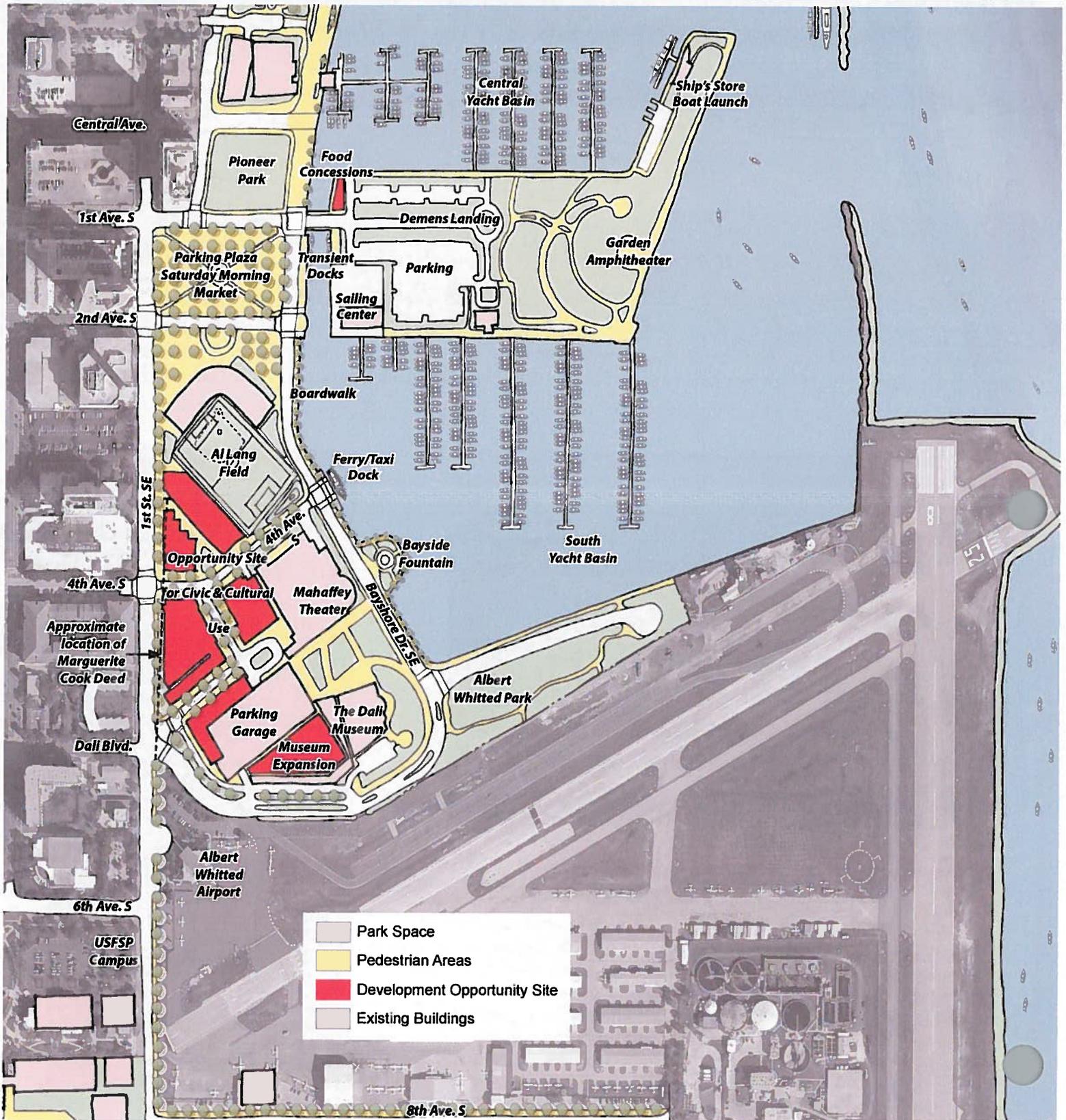
Expansion and Maintenance of Spa Beach

For many years and for many individuals, Spa Beach has served as the local beach for downtown St. Petersburg. This beach should be considered as an asset to the city and cared for accordingly. Regular maintenance and beach renurishment should be considered to allow for this area to be as successful as it was in the past. The expansion of the beach should also be considered as a way to activate it with programs and activities such as beach volleyball, small craft rentals and a beach cafe/snack bar. A plan for pop-up or mobile vendors should also be provided. A day at the beach can be realized with regular upkeep and a general care for this unique gem in the city.



KEY MAP

4: South Basin District





This district includes the Mahaffey Theater and Salvador Dali Museum. Two great cultural facilities that attract people from the region and around the world. This district is home to the Saturday Morning Market, Al Lang Stadium and Demens Landing. This area also hosts an annual Grand Prix race and draws far reaching crowds and media attention to this area of downtown. The boating community uses the South Basin for mooring and small craft classes and one hotel exists in this part of downtown.

Key Actions

Baseline

- Create overlooks at the seawall
- Reorganize and expand boat slips, provide transient dockage
- Develop small retail and concession nodes along the canal at Demens Landing

Targeted

- Redesign Demens Landing green space and parking
- Connect 4th Ave SE to Bayshore Dr. from 1st St. S to 1st St. SE
- Provide continuous trail linkages from Bayshore Dr. to 1st St. SE
- Examine the parking lots as an infill development site
- Anchor art piece

Transformational

- Redesign Saturday Morning Market parking lot into multi-purpose plaza
- Develop water taxi and cross-bay ferry terminal at terminus of 4th Ave SE.





SATURDAY MORNING AT THE MARKET. The central Pelican Fountain is the focal point of this re-imagined market plaza space. Community events, The Saturday Morning Market and public parking will be served by this large plaza. Specialty paving, seating options and views to downtown, the stadium and the bay helps create this ideal setting to enjoy various activities.

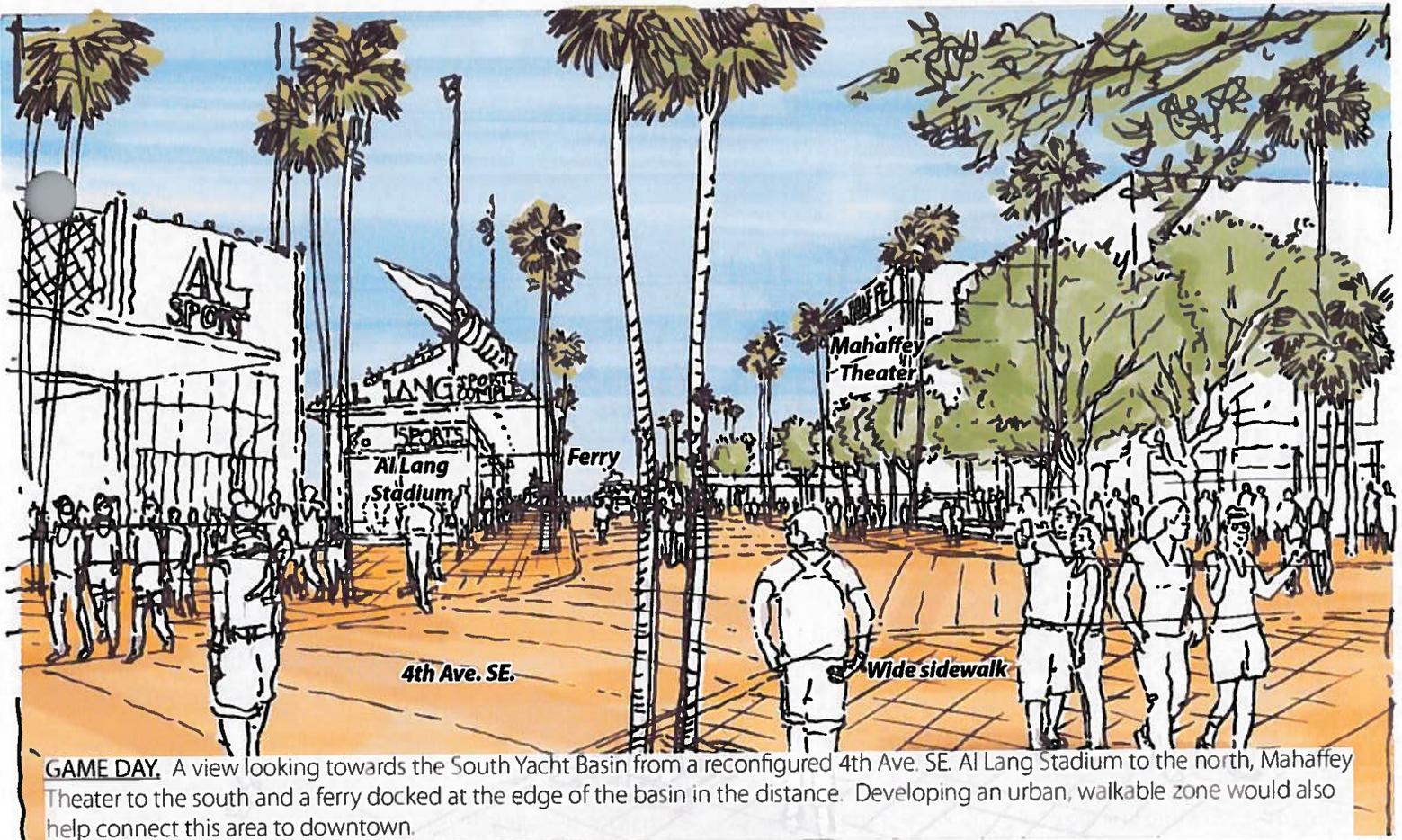


Reconfiguring the Saturday Morning Market Space

The current parking lot located north of Al Lang Stadium should be reconfigured into a multi-use plaza space. This plaza space should be designed as a multifunctional space and accommodate the Saturday Morning Market, provide parking for the public, and be another venue for outdoor community events on the waterfront. This plaza should respect the Grand Prix route and its paving and dimensional requirements. Other portions of the plaza space should utilize specialty paving treatments, landscape, and water features to create a space that is comfortable and engaging.



KEY MAP

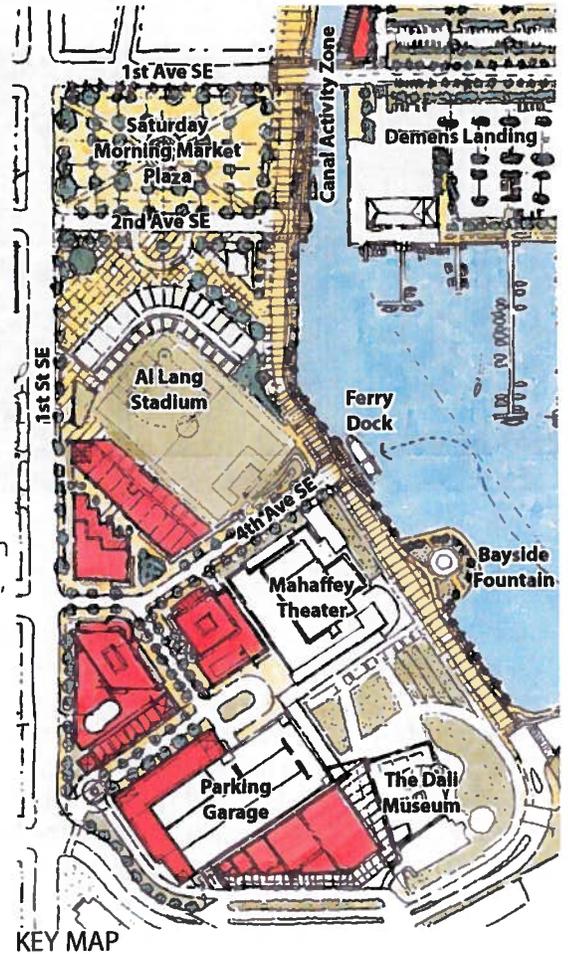


GAME DAY. A view looking towards the South Yacht Basin from a reconfigured 4th Ave. SE. Al Lang Stadium to the north, Mahaffey Theater to the south and a ferry docked at the edge of the basin in the distance. Developing an urban, walkable zone would also help connect this area to downtown.

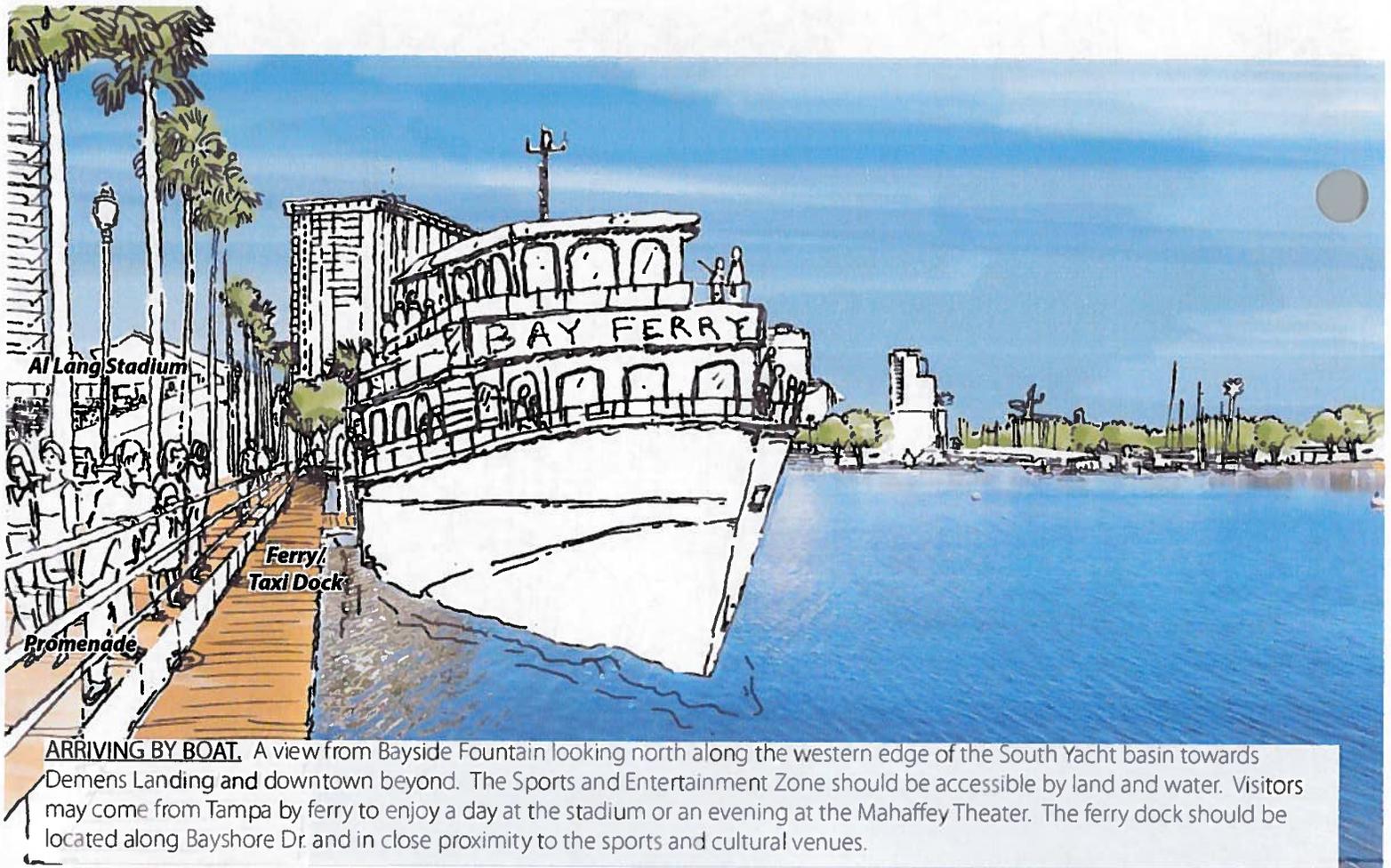


Reconfiguring the Sports, Culture and Entertainment Zone

Redevelopment opportunities should be pursued adjacent to the Mahaffey Theater and Dali Museum. The existing surface parking lots should be re-examined as opportunities for redevelopment potential. The area located west of the Dali and south of the existing parking garage should be reserved for Dali expansion of roughly 65,000sf of space. The existing parking garage could accommodate parking for the Mahaffey, the expanded Dali, other cultural and civic uses and ancillary retail. Areas north of the parking garage and south of 4th Ave. SE could be redeveloped with uses that compliment the Mahaffey and Dali, such as additional cultural and civic uses and ancillary retail at the street level. Civic uses do not include a conference center or hotel. The Al Lang Stadium block, from 2nd Ave. S to 4th Ave. SE, should also be redeveloped with sports associated program, and ancillary retail and commercial uses. This concept has many site design issues that will require creative solutions to realize the goal of a vibrant, walkable mixed-use area. Any revenue created by this type of development can be put back into improvements of other public spaces along the waterfront identified in this Master Plan. Advancing this concept from idea to reality may be subject to certain deed restrictions and may require referendum approval, as such, a proactive community engagement process must be undertaken to ensure transparency.



KEY MAP



ARRIVING BY BOAT. A view from Bayside Fountain looking north along the western edge of the South Yacht basin towards Demens Landing and downtown beyond. The Sports and Entertainment Zone should be accessible by land and water. Visitors may come from Tampa by ferry to enjoy a day at the stadium or an evening at the Mahaffey Theater. The ferry dock should be located along Bayshore Dr. and in close proximity to the sports and cultural venues.

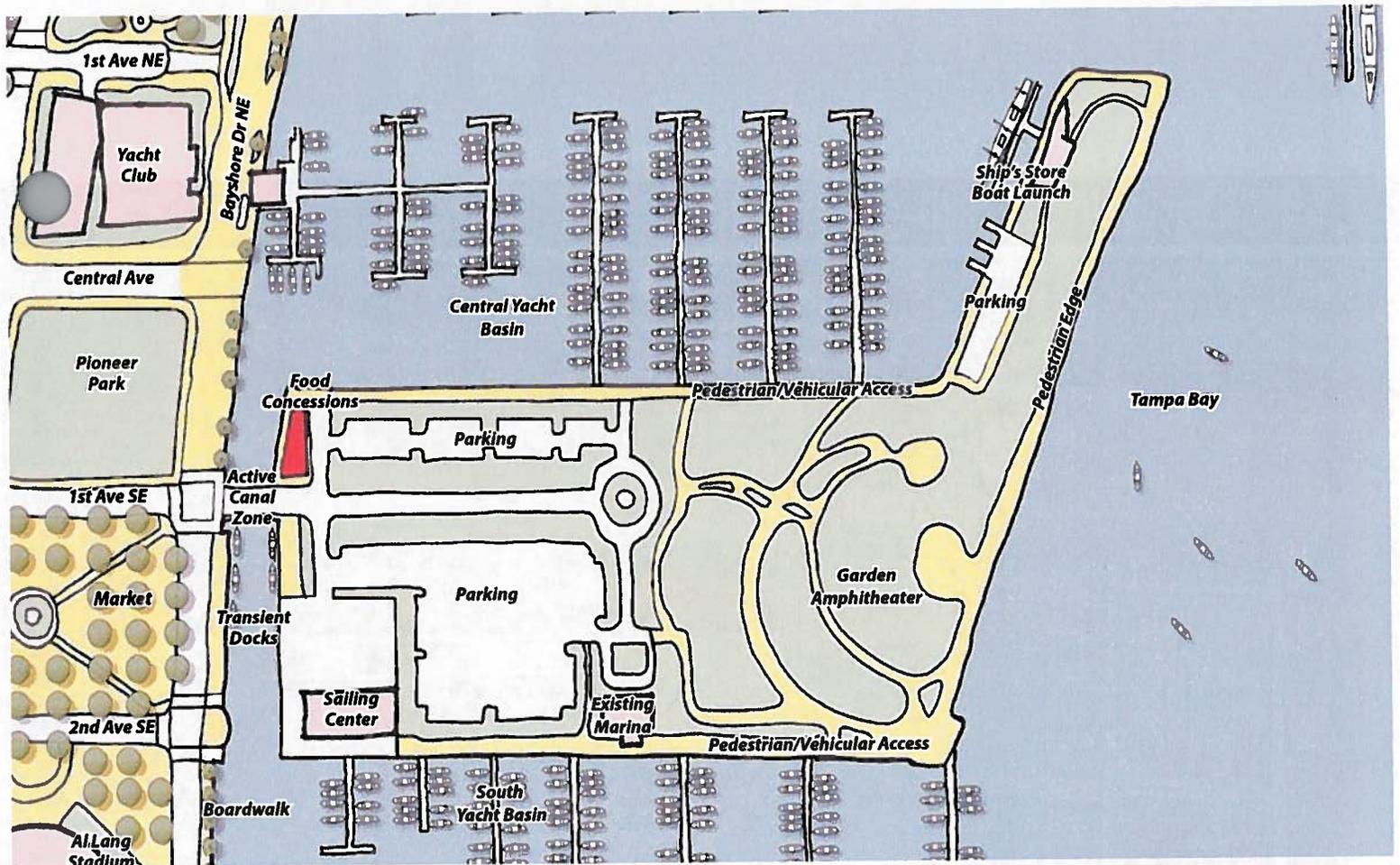


Reconfiguring Bayshore Drive

Similar to the conversion of Bayshore Dr. along the Straub Parks, this area of Bayshore Dr. should also be converted to a shared space. Portions of this area should respect the critical dimension requirements of the Grand Prix route and not interfere with the paving treatments. The spaces adjacent to the seawall should be designed to accommodate pedestrians and also create areas for overlooks. The existing fountain in front of the Mahaffey Theater should be maintained as a fountain plaza space on the water's edge.



KEY MAP



Redesigning Demens Landing Park

Demens Landing Park should be redesigned as a multi-functional park environment. This park should serve the boating community, park users, programmed events utilizing garden amphitheater and passive recreation. Reconfiguring the parking lots and vehicular circulation to provide large contiguous green space would allow for larger gathering to occur and provide another venue on the waterfront to host events. The redesign needs to maintain some vehicular access to the boat slips and marina building and boat launch and ship's store at the Central Yacht Basin. Currently there are approximately 300 parking spaces. This plan includes approximately 375 spaces.

Honoring the Past

Demens Landing Park played an important role in St. Petersburg's African-American community. The story of the history of the "South Mole" should be included in interpretive signage and art in the park.

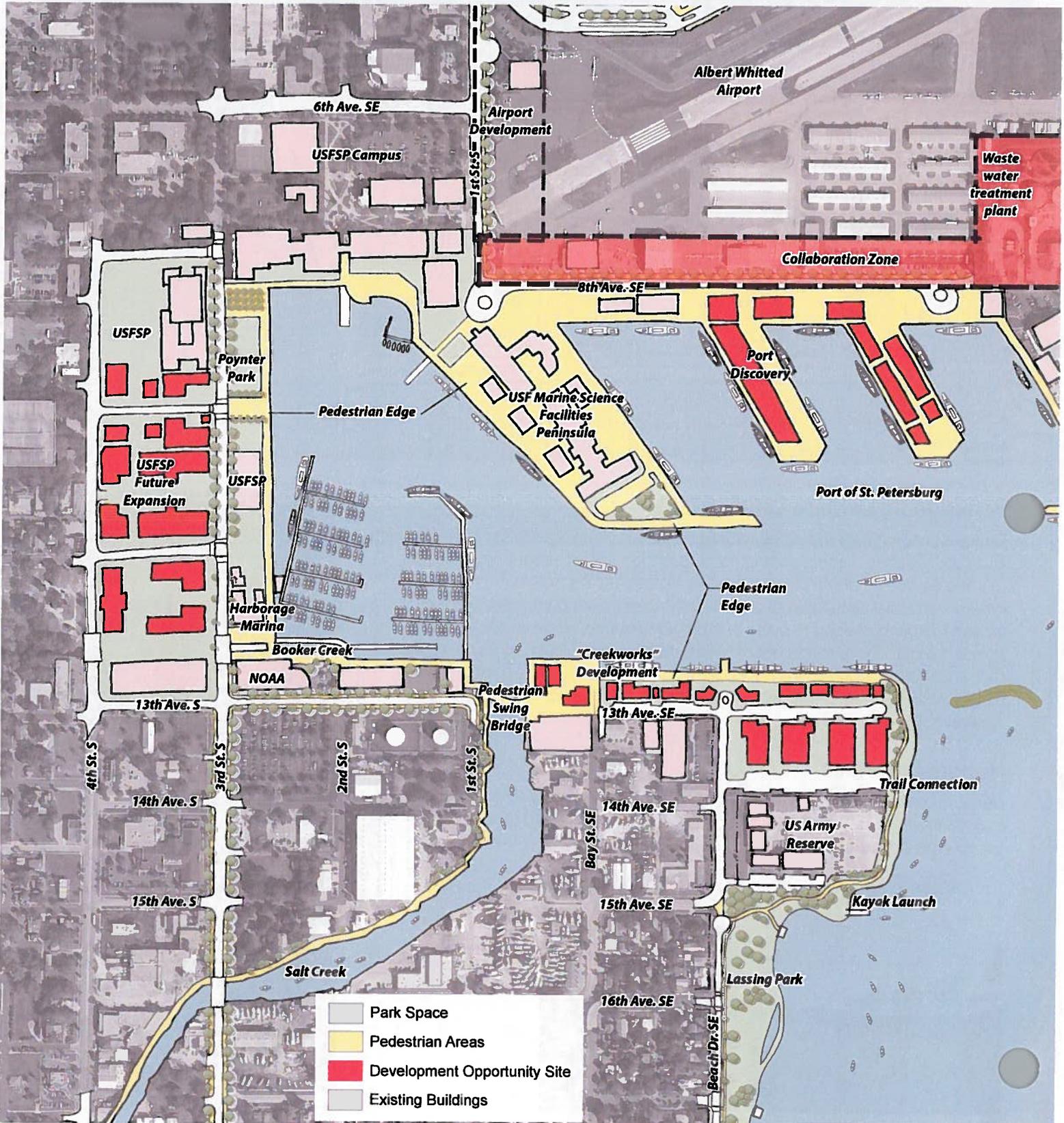


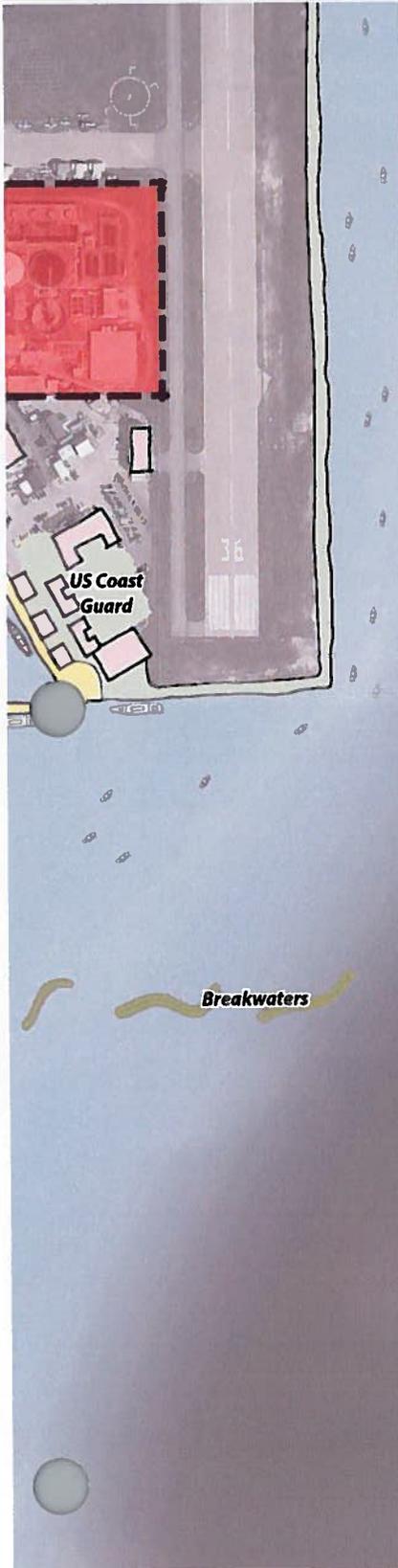
KEY MAP



The canal at Demens Landing looking south

5: Bayboro & Salt Creek District





This unique district is comprised of many different private and public land owners. USFSP, SRI, NOAA, USGS, Fish and Wildlife Commission, the Coast Guard, Albert Whitted Airport and two hospitals. Often referred to as the "Innovation District," this area is providing the local economy with jobs and an exciting synergy between the marine sciences community and the working boating community. This area's unique *messiness* is the appeal to locals and visitors that like to be a part of the nautical, aeronautical and science related industries. The Collaboration Zone is an area identified as potential real estate opportunities for swapping between the land owners in that particular zone. This area's biggest asset is the large number of varied yet compatible operations and facilities. These different operators should continue to work together to build consensus towards a development plan that benefits all involved and gives back to the community. The waste water treatment plant at the east end of the zone has been decommissioned and the 9 acres of land should be considered for potential land swapping.

Key Actions

Baseline

- Develop 1st Street SE streetscape to 8th Ave SE
- Maintain Salt Creek with dredging program
- Create public edge at USFSP College of Marine Science, Peninsula Dr. East & West

Targeted

- Create art icon and access to water at 1st Street terminus
- Expand USFSP Campus on west side of 3rd St. SE

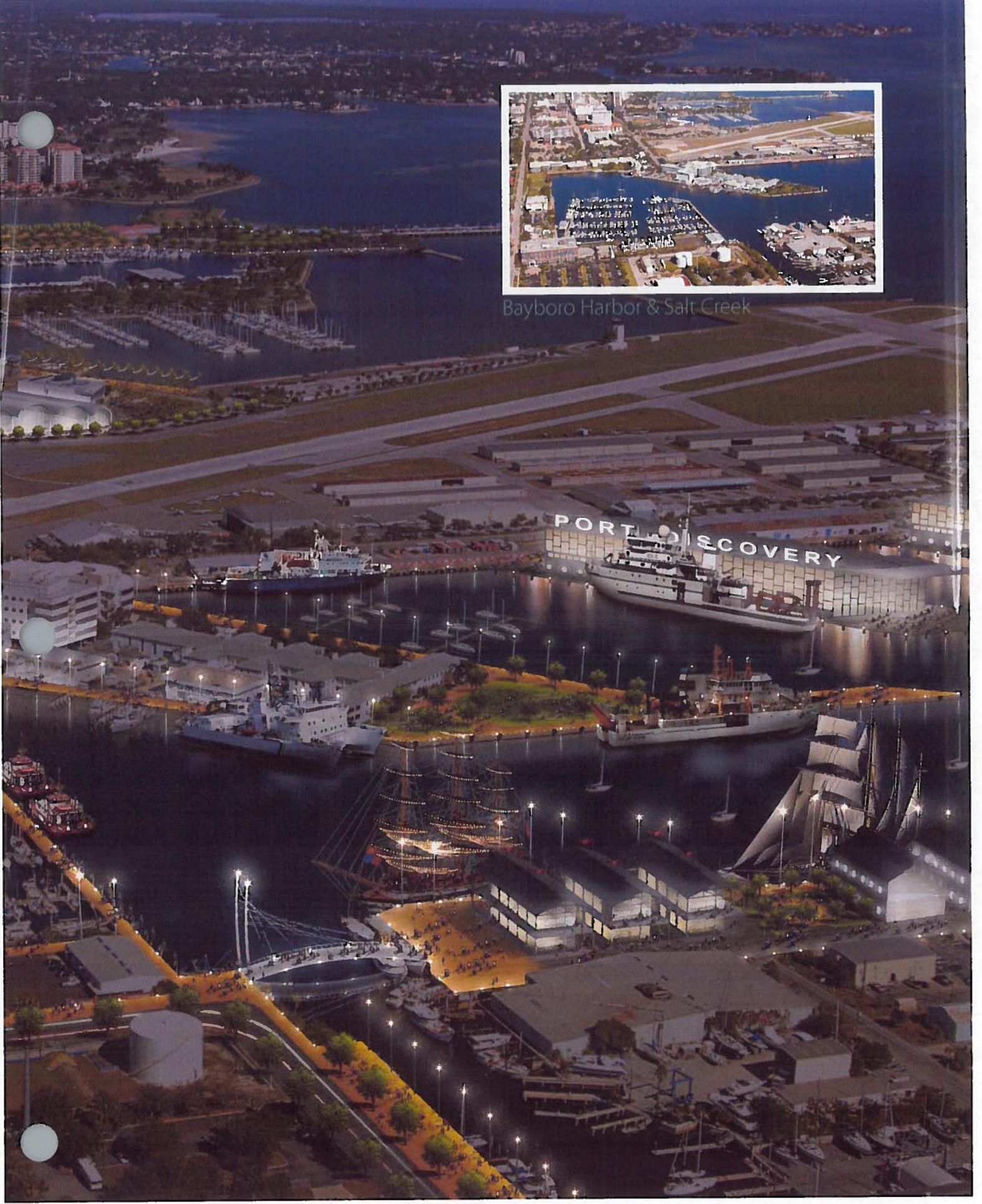
Transformational

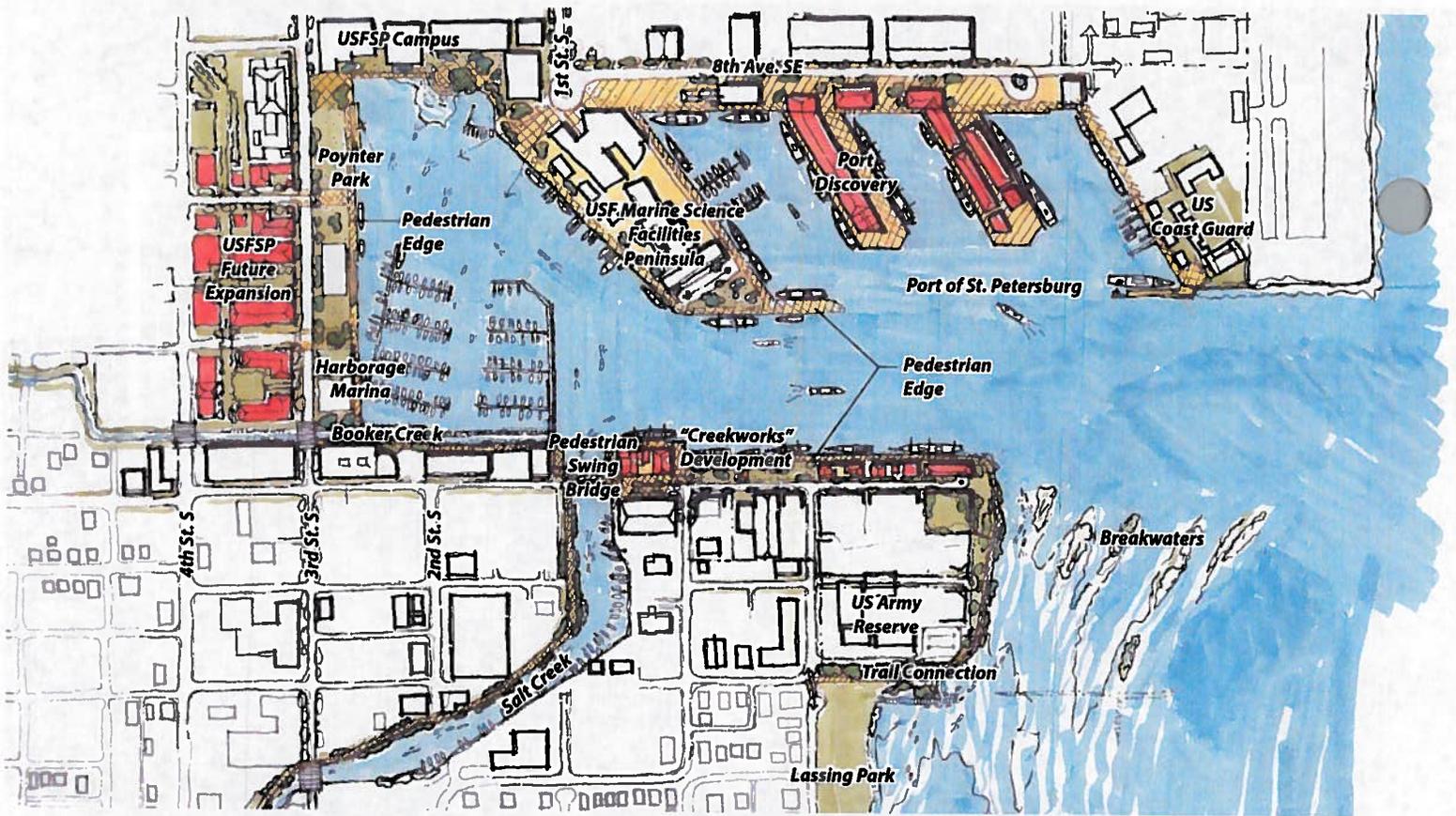
- Develop new museum institution
- Create new deep water piers
- Relocate and consolidate Coast Guard to north side of Bayboro Harbor
- Develop "Creekworks" development along Salt Creek and South side of Bayboro Harbor
- Develop Tall Ships Wharf along south side of Bayboro Harbor
- Create pedestrian edge with trail link from south side of Bayboro Harbor to Lassing Park





Bayboro Harbor & Salt Creek





An aerial view of Bayboro Harbor illustrates the varying edge conditions on the water and mix of uses in the area.

Creating an Innovation District

This area of St. Petersburg has long been identified with marine sciences, aeronautical, and nautical industries. This "innovation district" should leverage the varying similar private and institutional uses to develop a destination for commerce, science, community services, and tourism. Deep water piers should be considered to serve mega-yachts, research vessels, and museum sites. The Coast Guard should also tie up large vessels to the new pier adjacent to their northern property.

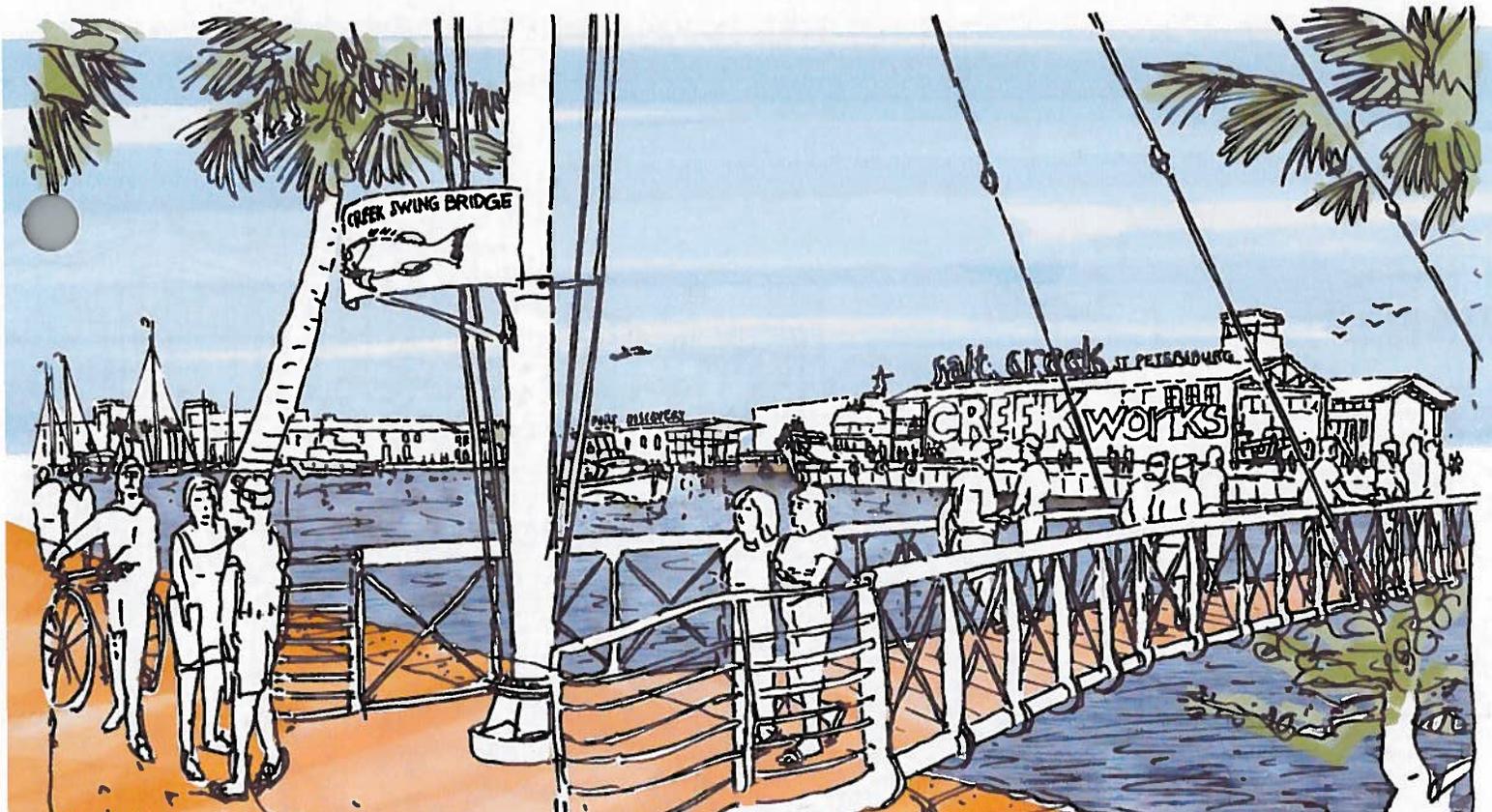
and the Port, Coast Guard, and marine research institutions. Salt Creek and its associated boating industry should be celebrated and its exposure increased to the community as a place to visit, shop and connect to the boating industry. Marine related development should occur along Salt Creek and the southern edge of Bayboro Harbor.

Developing a Working Waterfront

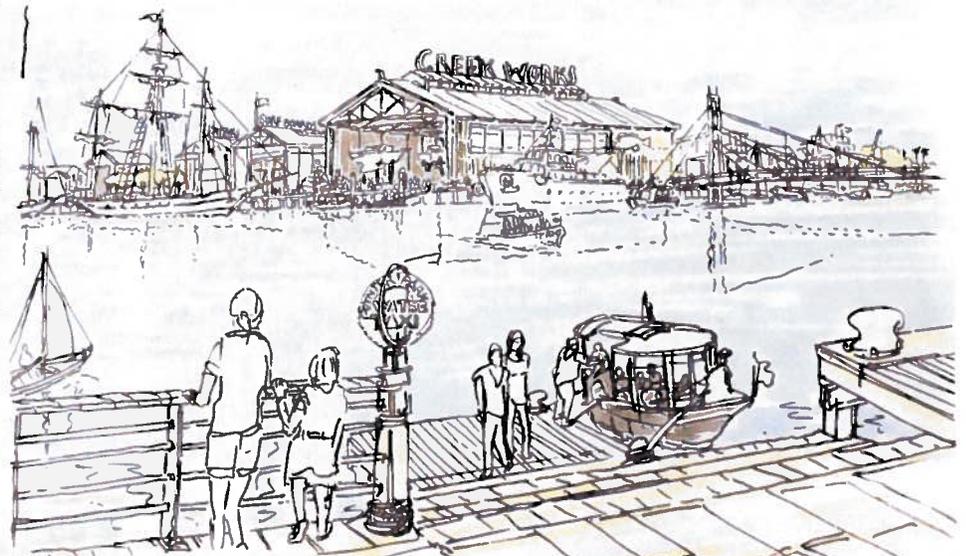
Ties between the boating industry in the Salt Creek area and the Innovation District should be strengthened to take advantage of the unique synergy opportunities between it

Creating Linkages to Downtown and South Neighborhoods

1st Street SE should terminate at 8th Ave SE and celebrate the marine and aeronautical uses in the area. A pedestrian swing bridge should be constructed at the mouth of Salt Creek to provide the community with access to the areas south of Bayboro Harbor.



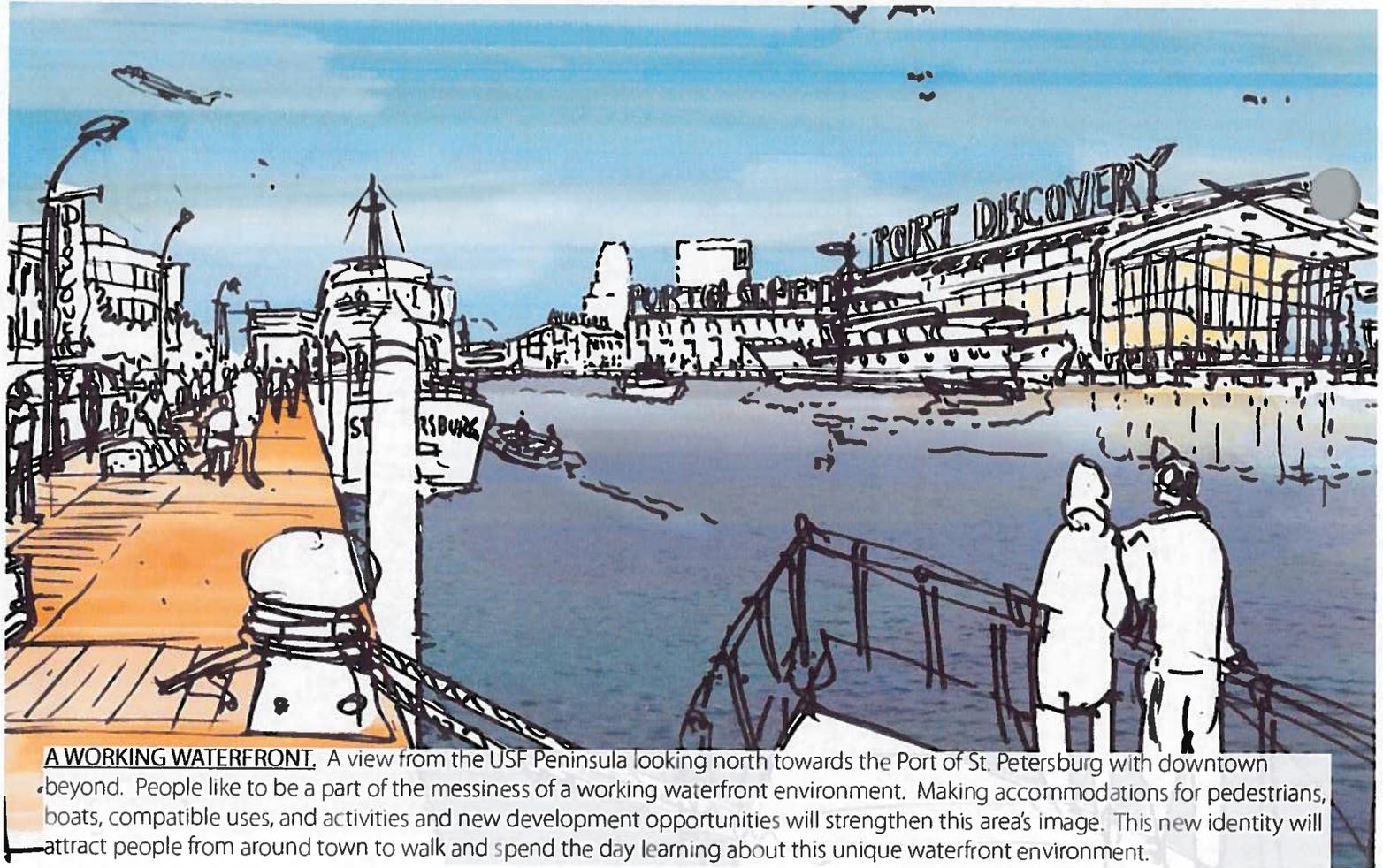
BRIDGING THE GAP. A view looking northeast over the mouth of Salt Creek from the corner of 13th Ave. S and 1st St. S. Encouraging access to the water's edge and connecting the east and west areas of Salt Creek is important to pedestrians and the livability of the city. This one bridge can help link the Old Southeast Neighborhood, Lassing Park and Salt Creek businesses and attractions to downtown.



View of the new Creekworks development opportunity site from the USFSP Peninsula's water taxi station. The Creekworks vision is an assembly of existing and new development along the south edge of Bayboro Harbor. This new development should compliment the local industry of fishing, boating and the arts while providing an edge for tall ships. The pedestrian swing bridge is on the right side of this illustration.

Connections over Salt Creek

Developing a strong relationship with the working waterfront, the marine science community, downtown and the various neighborhoods can be facilitated in many different forms. Sidewalks, bike lanes and other physical connections allow people to move around the city and explore the various area types that make up the waterfront. A pedestrian swing bridge should be considered to connect over the mouth of Salt Creek. This mechanical swing bridge allows for boaters to navigate the waters of Salt Creek and also allows pedestrians to cross over when boats are not needing to move through the mouth of Salt Creek.



A WORKING WATERFRONT. A view from the USF Peninsula looking north towards the Port of St. Petersburg with downtown beyond. People like to be a part of the messiness of a working waterfront environment. Making accommodations for pedestrians, boats, compatible uses, and activities and new development opportunities will strengthen this area's image. This new identity will attract people from around town to walk and spend the day learning about this unique waterfront environment.



Port Discovery and Aviation Attraction Concept

The Bayboro Harbor area should be leveraged to provide a venue that celebrates the varying uses and maritime industry found along its waterfront. The city should consider an attraction along the northern edges of the harbor utilizing new deep water wharfs and pier structures.

This area should also celebrate its significance in aviation history. St. Petersburg is recognized as the birthplace of scheduled commercial airline flight that took place in 1914. The historic Hanger #1 located on the southwest end of the airport property should be an integral component for the redevelopment opportunities along 1st St. S and 8th Ave. SE. This area is included in the Collaboration Zone.



Albert Whitted Airport looking south towards Bayboro Harbor



USFSP
A WORKING WATERFRONT Looking south towards the Harborage Marina with a glimpse of the Salt Creek swing bridge to the left. Creating architectural nautical markers along the edge and to the buildings will help strengthen this area's identity as a working waterfront.

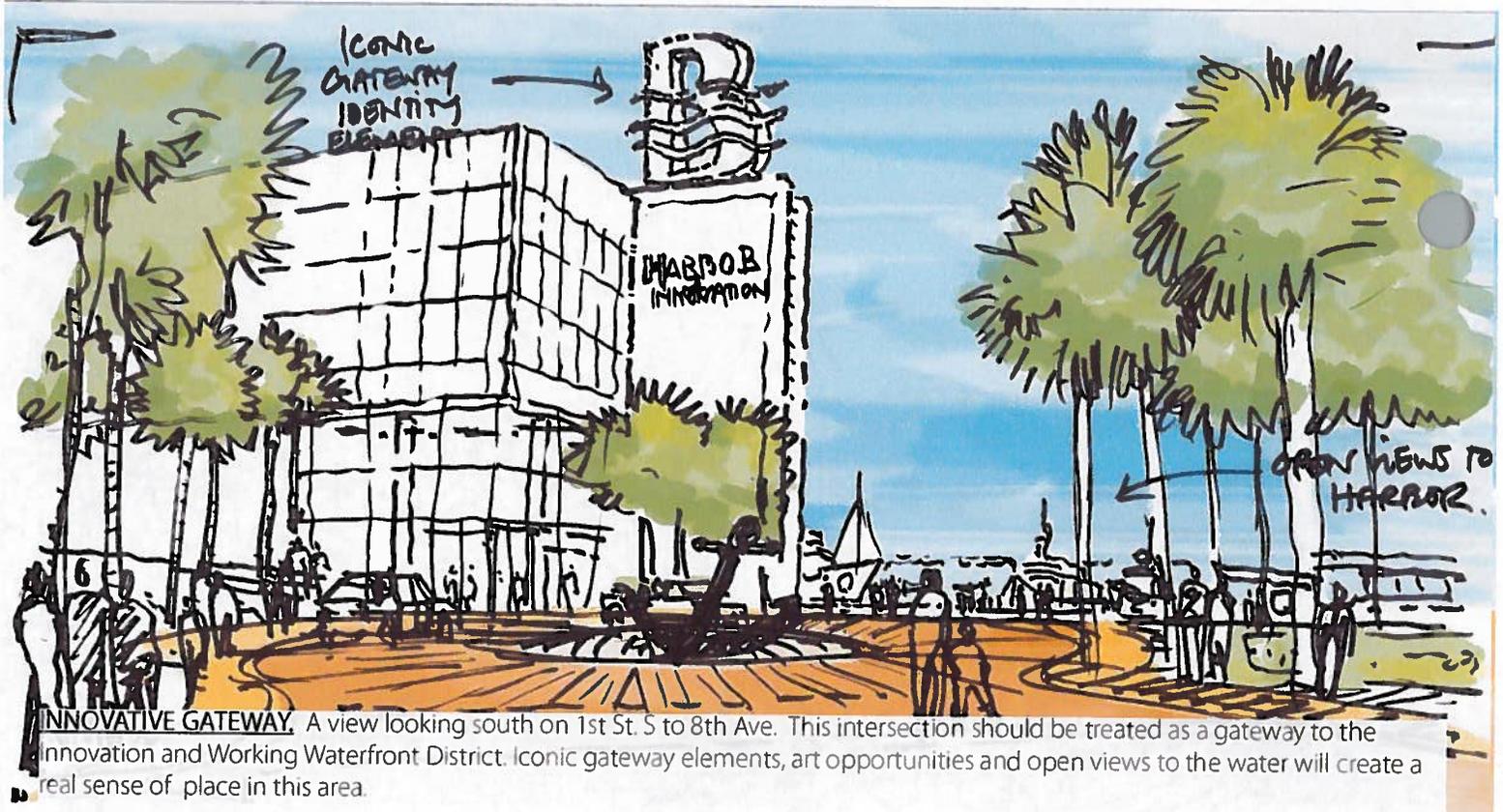


Expand Pedestrian/Public Edges

Similar to the Pier Approach, this area of the city also has a car dominated edge. Shifting cars away from the edge and giving this space to pedestrians will create a more friendly and inviting environment. This plan does not state that all parking should be removed but rather shifted away from the edge. The USFSP Peninsula has other areas to park cars and these areas need to be considered as part of this plan to make a more walkable, livable and hospitable environment for people.



KEY MAP

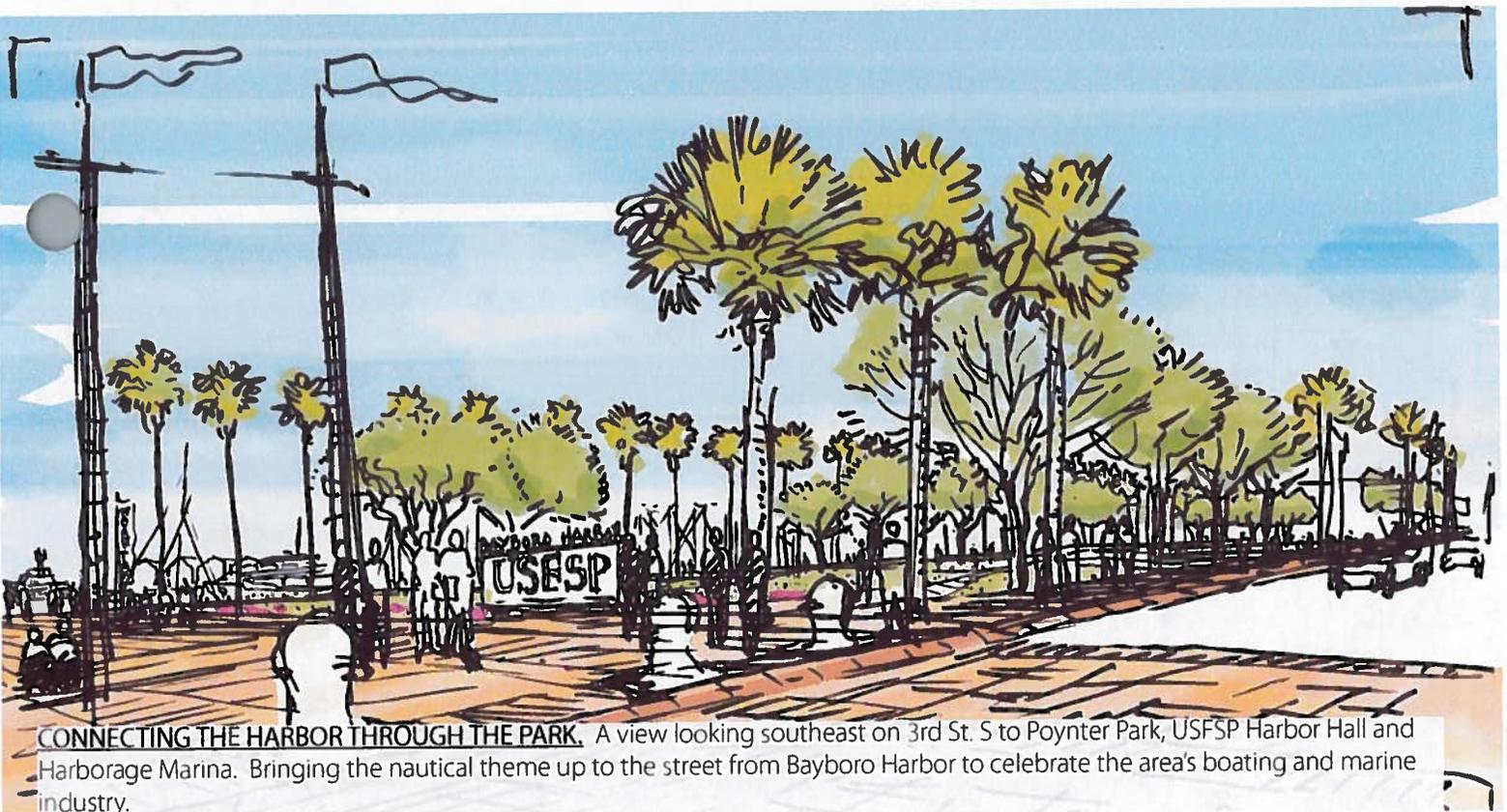


A Gateway to the Innovation District

A strong gateway gesture should be the terminus to the view looking south on 1st Street S. There is a great opportunity to brand this area as the hub of science, research and industry in this portion of the city. Currently the view to the water and the Harborage Marina beyond is blocked and a parking lot lies in the foreground. Opening up this view and creating a gateway along 1st Street S. should be considered to celebrate the different uses in this area and promote pedestrian activity through here and along the edge of Bayboro Harbor. An anchor art piece should also be considered for this area to mark the research and industry in this area.



KEY MAP



CONNECTING THE HARBOR THROUGH THE PARK. A view looking southeast on 3rd St. S to Poynter Park, USFSP Harbor Hall and Harborage Marina. Bringing the nautical theme up to the street from Bayboro Harbor to celebrate the area's boating and marine industry.



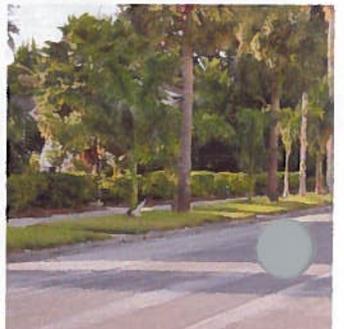
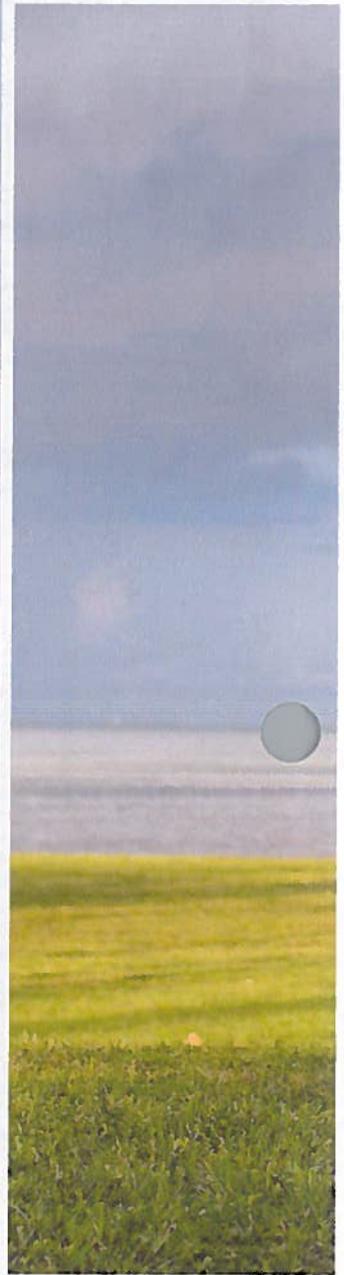
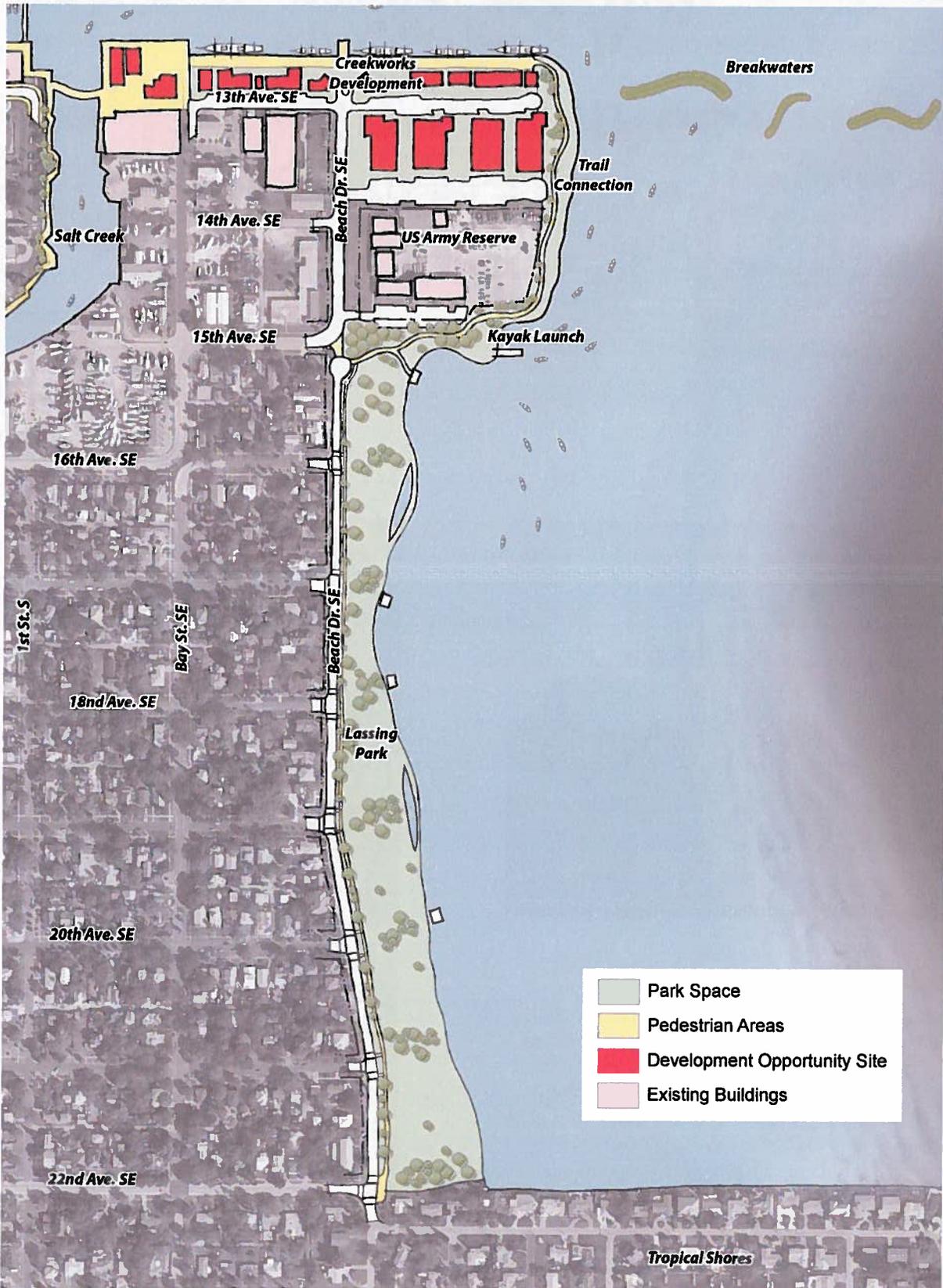
Poynter Park Re-Imagined

Poynter Park should be leveraged as a south end park for special events, local gatherings and USFSP programmed activities. An opportunity for an anchor art piece should be considered for this area as a marker of the South Basin, USFSP and the entrance into the working waterfront and southern neighborhoods. Access to the water and areas to sit under shade should be considered in this park environment.



KEY MAP

6: Lassing Park District





Lassing Park and the Old Southeast Neighborhood is a quiet and peaceful location on the southern end of the Downtown Waterfront. The park is positioned between the bay and the historic neighborhood. Re-investment is taking place in the neighborhood and the park is becoming more of a regional destination. Currently the neighborhood and park are cut off from the downtown, thus making it feel like a neighborhood park that only serves the local residents.

Key Actions

Baseline

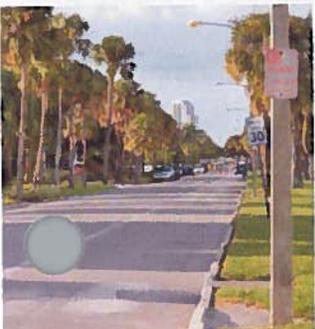
- Develop Stormwater treatment enhancements
- Provide new site furnishings like shaded seating
- Create pedestrian access paths across Beach Dr. SE into the park and throughout the park
- Restore water's edge and protect the shore from erosion

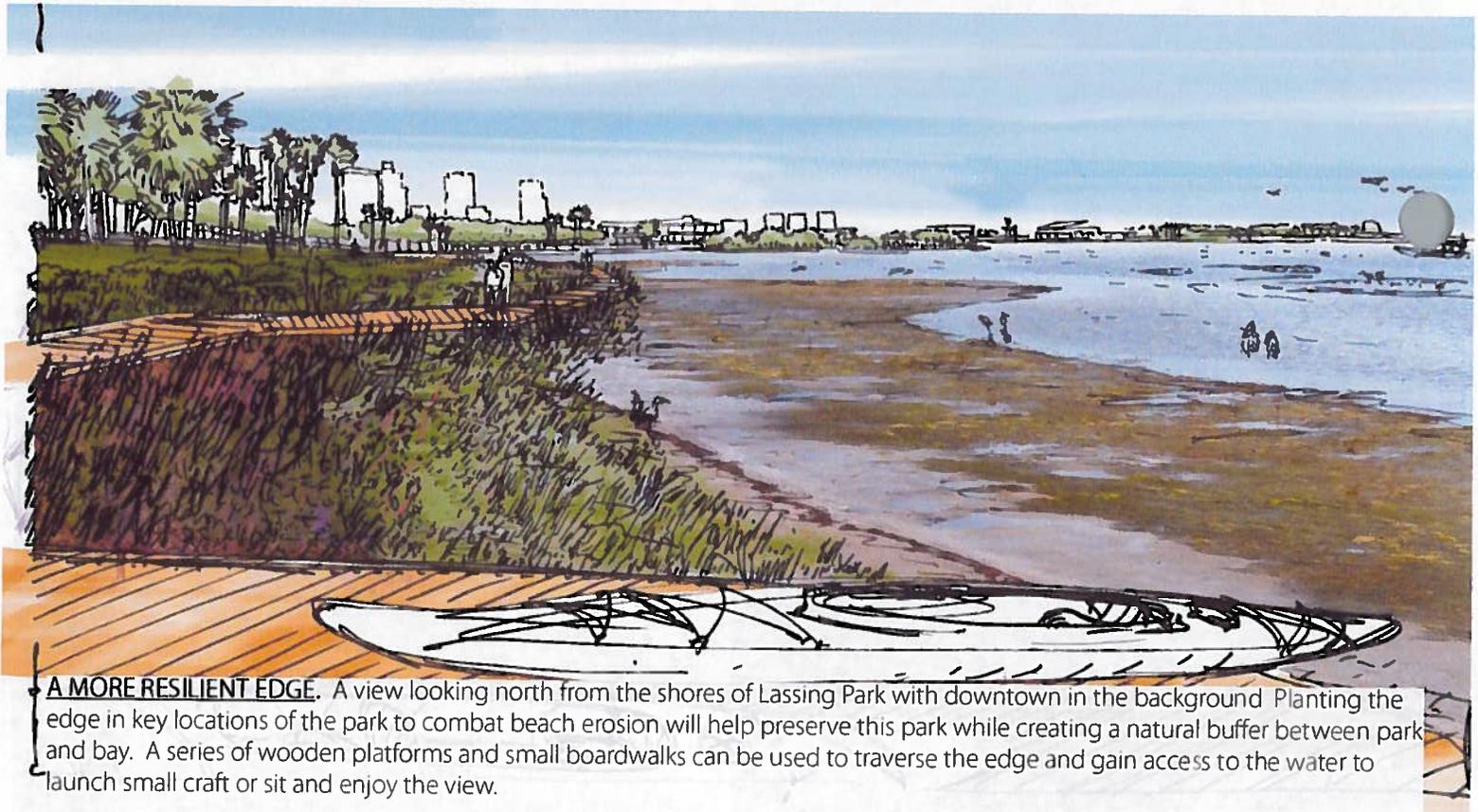
Targeted

- Kayak launch at north end of park

Transformational

- Provide a protected, branded multi-use trail connecting the southern neighborhoods to the waterfront along 3rd St. South.





A MORE RESILIENT EDGE. A view looking north from the shores of Lassing Park with downtown in the background. Planting the edge in key locations of the park to combat beach erosion will help preserve this park while creating a natural buffer between park and bay. A series of wooden platforms and small boardwalks can be used to traverse the edge and gain access to the water to launch small craft or sit and enjoy the view.



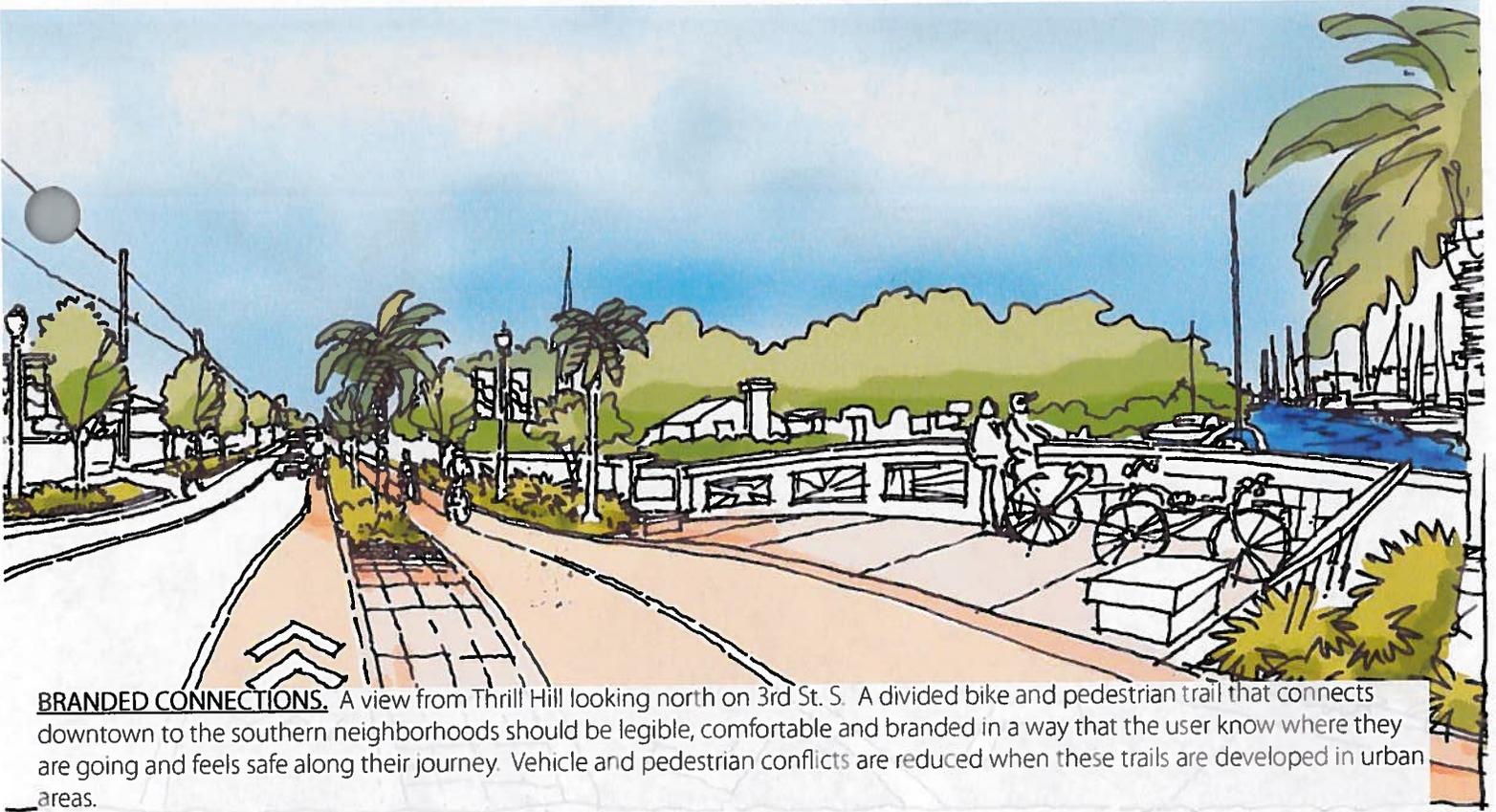
Improving the Park

Lassing Park is located at the southern terminus of the project boundary and serves the well-established Old Southeast and Tropical Shores Neighborhoods. The park serves the residents of the surrounding neighborhoods well; however, the public engagement process did discover several ways to make the park even more successful at serving its users. This should be accomplished through “light touch” incremental improvements to protect the character of the park. Seating areas throughout the park area should be improved to be more shaded and comfortable. Accessible pedestrian paths should line Beach Dr. SE from 22nd Ave. SE on the south along the eastern boundary of Lassing Park, past the cul-de-sac up to 15th Ave. SE. Additional sidewalks should provide limited access to the water by crossing the park east-to-west, being careful not to change the character of the park. New landscaping should treat stormwater before it flows into the bay while enhancing the beauty of the park. Finally, a kayak-launch should be created on the border of Lassing Park and the Army Reserve parcel.

Beach Dr. SE forms the western boundary of the park, and is a beautiful drive along the bay. However, the street lacks accessible sidewalk and crosswalk connections between the neighborhood and the park. New crosswalks should be constructed at each cross-street along with appropriate treatments to provide for the safe crossing of pedestrians.



KEY MAP



BRANDED CONNECTIONS. A view from Thrill Hill looking north on 3rd St. S. A divided bike and pedestrian trail that connects downtown to the southern neighborhoods should be legible, comfortable and branded in a way that the user know where they are going and feels safe along their journey. Vehicle and pedestrian conflicts are reduced when these trails are developed in urban areas.



Improving Pedestrian and Bicycle Connectivity

To connect Lassing Park to the Bayboro & Salt Creek District, a multi-purpose trail should be constructed along the waterfront from the northern border of Lassing Park along the shore between the Army Reserve station and the Coast Guard station to the Bayboro & Salt Creek District. This will require negotiation with the defense agencies which operate facilities here and may involve land swaps or special design considerations for security purposes. Regardless of the specific structure of the agreements which allow for the creation of the trail, such a connection would allow continuous waterfront access to Lassing Park from the north.

Connections between Lassing Park and downtown are restricted geographically by Salt Creek and Bayboro Harbor. To improve connectivity for the non-motorist, a shared-use trail should be constructed along 3rd St. S to improve the north-south connections to the Lassing Park area. This will provide a safer and more comfortable journey and encourage the use of non-motorized transportation within the Downtown Waterfront.



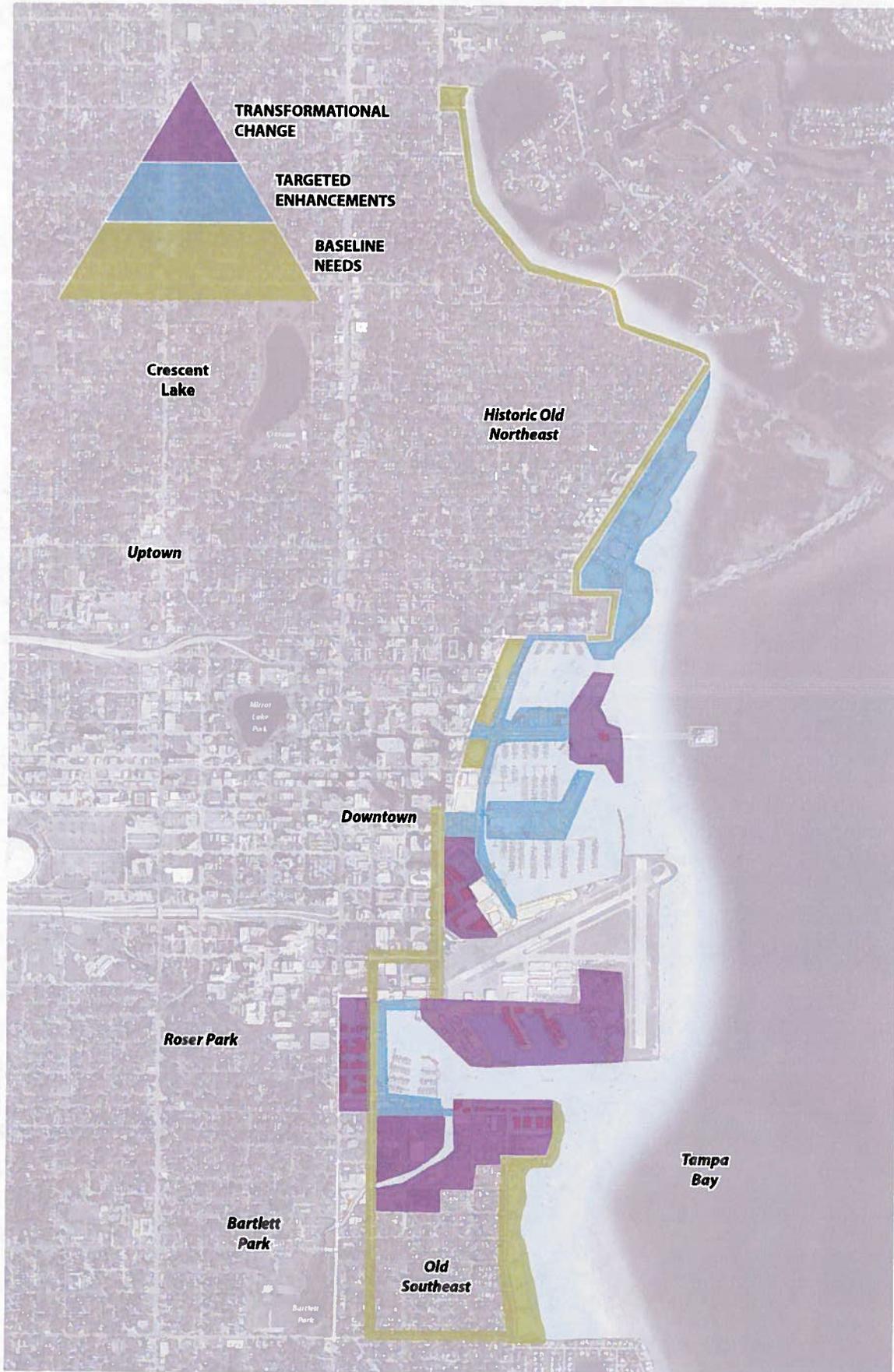
KEY MAP



Section 4: Implementation Strategy & Action Plan



People exchanging and engaging in The Saturday Morning Market



A plan diagram illustrating the locations of the different levels of enhancement in green, blue and purple.

The previous section described the three levels of investment proposed for the waterfront: baseline, targeted, and transformative. This section outlines proposed strategies and funding sources for implementation, including capital improvements and operations.

Capital Improvements Funding

The estimated costs of the proposed capital improvements total approximately \$500- 600 million, including:

- Baseline Needs: \$25 – 50 million
- Targeted Enhancements: \$50 – 75 million
- Transformational Change: \$400 – 500 million

It is anticipated that public funds would be used to implement the majority of the baseline needs such as bike paths and site furnishings, as well as a portion of the targeted enhancements such as the re-design of Demens Landing. Other targeted enhancements and transformational change such as the re-development of the South Basin Cultural/Entertainment District, would be funded through public- private partnerships (P3s). Many urban waterfronts generate about \$8 – \$9 of private investment for every \$1 of public investment. In the case of Pittsburgh’s Riverlife redevelopment, after five years every dollar invested in riverfront parks has attracted \$32 in adjacent related development. It is also anticipated that baseline needs and targeted enhancements will be financed through a combination of funding strategies. City officials, staff and residents will need to determine the most appropriate techniques. Common funding sources may include, but not be limited to:

“Pay-As-You-Go” Sources:

- Property taxes/general fund
- Sales tax, e.g. Pennies for Pinellas
- Bed tax, e.g. Tourism Development Council (TDC)
- Special assessment, e.g. a Waterfront Improvement District
- Business Improvement Districts (BIDs)
- County, state, and/or federal grants
- Parking districts
- Special assessments
- Sales tax
- Tax Increment Financing (TIFs)
- Park impact fees
- Grants
- User fees
- Sponsorships
- Advertising

- Public private partnerships
- Conservancies
- Special events
- Public land leases

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Tax Allocation Bonds
- Lease-Revenue Bonds
- Special Tax District Bonds

Projected funding, FY 2015 - 2020

The city currently funds capital improvements primarily through its general fund (Capital Improvements Program); sales tax (Penny for Pinellas); tax increment financing (TIF); enterprise funds; grants; parking fees; TDC bed tax; and bonds. It is anticipated that these and other revenue sources could potentially generate approximately \$8.5 million for waterfront improvements over the next five years, as follows:

Current Capital Improvements Program (CIP)/ Penny for Pinellas:

Item	Cost
Seawall repair (400,000/yr)	\$2 Million
Trail improvements	\$1.5 Million
North Shore Beach, other restoration	\$1.5 Million
Streetscapes (\$200,000/yr)	\$1 Million
Courtesy Docks	\$630,000
Wayfinding and signage	\$500,000
Street improvements (\$100,000/yr)	\$500,000
FDOT Trail	\$500,000
Sidewalk repair	\$200,000
Bicycle/pedestrian improvements (\$25,000/yr)	\$125,000
Total	\$8,455,000

An additional \$10 million may be available through bonding of TIF revenues, bringing the possible available funding to almost \$20 million for 2015 – 2020.



An Implementation Format for different types of projects and their potential funding sources.

Projected funding, FY 2020 - 2025

It is reasonable to assume that the funding sources outlined above will generate another \$10-20 million in FY 2020- 2025. Additionally, the city should consider a special charge for parcels within a to-be-designated "Waterfront Improvement District" (WID). Analysis of this funding concept should be conducted to determine options for applying a WID in terms of geographic area and millage or assessment rates. WID revenues could be used for operations and maintenance costs as well as capital improvements.

Public-private partnerships (P3s)

While the city focuses on improving the public components of the waterfront, it is assumed that the private sector will invest in concessions and leases on public land, as well as the redevelopment of adjacent properties. Specific opportunities for P3s include:

Pier District

- Restaurant/café at the St. Petersburg Museum of History
- Restaurant somewhere near the pier approach
- Market space
- Concessions and café at beach area

South Basin Cultural/Entertainment District

- Retail and sports-related restaurant/club on parcels near Al Lang Stadium
- Parking structure
- Canal zone restaurant and concessions

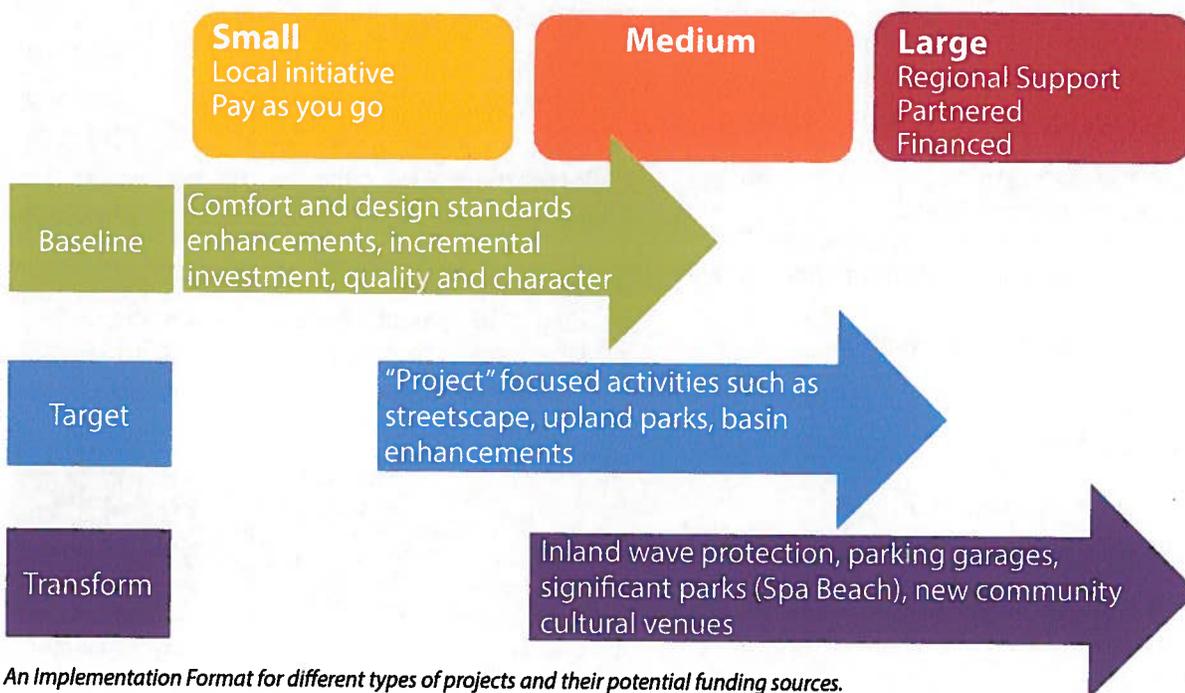
Using a combination of private development on

municipal ground leases, city-developed spaces leased to concessionaires, and joint developments between the city and private developers could generate significant revenue over 15-years. In addition, the Bayboro Harbor/Salt Creek District presents opportunities at the deep-water port and airport properties.

Currently, lease terms are restricted on municipal sites in the Waterfront area. While the Dalí Museum as a 99-year lease, most lease terms are currently restricted by Charter to 5, 10 and 25-year terms. The city will need to determine the best combination of privately and publicly-developed uses.

Major restaurant sites developed privately will want a 15-year lease at minimum; if buildings are developed by the city then a 5 to 10-year term should be reasonable.

Either the city or the private party can have the obligation to build the project, but if the tenant does, it factors into what the rent and the minimum lease term will be. If the city funds construction rent revenues will be higher and lease terms lower.



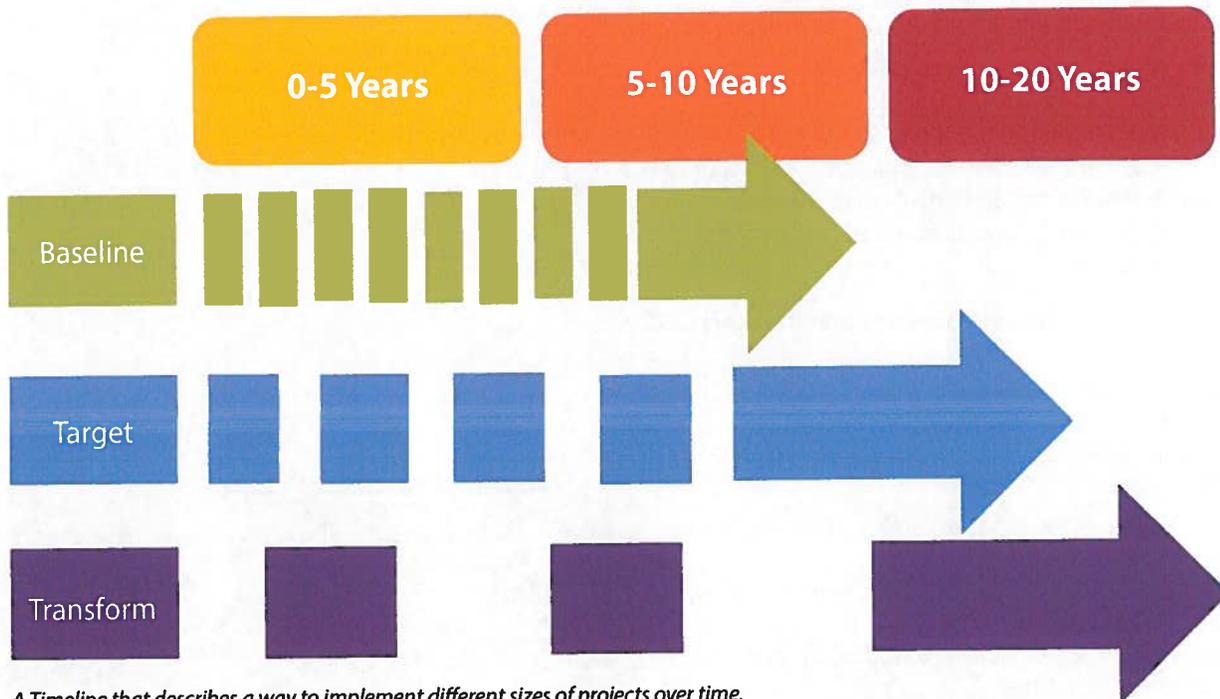
An Implementation Format for different types of projects and their potential funding sources.

Prioritization criteria

Once the city has projected available funding for waterfront improvements over the next 5, 10, 15, and 20 year periods, the proposed waterfront improvement projects must be prioritized. The prioritization and funding of projects are ultimately determined by the city leadership, Mayor and City Council, with community input. A citizens waterfront advisory group could be formed to help keep the community engaged in the implementation phase of this plan. The following chart outlines preliminary prioritization criteria for consideration:

Waterfront: Continuous linkages, service oriented parking + transit, increased public access

- The project is listed in the city's current 5-year Capital Improvements Program (CIP)
- The project ranks as "top priority" or "continued emphasis" needs listed in the Public Opinion Survey and Needs Assessment
- Funding is available to implement the project
- A private partnership is available to implement the project
- The project will stabilize an existing asset and prevent further deterioration



A Timeline that describes a way to implement different sizes of projects over time.

Preliminary Prioritization Criteria:

- The project advances 2 or more of the following waterfront dimensions:
 - Stewardship of the Waterfront Environment: A sustainable relationship between the natural and built environments
 - Enhancing the Experience of the Water: Expanding St. Petersburg as a waterfront destination for boaters and non-boaters
 - An Active Waterfront Parks System: Diversifying the activities of the waterfront to meet a growing community
 - Economically Vibrant Downtown Places along the Water: Leveraging the economic potential of in-water and upland areas along the waters edge
 - A Connected, Accessible Downtown +

- The project will increase user safety
- The project will generate direct revenues

Public	Private	Institutions
Local CIP Annual Budget CRA Annual Budgets Bonding Grants	Philanthropy Foundation and Affinity Organizations	Shared Mission Brand Collaboration Partnered Development
Pinellas County State of Florida Federal	Partnered Development Private Development	

Construction delivery methods

Typical construction delivery methods for public capital improvement projects include Design-Bid-Build, Design-Build, and Construction Manager (CM)-at-Risk. While there are advantages and disadvantages of each method, it is strongly recommended that the city hire

a CM-at-risk to manage the phased implementation of the waterfront capital improvements program.

Operations and Maintenance Funding

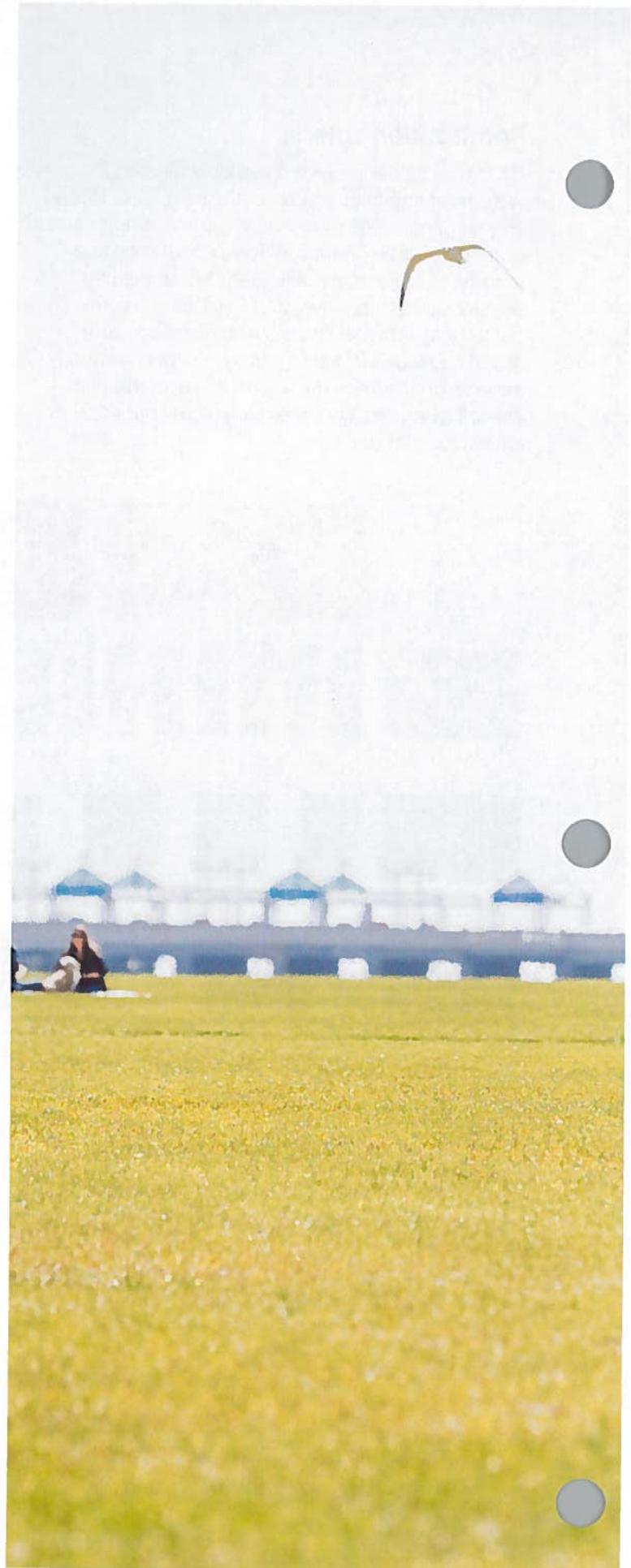
It is critical to fund the operations and maintenance of the waterfront in order to 1) protect the capital investments, and 2) continue to generate economic, environmental and social benefits for the city.

O& M funding typically costs approximately 3-5% of capital costs annually. For example the costs of operating and maintaining the proposed baseline/targeted improvements will be approximately \$2.25-\$6.25 million annually once all the projects are constructed. Many of the pay-as-you-go funding sources for capital improvements (listed above) can be used for O& M funding as well.

A Waterfront Operations and Maintenance Plan (OMP) should be developed to guide the operations and management of the city's waterfront. Elements of the OMP should include:

- Purpose/Mission (including roles within the overall city parks system)
- High performance goals
- Long range vision
- Capital improvements estimate/phasing Plan
- Staffing plan
- Security plan
- Social equity plan
- Programming plan, including special events criteria and approval process
- Maintenance plan (including standards, repair and replacement schedule)
- Annual O & M budget
- Revenue plan (including goals and subsidies)
- Governance plan (including decision-making authority of city departments, other public agencies, and private agencies)
- Risk management plan
- Marketing plan
- Volunteer plan
- Concession and lease agreements
- Other P3 Agreements

An Annual Performance Evaluation should be conducted each year, culminating with an update to the OMP to reflect necessary changes to the OMP.





Moving Forward



Vaughan Davies, Urban Designer with AECOM, describes the future potential of the South Basin area with Mayor Rick Kriseman.



The St. Petersburg Downtown Waterfront Master Planning process has been focused on facilitating a community conversation about the future of St. Petersburg's world-class waterfront. This plan was created with the input of thousands of interested citizens, and is dedicated to bring their shared vision to life. The products of this plan will lead to a future with greater opportunity for people of all walks of life to enjoy their waterfront and for the waterfront to contribute to the vitality of their community. The Baseline Needs, Targeted Enhancements, and Transformational Change provide an approach to prioritize public projects. As the plan is implemented, new challenges may arise whose potential solutions can be examined through the approach described by this plan.



This plan calls for changes to the public, institutional, and private land along the waterfront. Property ownership involves many players to bring together some of the concepts in this plan. As individual properties are redeveloped or public facilities are updated, the opportunity to address baseline needs should be explored. This could be as simple as restriping bike lanes when an underground utility is opened for maintenance or it could be a long-term strategy to systematically address a need identified in this plan across the waterfront.

The challenges at the waterfront are significant, but there are many areas where people, institutions and the city have already come together to create great places at the Downtown Waterfront. Past successes indicate the importance of the public, private and institutional sectors working together towards a common vision. This planning process has created a framework that will allow the city to take a facilitating role to implement the shared vision for the waterfront. Private developers should be sensitive to the role they play in creating a successful waterfront because they realize that development compatible with this plan will bring greater economic success to themselves and the city as a whole.



To achieve the vision outlined within this document, city, institutional, and private sector leaders need to support this framework plan to achieve success. St. Petersburg is fortunate to have such a magnificent natural resource with its shoreline along Tampa Bay.

And the success of the city has undoubtedly been influenced by the wise decisions made in the past by the city's founders. Today, the legacy of insightful leadership from the public and private sectors continue to nurture the Downtown Waterfront into the future. It will be a public resource that serves the people of the City of St. Petersburg and visitors from around the world for generations to come.

Acknowledgments

Mayor's Office

The Honorable Rick Kriseman, Mayor
Dr. Kanika Tomalin, Deputy Mayor
Kevin King, Chief of Staff
Ben Kirby, Director of Communications

City Council

Charlie Gerdes, Chair, District 1
James R. Kennedy, District 2
William H. Dudley, District 3
Darden Rice, District 4
Steve L. Kornell, District 5
Karl Nurse, District 6
Wengay M. "Newt" Newton Sr., District 7
Amy Foster, Vice Chair, District 8

City Staff

Dave Goodwin, Planning and Economic Development Director
Derek Kilborn, Planning Manager
Sharon Wright, Planner
Susan Ajoc, Community Services Director
Chris Ballestra, Development Coordination Managing Director
Robert Danielson, Director, Marketing & Communications
Tom Gibson, Engineering & Capital Improvements Director
Nina Mahmoudi, Marketing Manager
Mike Jefferis, Parks & Recreation Director
Sherry McBee, Leisure Services Administrator
Dave Metz, City Development Senior Administrator
Walter Miller, Port and Marina Manager
Evan Mory, Transportation & Parking Management Director
Raul Quintana, City Architect
Cheryl Stacks, Transportation Manager
Phil Whitehouse, Parks and Recreation Superintendent
Joe Zeoli, Administration and Finance Managing Director, Downtown Enterprise Facilities Director
Cate Lee, Planner
Nicholas Stees, Website Coordinator, Marketing
Brian Caper, Economic

Development Analyst
Mike Hernandez, GIS Analyst
Cheryl Stockowski, Project Assistant
Vicky Davidson, Project Assistant
Brittany McMullen, Planner
Carlos Daniels, Campbell Park Recreation Center
Carlos Frey, Engineering and Stormwater Management
Gary Crosby, Planner
Gary Jones, Planner
Jessica Eilerman, Small Business Liaison
Kathryn Younkin, Deputy Zoning Official
Kim Tyre, Marketing & Communications
Kimberly Hinder, Historic Preservationist
Lt. Terry Barber, Fire Prevention
Lynn Gordon, Parks & Recreation Manager
Maj. Dede Carron, Police
Michael Connors, Public Works Administrator
Mike Dove, Neighborhood Affairs Director
Pam Lee, Planner
Paul Stellrecht, Event Recruitment
Rich Lesniak, Airport Manager
Richard Craft, Parks & Recreation Superintendent
Rick Smith, CRA Coordinator
Sgt. Joe Pratt, Police
Sgt. Randall Morton, Police
Sophia Sorolis, Economic Development/Greenhouse Manager
Thomas "Jet" Jackson, Recreation Manager/TASCO
Thomas Skirchak, Recreation Leader
Tony Leno, Event Recruitment
Wayne Atherholt, Arts & International Relations Manager

St. Petersburg Area Chamber of Commerce Downtown Waterfront Master Plan Task Force

Ross Preville
Amanda E. Taylor
Bill Horton
Calvin Samuel
Lynn Cissna
Michael Shapiro

Rudy Webb
Andy Hayes
Andrew Nestor
Anne McMullen
Benjamin Diamond
Bob Churuti
Brian Bailey
Bud Risser
Cindy Bush
Cris Coffin
Daryle Hamel
Dave Punzak
David Perleshi
Emmanuel Cerf
Ed Montanari
Estella V. Gray
Gene Smith
Harvard Jolly
Helen Levine
Jason Kotsko
Jay Miller
Jen Lathrop
Jim King
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JP Getting
Kent Lydecker
Kent Williams
Kyle J Parks
Lars Hafner
Lee Allen
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Logan Devicente
Margaret Sullivan
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Mark Johnson
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Michael van Butsel
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Paul Carder
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Ryan Givens
Chris Spencer
Susan Jezek
Tami Simms
Tee Grizzard
Tim Hughes
Tim Ramsberger
Tony Collins
Travis Norton
Will Conroy
Will Michaels

Meeting Attendees

Adam Lessen
Adam Martin
Adrienne Ruga
Albert Scafati
Alexis Foster
Alfredo Anthony
Alice & Wayne Szczepanski
Alicia Conroyd
Alistair Flynn
Allen Loyd
Amanda Taylor
Andrea Krzystam
Andy Bell
Andy Manerman
Angela Rouson
Angela Strain
Anne McMullin
Annette Baesel
Annette Grooms
Antonio Jenkins
Arnett Smith
Art & Marcia Ketchersid
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Bandi Murphy
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Barb Thomas
Barbara Ellis
Ben Fisher
Benjamin Hetrick
Bernice Darling
Beth & Neil Ellis
Bev Goldstein
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Bill Adams
Bill Belltone
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Bill Kast
Bill Mann
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Brady Smith
Brian Grogan
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Bruck Nissen
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C. Murphy
Calvin Samuel
Candice Reshef
Carl and Pat Turner
Carmen Triana
Carol Gallagher
Carol Kranick
Carol Mickett
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Dick Oliver
Dick Rathlen
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Donna Marie Kostreld
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Doug Robison
Dr. Karen L. Reese
Duane Kaufield
Ed Montanari
Elena Jancetic
Elizabeth Ostman
Frank Fage
Frank Gernert
Franklin Alves
Frieda Clael
G. Johansson
Gail Eggeman
Garrett Tozier
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Gene Smith
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Gerry Moore
Gloria Grooms
Grant Wood

Greg Wilson
Gregg Pentz
Gwen Mann
Gwen Reese
H. Brady
H. Tulloch
Hal Freedman
Harry Rothwell
Helen Feldman
Herb Polson
Herth Schaefer
Hope Sewell
Howard Johnston
J. Wood
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Jack Tunstill
Jackie Dixon
Jaclyn Lopez
Jacob Diaz
Jamie Day
Jan Brizas
Janet Barribal
Janet Siri
Janice Prince
Jasmina Kuljanac
Jason Bruzzichesi
Jason McElhaney
Jason Saxon
Jay Allison
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Jay Sokolously
Jean S. Johnson
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Joe Zamms-Taro
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John Bowman
John Darby
John Ogden
John Sinibaldi
John Voissen
Jopie Helsen
Joseph Pratt
Judith Bryant
Juli Kempner
Julie Wong
Justin Klinger

Justin Quinn
Kai Warren
Karen Braunsberger
Karen Kovacks
Karen Lumpkin
Karin Braunsberger
Kathi F. Ward
Kathleen Ford
Katrina Kaufield
Keith McCarron
Keith Rupp
Kelly Bray
Kelly McFrederick
Kent Lydecker
Kim Connell
Kip Thornton
Lala Yi
Larry Fernald
Laura Engleby
Lauren Reilly
Laurie Davison
Lawren Louli
Lee Aaron
Lenore Sinibaldi
Linda Rothwell
Linwood Gilbert
Lisa Skiver
Lisa Wannemacher
Liz Heinkel
Logan DeVicente
Lola Seifert
Lori Famiglietti
Lori Rice
LouAnn Ray
Lucille Ruga
Lucinda Johnston
Luke Balchunas
Lynn Cravey
Mackenzie Avallone
Marilyn Olsen
Mark Ellis
Mark Feldman
Mark Ferrulo
Mark Guthrie
Mark Johnson
Marta Pryborowski
Mary Khosh
Matthew Yarbrough
May Deskin
Melissa Newton
Michael Bindman
Michael Morrissey
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Monica Abbott
Monica Kile
Musa-jaman
Nancy Bataille
Natalie Oliver
Newt Newton
Nicholas Napoli
Nicholas Wise
Nick Nicks
Nick Rogone
Norm Naughton
Officer D.C. Kelly

Oretha Pope
P. Henry
PAB Baker
Pat Remus
Patricia Murph
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Patty Bean
Paul Bailey
Paul Boudreaux
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Paula Clair Smith
Paula Hammede
Paula Zitzelberger
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Peter Crockett
Phil Graham
Priscilla Goodwin-Ferra
R. Swanson
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Ranzo Tylor
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Richard Dill
Richard Doyle
Richard Flamm
Richard Lawrence
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Rita Brands
Rob HolDaway
Rob Ruzicka
Robby Thompson
Robert Garcia
Robert Sivith
Robin O'Dell
Robin Stirling
Robin Young
Rolando Maya
Rui Farias
Ryan Givens
Sam Falco
Sandra Holsor
Sandy Helsen
Sarah Craig
Sarah Smith
Sharon Janis
Sharon Joy Kleitsch
Sharon Withers
Shaun Drinkard
Shawn Macking
Sheila Monahan
Shep Massar
Shepherd Grimes
Sherry Suttrich
Sonia Kim
Sophia Battle
Stephanie Henningsen
Stephanie Ruiz
Stephen Cundiff
Steve Carne
Steve Chumbris
Steve Rauenuel

Steven Meyers
Summer Finck
Susan Jezek
Susan McGrath
Susan P. Golden
Susan Robertson
Susan Wade
Tami Simms
Tara Morgan
Tee Grizzard
Teral Hilliard
Terese Hilliard
Terry Rimer
Todd Acremann
Todd Mecklenburg
Tom Block
Tom Lally
Tom Wallace
Tom Whiteman
Tomas Cavaller
Tommy Garvin
Travis Norton
Trudy Newland
V. Gakham
Valerie Hyman
Valerie Leggett
Van Ivey
Vicki Cooper-Naughton
Victoria Paradise
Walt Jaap
Warren Siri
Warren Triol
Will Michaels
Willi Rudowsky
Yann Weymouth
Zach Seijas

Stakeholder Meeting Attendees

Al Bartolotta, Pinellas County MPO
Lee Allen, St. Petersburg Museum of History
Allen Loyd, First Night
Andrew Hayes, Hayes|Cumming Architects
Anne Dowling-Hess, Allendale
Anne McMullen, Doyle Wealth Management
Bill Kent, George F. Young
Bill Stover, Museum of Fine Arts
Bob Berry, Marinetek
Brett Address, Ale and the Witch
Brian Sweeney, Harborage Marina
Bud Karins, Concerned Citizens of St. Petersburg
Carol Mickett, Mickett/Stackhouse Studios
Steve Carne
Cassandra Borchers, PSTA
Cathy Harrelson,

Sustainability Council
Charlie Osterholt, Downtown Waterfront Parks Foundation
Christy Herrmann, Sweet Divas
Cody LeClair, Echelon
Constance Price, Sustainability Council
Dan Harvey Jr., EDGE
David Bruzek, Duke Energy
David Metz, City of St. Petersburg
Deborah Kelley, Artist /St. Petersburg Arts Alliance
Don Howe, Downtown Waterfront Parks Foundation
Dr. Yvonne Scruggs-Leftwich, Center for Community & Economic Justice
Ed Baird, Captain, America's Cup Champion
Ed Montanari, Aripport Advisory Committee / Community Planning and Preservation Commission
Elaine Mann, Ndmamd Media Solutions
Elise Schreiner, Historic Old Northeast Neighborhood Association
Elizabeth Markie, weimagine.com
Emily Elwyn, St. Petersburg Preservation
Eric Carlson, Downtown Looper
Erik Smith, Valpak
Fred Whaley, Concerned Citizens of St. Petersburg
Gail Eggeman, Saturday Morning Market
Gary Grooms, Downtown Neighborhood Association
Gene Smith, Concerned Citizens of St. Petersburg
Gwen Reese, African American Heritage Association of St. Petersburg / Community Planning and Preservation Commission
Helen Levine, USFSP
Helen Rhymes, Neighborhood Affairs
Jack Tunstill, Aripport Advisory Committee
Jackie Dixon, USF College of Marine Science
Jane Ferguson, Mainsail Art Festival
Jay Marshall, Commission on Aging
Jay Miller, J2 Developers
Jeff Danner, Greenlight Pinellas

Jen French, Committee to Advocate Persons with Impairments (CAPI)
Jim Clees, Harvard Jolly Architecture
Jim Neader, City Sports Consultant
Hinareva Bertholon, St. Petersburg International Folk Fair Society
Joe Kubicki, Past City Transportation and Parking Director
Joe Zeoli, City of St. Petersburg Downtown Enterprise Facilities
John Bagg, Kids & Kubs
John Sinibaldi, St. Petersburg Bicycle Club
Jopie Helsen, Sailor's Warf
Joseph C. Pratt, St. Petersburg Police
Karl Johanssen, Hampton Inn
Kathryn Howd, Public Art Commission
Kent Lydecker, Museum of Fine Arts
Kevin Savoree, Firestone Grand Prix of St. Petersburg
Kim Green, Firestone Grand Prix of St. Petersburg
Kim Hinder, City of St. Petersburg

Kimberly Leggett, Federation of Inner City Organizations
Kristina Alspaw, St. Petersburg Area Chamber of Commerce
Larry Langebrake, SRI
Lindsay Cross, Tampa Bay Estuary Program
Linwood Gilbert, Appraiser
Lisa Charest, St. Pete Bicycle and Fitness
Lisa Wells, Mainsail Art Festival
Logan DeVincente, Historic Old Northeast Neighborhood Association /Wells Fargo Advisors
Lorraine Margeson, Environmentalist
Lotta Baumann, St. Petersburg International Folk Fair Society
M. Padilla, Sustainability Council/Awake Pinellas
Marilyn Olsen, Downtown Neighborhood Association
Mark Johnson, Saturday Morning Market
Matt Shapiro, Downtown Business Association
Matthew Nance, FDOT
Mike Stevens, BAMA Seafood

Natalie Oliver, City Beautiful Commission /St. Petersburg Garden Club
Nick Nicks, St. Petersburg Skatepark Alliance
Officer Robert Taylor, St. Petersburg Police
Patty Smith, Sustainability Council
Paul Kurtz, Pinellas County MPO Bicycle Pedestrian Advisory Committee
Paul W. Bailey, Savory Spice Shop
Peter Betzer, St. Petersburg Downtown Partnership
Peter Veytia, Red Mesa Restaurant
Ray Clark, FDOT
Rhonda Sanborn, Visit St. Pete/Clearwater
Richard Lesniak, City of St. Petersburg Airport Manager
Rick Craft, City of St. Petersburg Parks & Recreation
Robert Kapusta, St. Petersburg DowntownPartnership
Robert Sanderson, Bella Brava
Robert Stackhouse, Mickett/Stackhouse Studios
Robin Reed, Historic Old

Northeast Neighborhood Association
Rui Farias, St. Petersburg Museum of History
S. Nunez, Staybridge Suites
Sharon Ewe, Sustainability Council
Shawn Macking, St. Petersburg Yacht Club & Sailing Center
Sherry Powell, The Florida Orchestra
Sophia Wisniewska, USFSP
Steve Grianfilippo, Station House /Pier Hotel
Steven Kurcan, Echelon
Steven Meyers, USF College of Marine Science
Susan Daniels, St. Anthony's Hospital
Tami Simms, Downtown Waterfront Park Foundation/
Downtown Business Association
Terri Griner, Albert Whitted Airport Preservation Society
Terry Barber, City of St. Petersburg Fire & Rescue
Thaddeus Root, Artist, Art in Transit
Todd Anderson, Sheltair Aviation
Tom Block, American Stage
Walt Miller, City of St.

Petersburg, Marina & Port Manager
Will Michaels, Council of Neighborhood Associations /Community Planning and Preservation Commission
William C. Ballard, Concerned Citizens of St. Petersburg

Consultant Team

Michael Brown, AECOM
Vaughan Davies, AECOM
Jason Bird, AECOM
Nick Kuhn, AECOM
Mac Nichols, AECOM
Ben Lytle, AECOM
Bill Anderson, AECOM
Pete Sechler, GAI Consultants, Inc.
David Barth, David L. Barth, LLC
Michael Herrman, Moffat and Nichol Engineers
Phil Trezza, Harvard Jolly Architecture
Ward Frislowski, Harvard Jolly Architecture
Ron Vine, ETC Institute







SAINT PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT: Ordinance approving a vacation of four public right-of-way corners in the block bound by 2nd Avenue South, 4th Street South, 3rd Avenue South and 5th Street South (City File No.:15-33000004).

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

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the second reading and public hearing; and
- 2) Approve the attached ordinance.

The Request:

The request is to vacate the street corner rights-of-way which exist at all four corners of the subject block. The specific easements proposed for vacation are depicted on the attached maps and survey sketches. The applicant's goal is to eliminate these rights-of-way to accommodate unified redevelopment of the block with a project that has been designed to front all street corners, which is consistent with the applicable zoning regulations.

Discussion:

The subject corner radii were dedicated to accommodate future intersection widening projects which are no longer planned. The subject rights-of-way are no longer necessary. The vacation, if approved, will not result in adverse impacts to the existing network. Allowing these unnecessary rights-of-way to be vacated will facilitate redevelopment of the block with a new project that is consistent with the overall goals of the DC zoning district.

As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the air rights would be consistent with the criteria in the City Code and the Comprehensive Plan. Staff is recommending approval of the proposed air rights vacation to City Council.

Agency Review:

The application was routed to all affected City departments and outside utilities for review and comment. No objections were expressed. Bright House Networks does not object subject to

the applicant bearing the expense for relocation of any facilities. The City's Engineering Department does not object, subject to any public or private utilities being relocated or protect by a utility easement.

DRC Action/Public Comments:

On April 1, 2015, 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 vacation of four public right-of-way corners.

RECOMMENDATION:

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

1. Existing utilities shall be relocated at the expense of the applicant.
2. The applicant shall comply with the conditions of approval in the Engineering Department's memorandum that is attached to this staff report.
3. The applicant shall be responsible for all plans, permits, work, inspections and costs associated with the vacation.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF FOUR PUBLIC RIGHT-OF-WAY CORNERS IN THE BLOCK BOUND BY 2ND AVENUE SOUTH, 4TH STREET SOUTH, 3RD AVENUE SOUTH AND 5TH 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 four public right-of-way corners are hereby vacated as recommended by the Administration and the Development Review Commission:

ALL of the Public Right-of-way at the four (4) corners (the Northeast, Southeast, Southwest and Northwest corners) of Lot 1, Block 1, according to the plat of ST. PETERSBURG TIMES REPLAT, as recorded in Plat Book 111, Page 87, of the Public Records of Pinellas County, Florida.

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

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

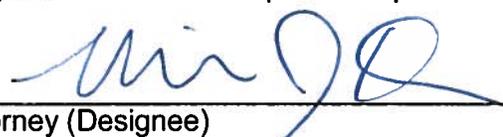
1. Existing utilities shall be relocated at the expense of the applicant.
2. The applicant shall comply with the conditions of approval in the Engineering Department's memorandum that is attached to this staff report.
3. The applicant shall be responsible for all plans, permits, work, inspections and costs associated with the vacation.

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:



Planning & Economic Development Dept. 4-29-15
Date



City Attorney (Designee) 4/30/15
Date



st.petersburg
www.stpete.org

**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, **Commission member Samuel** 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 1, 2015, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 15-33000004 **PLAT NO.:** F-1

REQUEST: Approval of a vacation of four public right-of-way corners in the block bounded by 2nd Avenue South, 4th Street South, 3rd Avenue South and 5th Street South.

APPLICANT: Times Publishing Company
4901 1st Avenue South
St. Petersburg, FL 33701

AGENT: 4th Street South Residences II, LLC
5309 Transportation Blvd.
Cleveland, OH 44125

ADDRESS: 201 4th Street South
PARCEL ID NO.: 19-31-17-78428-001-0010

LEGAL DESCRIPTION: On File
ZONING: DC-1

DISCUSSION AND RECOMMENDATION:

Request

The request is to vacate the street corner rights-of-way which exist at all four corners of the subject block. The specific easements proposed for vacation are depicted on the attached maps and survey sketches. The applicant's goal is to eliminate these rights-of-way to accommodate unified redevelopment of the block with a project that has been designed to front

all street corners, which is consistent with the applicable zoning regulations. Staff finds that vacating the subject rights-of-way would be consistent with the applicable criteria.

Analysis

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

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

The application was routed to all affected City departments and outside utilities for review and comment. No objections were expressed. Bright House Networks does not object subject to the applicant bearing the expense for relocation of any facilities. The City's Engineering Department does not object, subject to any public or private utilities being relocated or protected by a utility easement.

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.

If this application is approved, no substantial detrimental effect upon access to another lot of record is anticipated.

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 vacation, if approved, will not result in adverse impacts to the existing network. Allowing these unnecessary rights-of-way to be vacated will facilitate redevelopment of the block with a new project that is consistent with the overall goals of the DC zoning district.

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

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

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

No other factors have been raised for consideration.

Comments from Agencies and the Public

The application was routed to all affected City departments and outside utilities for review and comment. No objections were expressed. Bright House Networks does not object subject to the applicant bearing the expense for relocation of any facilities. The City's Engineering Department does not object, subject to any public or private utilities being relocated or protect

by a utility easement. No comments from the public have been received as of the date of this report.

RECOMMENDATION:

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

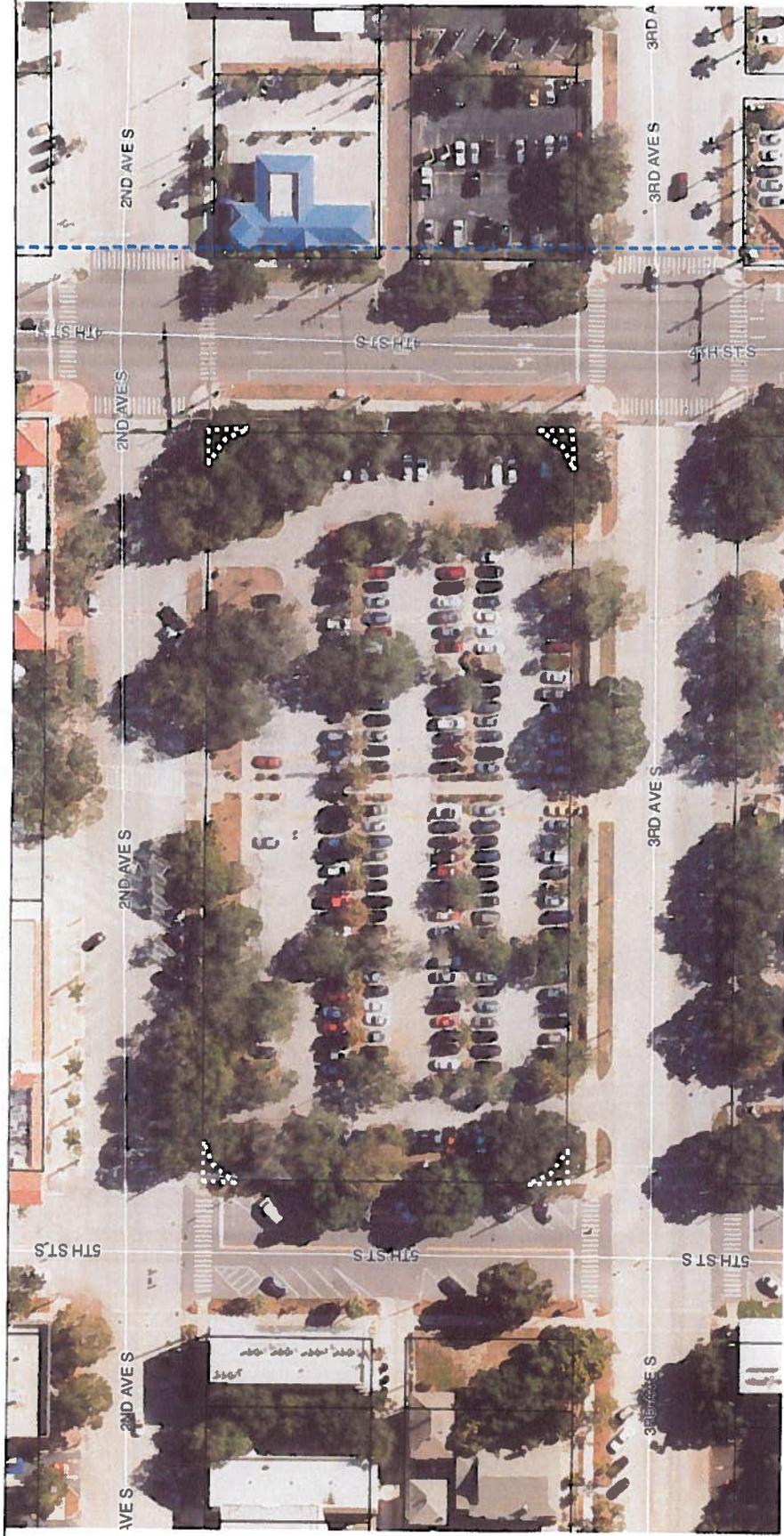
1. Existing utilities shall be relocated at the expense of the applicant.
2. The applicant shall comply with the conditions of approval in the Engineering Department's memorandum that is attached to this staff report.
3. Prior to recording the vacation ordinance, the applicant shall replat the vacated rights-of-way together with the abutting private property that will be redeveloped.
4. The applicant shall be responsible for all plans, permits, work, inspections and costs associated with the vacation and the required replat.

REPORT PREPARED BY:


COREY D. MALYSZKA
Urban Design & Development Coordinator
Development Review Services Division
Planning & Economic Development Dept.

REPORT APPROVED BY:

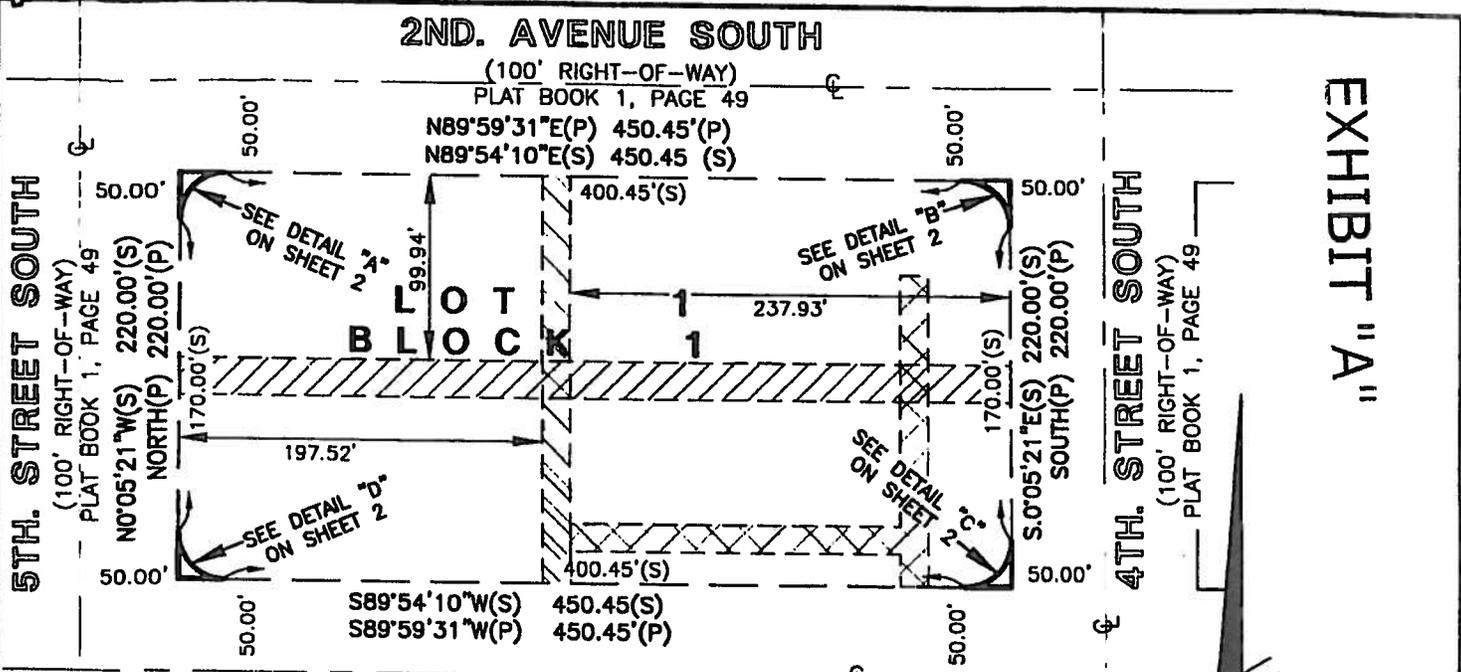

ELIZABETH ABERNETHY, AICP
Zoning Official
Development Review Services Division
Planning & Economic Development Dept.



Planning & Economic Development Department
Case No.: 15-33000004
Address: 201 4th Street South



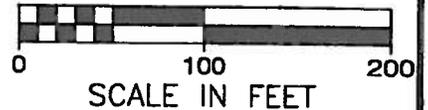
EXHIBIT "A"



LEGEND

- 15' DRAINAGE EASEMENT (PLAT BOOK 111, PAGE 87)
- 20' UTILITY EASEMENT (PLAT BOOK 111, PAGE 87)
- 15' DRAINAGE EASEMENT (O.R. 17823, PAGE 2212)
- O.R. - OFFICIAL RECORDS BOOK
- (S) - Survey
- (P) - Plat

SCALE: 1" = 100'



DESCRIPTION: ALL of the Public Right-of-way at the four (4) corners (the Northeast, Southeast, Southwest and Northwest corners) of Lot 1, Block 1, according to the plat of ST. PETERSBURG TIMES REPLAT, as recorded in Plat Book 111, Page 87, of the Public Records of Pinellas County, Florida.

NOTE: Refer to the plat of ST. PETERSBURG TIMES REPLAT, as recorded in Plat Book 111, Page 87, of the Public Records of Pinellas County, Florida, for detail information for LOT 1, BLOCK 2.

**NRP ST. PETERSBURG
 LOT I, BLOCK I
 VACATING OF PUBLIC RIGHT-OF-WAY.**

Prepared For: **4TH STREET SOUTH RESIDENCES II LLC**

EXHIBIT AND LEGAL
 (Not a Survey)

Arthur W. Merritt
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

AMERRITT, INC.
 LAND SURVEYING AND MAPPING
 LICENSED BUSINESS NUMBER LB7778
 1213 E. 6th Avenue
 Tampa, FL 33605
 PHONE (813) 221-5200

Drawn: VBR | Checked: AWM | Order No.: AMI-CLD-SP-001

Date: 01/01/15 | Dwg: ST PETE PROJECT-DS-RW-EXH.dwg

File Path: P:\Projects\St Pete Times Project\Master Plan\Description\Lot 1 Block 1\RW VACATING

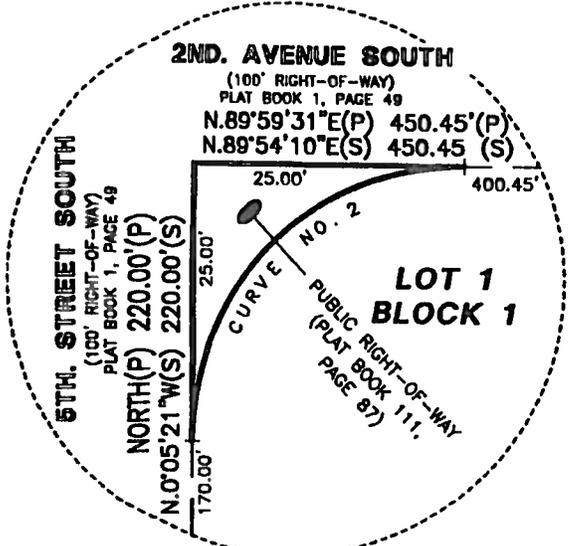
SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

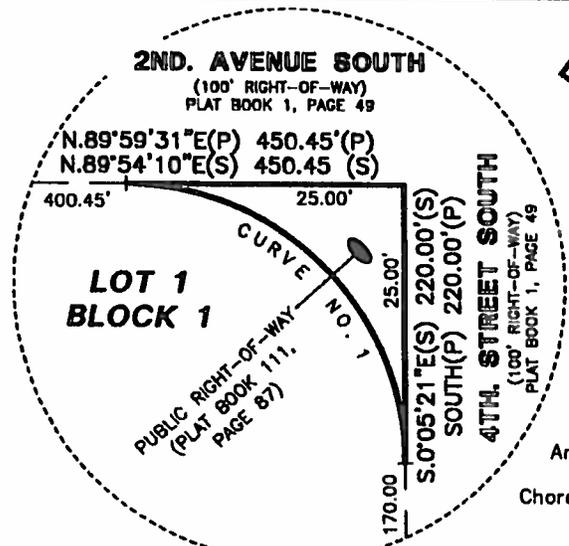
No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 1 OF 2 SHEETS

EXHIBIT

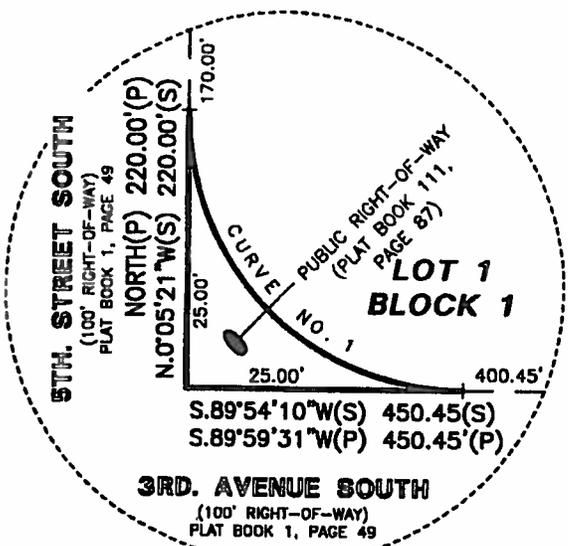


DETAIL "A"
(NOT TO SCALE)

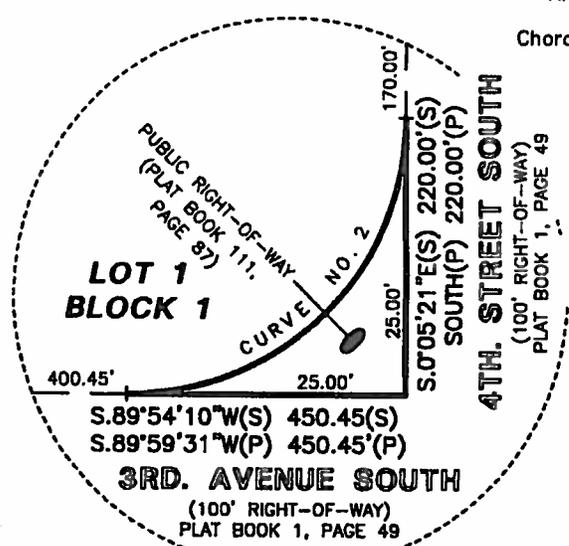


DETAIL "B"
(NOT TO SCALE)

CURVE NO. 1
Delta=90°00'29"
Radius=25.00
Tangent=25.00
Arc Length=39.27
Chord=35.36
Chord Bearing=S.45°05'36"E.(S)
S.45°00'15"E.(P)

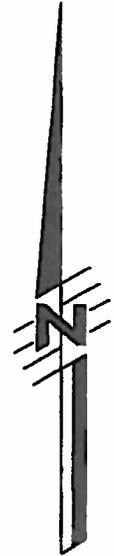


DETAIL "C"
(NOT TO SCALE)



DETAIL "D"
(NOT TO SCALE)

CURVE NO. 2
Delta=89°59'31"
Radius=25.00
Tangent=25.00
Arc Length=39.27
Chord=35.35
Chord Bearing=S.44°54'24"W.(S)
S.44°59'45"E.(P)



NOTE: Refer to the plat of ST. PETERSBURG TIMES REPLAT, as recorded in Plat Book 111, Page 87, of the Public Records of Pinellas County, Florida, for detail information for LOT 1, BLOCK 2.

NOTE: SEE SHEET 1 FOR LEGAL DESCRIPTION AND LEGEND.

**NRP ST. PETERSBURG
LOT 1, BLOCK 1
VACATING OF PUBLIC RIGHT-OF-WAY.**

Prepared For: **4TH STREET SOUTH RESIDENCES II LLC**

EXHIBIT AND LEGAL
(Not a Survey)

Arthur W. Merritt

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

AMERRITT, INC.

LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778

1213 E. 6th Avenue
Tampa, FL 33605
PHONE (813) 221-5200

Drawn: VBR Checked: AWM Order No.: AMI-CLD-SP-001

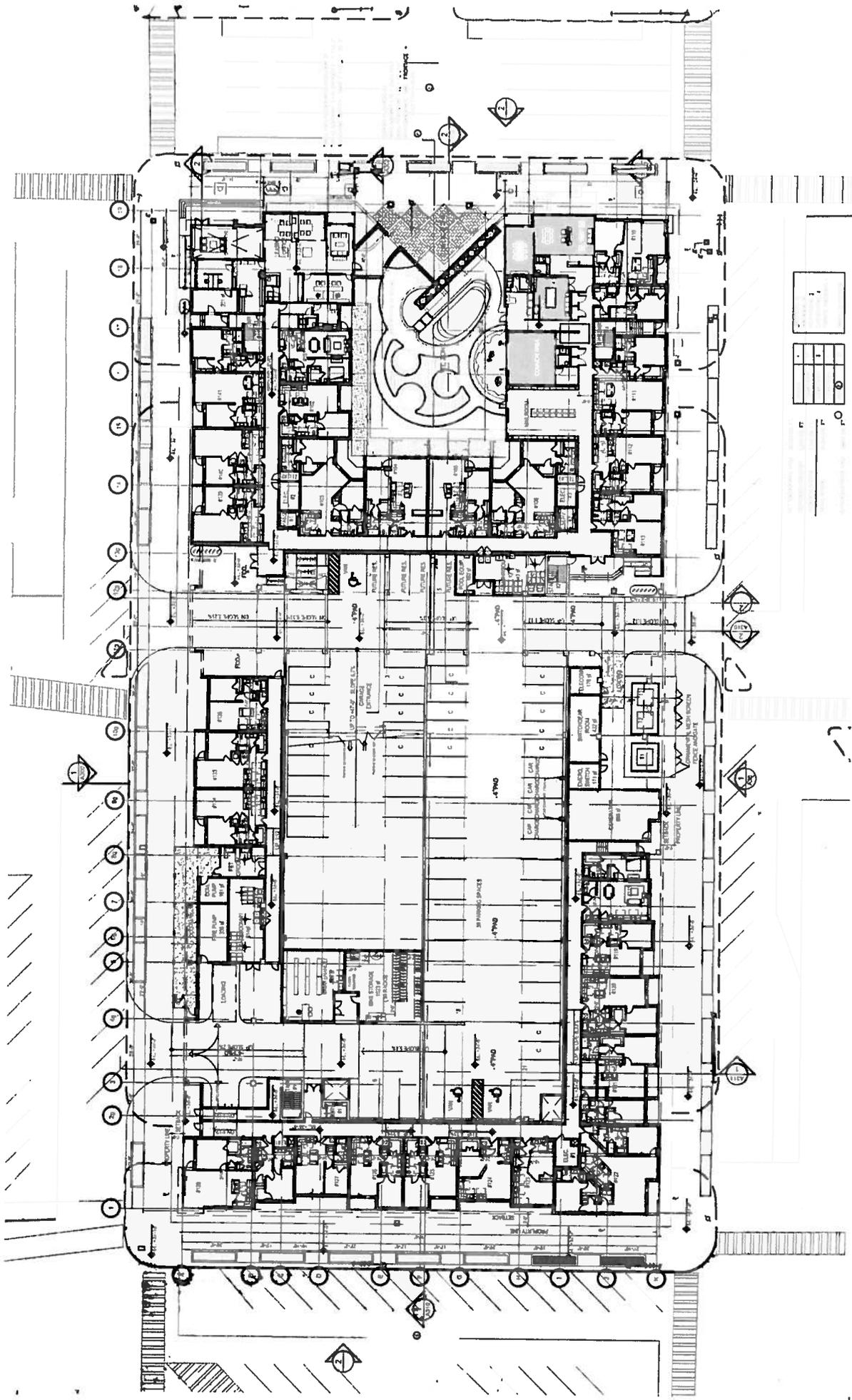
Date: 01/01/15 Dwg: ST PETE PROJECT-DS-RW-EXH.dwg

File Path: Projects\ST Pete Times Project\Master Plan\Description\Lot 1 Block 1\RW VACATING

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST

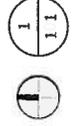
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 2 OF 2 SHEETS			



1 GROUND FLOOR PLAN

1"=60'-0"



1.1

NRP ST. PETE II
 4th Street South Residences II, LLC

A101

132

SIP



MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Crook, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: March 25, 2015
SUBJECT: Easement Vacation – Revised Comments
FILE: 15-33000004

LOCATION: 201 4th Street South
PIN: 19/31/17/78428/001/0010
ATLAS: F-1
PROJECT: Easement Vacation

REQUEST: Approval of a vacation of four public right of way corners, the Northeast, Southeast, Southwest and Northwest corners, in the block bounded by 2nd Avenue South and 3rd Avenue South between 4th Street South and 5th Street South.

COMMENTS: The Engineering Department has no objection to the vacation request with the following conditions of approval:

1. The atlas sheet referenced on the distribution letter should be F-1 rather than P-12 & P-14.
2. Any public or private infrastructure found within the easements to be vacated shall be relocated by the utility owner or by the applicant (under the direction of the utility owner) at the sole expense of the applicant.
3. Public sidewalks must be 10-feet wide in the DC zoning district. In areas where sidewalks must meander around above grade obstructions (utility poles, traffic signal poles and control boxes, other above grade utility infrastructure, landscaping, etc.), a minimum 8-foot wide clear sidewalk path must be maintained around all above grade obstructions. If any portion of the required sidewalk is diverted onto private property to maintain this minimum 8-foot wide path, then public sidewalk easement may be required. Final parkway design shall be reviewed to assure that the intent of the sidewalk clear path criteria is met when plans are submitted for permitting.

NED /jw

pc: Kelly Donnelly
Reading File
Correspondence File
2015 Easement Vacation File – 15-33000004
Subdivision File: ST. PETERSBURG TIMES REPLAT



SAINT PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT: Ordinance approving a vacation of air rights (City File No.: 15-33000006).

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

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

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the second reading and public hearing; and
- 2) Approve the proposed ordinance.

The Request:

The request is to vacate portions of the air rights over 1st Avenue North and 2nd Street North. The purpose is to allow for an observation balcony to cantilever over the sidewalks in the 1st Avenue North and 2nd Street North rights-of-way. The size of the observation balcony is 2,169 square feet; of that 995 square feet encroach over the right-of-way. The observation balcony will encroach 12 feet over 1st Avenue North and just over 14 feet along 2nd Street North. The observation deck will be elevated 15 feet above the grade of the existing sidewalks. The expansion will allow the applicant to add additional space to the existing performance venue known as Jannus Landing. The observation balcony will be open during concerts and also on non-concert days.

Discussion:

The City has no need for the air rights above the existing sidewalk. The observation balcony will be elevated 15 feet above the grade of the existing sidewalk. The observation balcony will not obstruct the existing pedestrian network. The subject application was routed to all effected utility companies and City departments. No objections were expressed.

As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the air rights would be consistent with the criteria in the City Code and the Comprehensive Plan. Staff is recommending approval of the proposed air rights vacation to City Council.

Agency Review:

The request has been reviewed by appropriate City departments and public utility agencies. There are no objections or concerns to the requested vacation.

DRC Action/Public Comments:

On May 6, 2015, 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 air rights vacation.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the air rights vacation, subject to the following condition:

1. The area to be vacated shall not be fully enclosed with a building.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF AIR RIGHTS OVER A PORTION OF 1ST AVENUE NORTH AND 2ND STREET NORTH; SETTING FORTH A CONDITION FOR THE VACATION TO BECOME EFFECTIVE, AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The following air rights are hereby vacated as recommended by the Administration and the Development Review Commission:

LEGAL DESCRIPTION OF EASEMENT FOR BALCONY:

A PORTION OF THE AIR RIGHTS OF THE RIGHT OF WAY OF 1ST AVENUE NORTH AND 2ND STREET NORTH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 WEST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 25, REVISED MAP OF THE CITY OF ST PETERSBURG, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE N89°54'48"W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 25, SAME BEING THE SOUTH RIGHT OF WAY LINE OF 1ST AVENUE NORTH, FOR A DISTANCE OF 39.22 FEET; THENCE LEAVING THE SAID NORTH LINE OF LOT 1 AND SAID RIGHT OF WAY LINE, N00°05'07"E, 12.17 FEET; THENCE N89°57'49"E, 37.67 FEET; THENCE S65°13'33"E, 10.41 FEET; THENCE S37°58'30"E, 4.35 FEET; THENCE S28°27'07"E, 4.29 FEET; THENCE S18°51'22"E, 4.30 FEET; THENCE S09°20'19"E, 4.29 FEET; THENCE S00°02'11"E, 4.29 FEET; THENCE S09°44'45"W, 4.29 FEET; THENCE S18°59'40"W, 3.83 FEET; THENCE S89°57'04"E, 6.09 FEET; THENCE S34°29'21"W, 9.07 FEET; THENCE N55°30'39"W, 5.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 24.40 FEET, A CENTRAL ANGLE OF 29°30'16", SUBTENDED BY A CHORD OF S49°14'29"W, 12.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 12.57 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 25, SAME BEING THE WEST RIGHT OF WAY LINE OF 2ND STREET NORTH; THENCE N00°00'12"E, ALONG THE SAID EAST LINE OF LOT 1 AND THE SAID WEST RIGHT OF WAY LINE OF 2ND STREET NORTH, A DISTANCE OF 32.38 FEET TO THE POINT OF BEGINNING, CONTAINING A SURFACE AREA OF 988.4 SQUARE FEET, OR 0.023 ACRES, MORE OR LESS.

THE VERTICAL LIMITS OF SAID EASEMENT BEING AS FOLLOWS:

SIDEWALK GRADE UNDER STAIRS: 21.91 FEET (REFERENCE POINT)
ELEVATION OF THE LOWER LIMITS: 36.95 FEET (15'-0 1/2" ABOVE REFERENCE POINT)
ELEVATION OF THE UPPER LIMITS: 53.10 FEET (TOP OF EXISTING BUILDING)

SAID ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88), MORE PARTICULARLY ON BENCHMARK "Y 63" (PID AG1057), LOCATED AT THE NORTHEAST CORNER OF 2ND AVENUE NORTH AND 3RD STREET NORTH HAVING A

PUBLISHED ELEVATION OF 28.38 FEET. THE ABOVE DESCRIBED EASEMENT CONTAINS 15,962.66 CUBIC FEET, MORE OR LESS.

LEGAL DESCRIPTION OF EASEMENT FOR STAIRS:

A PORTION OF THE AIR RIGHTS OF THE RIGHT OF WAY OF 2ND STREET NORTH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 WEST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 25, REVISED MAP OF THE CITY OF ST PETERSBURG, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE S00°00'12"W, ALONG THE EAST LINE OF SAID LOT 1, SAME BEING THE WEST RIGHT OF WAY LINE OF 2ND STREET NORTH, A DISTANCE OF 32.38 FEET TO THE POINT OF BEGINNING OF THE EASEMENT BEING DESCRIBED; THENCE CONTINUE S00°00'12"W, ALONG THE SAID EAST LINE OF LOT 1 AND SAID RIGHT OF WAY LINE, A DISTANCE OF 5.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 29.62 FEET, A CENTRAL ANGLE OF 34°20'10", SUBTENDED BY A CHORD OF N51°39'26"W, 17.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 17.75 FEET; THENCE N55°30'39"W, 5.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 24.40 FEET, A CENTRAL ANGLE OF 29°30'16", SUBTENDED BY A CHORD OF S49°14'29"W, 12.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 12.57 FEET TO THE POINT OF BEGINNING, CONTAINING A SURFACE AREA OF 79.1 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.

THE VERTICAL LIMITS OF SAID EASEMENT BEING AS FOLLOWS:

SIDEWALK GRADE UNDER STAIRS: 21.91 FEET (REFERENCE POINT)
ELEVATION OF THE LOWER LIMITS: 30.70 FEET (8'-9 1/2" ABOVE REFERENCE POINT)
ELEVATION OF THE UPPER LIMITS: 53.10 FEET (TOP OF EXISTING BUILDING)

SAID ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88), MORE PARTICULARLY ON BENCHMARK "Y 63" (PID AG1057), LOCATED AT THE NORTHEAST CORNER OF 2ND AVENUE NORTH AND 3RD STREET NORTH HAVING A PUBLISHED ELEVATION OF 28.38 FEET.

THE ABOVE DESCRIBED EASEMENT CONTAINS 1,771.84 CUBIC FEET, MORE OR LESS.

SECTION 2. The above-mentioned air rights are not needed for public use or travel.

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

1. The area to be vacated shall not be fully enclosed with a building

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:

	5-5-15
_____ Planning & Economic Development Dept.	_____ Date
	5/6/15
_____ City Attorney (Designee)	_____ Date



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

st.petersburg
www.stpete.org

**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 **May 6, 2015, at 2:00 P.M.** in Council Chambers, City Hall, 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 15-33000006 **PLAT SHEET:** E-2

REQUEST Approval of a vacation of air rights to construct an observation balcony that will cantilever over the public sidewalk on 2nd Street North and 1st Avenue North

OWNER: Jannus Landing Retail Building, LLC
200 1st Avenue North, Suite 205
St. Petersburg, FL 33701

ADDRESS: 201 4th Street South

PARCEL ID NO.: 19-31-17-78428-001-0010

LEGAL DESCRIPTION: On File

ZONING DC-C

DISCUSSION AND RECOMMENDATION:

Request

The request is to vacate portions of the air rights over 1st Avenue North and 2nd Street North. The purpose is to allow for an observation balcony to cantilever over the sidewalks in the 1st Avenue North and 2nd Street North rights-of-way. The size of the observation balcony is 2,169 square feet; of that 995 square feet encroach over the right-of-way. The observation balcony will encroach 12 feet over 1st Avenue North and just over 14 feet along 2nd Street North. The observation deck will be elevated 15 feet above the grade of the existing sidewalks. The expansion will allow the applicant to add additional space to the existing performance venue known as Jannus Landing. The observation balcony will be open during concerts and also on non-concert days.

Analysis

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

A. Land Development Regulations

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

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

The observation balcony will be elevated 15 feet above the grade of the existing sidewalk. The observation balcony will not obstruct the existing pedestrian network. The subject application was routed to all effected utility companies and City departments. No objections were expressed.

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 air rights vacation will not impede or deny access to the public.

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 air rights vacation is over existing sidewalks and will not impact the existing road network.

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 City has no need for the air rights above the existing sidewalk.

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

No other factors have been raised for consideration.

There are no neighborhood or special area plans which affect vacation of right-of-way in this area of the City.

Comments from Agencies and the Public

The application was routed to all affected City departments and outside utilities for review and comment. No objections were expressed. No comments from the public have been received as of the date of this report.

RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed air rights vacation subject to the following condition of approval:

- 1.) The area to be vacated shall not be fully enclosed with a building.

REPORT PREPARED BY:



COREY D. MALYSZKA
Urban Design & Development Coordinator
Development Review Services Division
Planning & Economic Development Dept.

REPORT APPROVED BY:



ELIZABETH ABERNETHY, AICP
Zoning Official
Development Review Services Division
Planning & Economic Development Dept.



Planning & Economic Development Department
Case No.: 15-33000006
Address: 200 1st Avenue North



THIS IS NOT A SURVEY.

SEC.19 , TWP. 31S., RNG. 17E.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION OF EASEMENT FOR STAIRS:

A PORTION OF THE AIR RIGHTS OF THE RIGHT OF WAY OF 2ND STREET NORTH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 WEST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SIDEWALK GRADE UNDER STAIRS: 21.91 FEET (REFERENCE POINT)
ELEVATION OF THE LOWER LIMITS: 30.70 FEET (8'-9 1/2" ABOVE REFERENCE POINT)
ELEVATION OF THE UPPER LIMITS: 53.10 FEET (TOP OF EXISTING BUILDING)

SAID ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88), MORE PARTICULARLY ON BENCHMARK "Y 63" (PID AG1057), LOCATED AT THE NORTHEAST CORNER OF 2ND AVENUE NORTH AND 3RD STREET NORTH HAVING A PUBLISHED ELEVATION OF 28.38 FEET.

THE ABOVE DESCRIBED EASEMENT CONTAINS 1,771.84 CUBIC FEET, MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH & DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 21, REVISED MAP OF THE CITY OF ST PETERSBURG HAVING A BEARING OF S89°54'48"E, ACCORDING TO RECORDED DEEDS.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH & DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
 CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
 CLEARWATER, FL 33764
 PH 727.822.4151 FAX 727.821.7255
 WWW.DEUELENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION NUMBER 26320
 LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SEE SHEET 1 OF 3 FOR
 LEGAL DESCRIPTIONS AND
 SURVEYORS SIGNATURE**

**SKETCH & DESCRIPTION
 AIR RIGHTS EASEMENT
 200 1ST AVENUE NORTH**

ST PETERSBURG

FLORIDA

WORK ORDER	2000-525
DATE:	04/28/15
DRAWN:	RM
SCALE:	N/A
SHEET NO.	2 OF 3

THIS IS NOT A SURVEY.

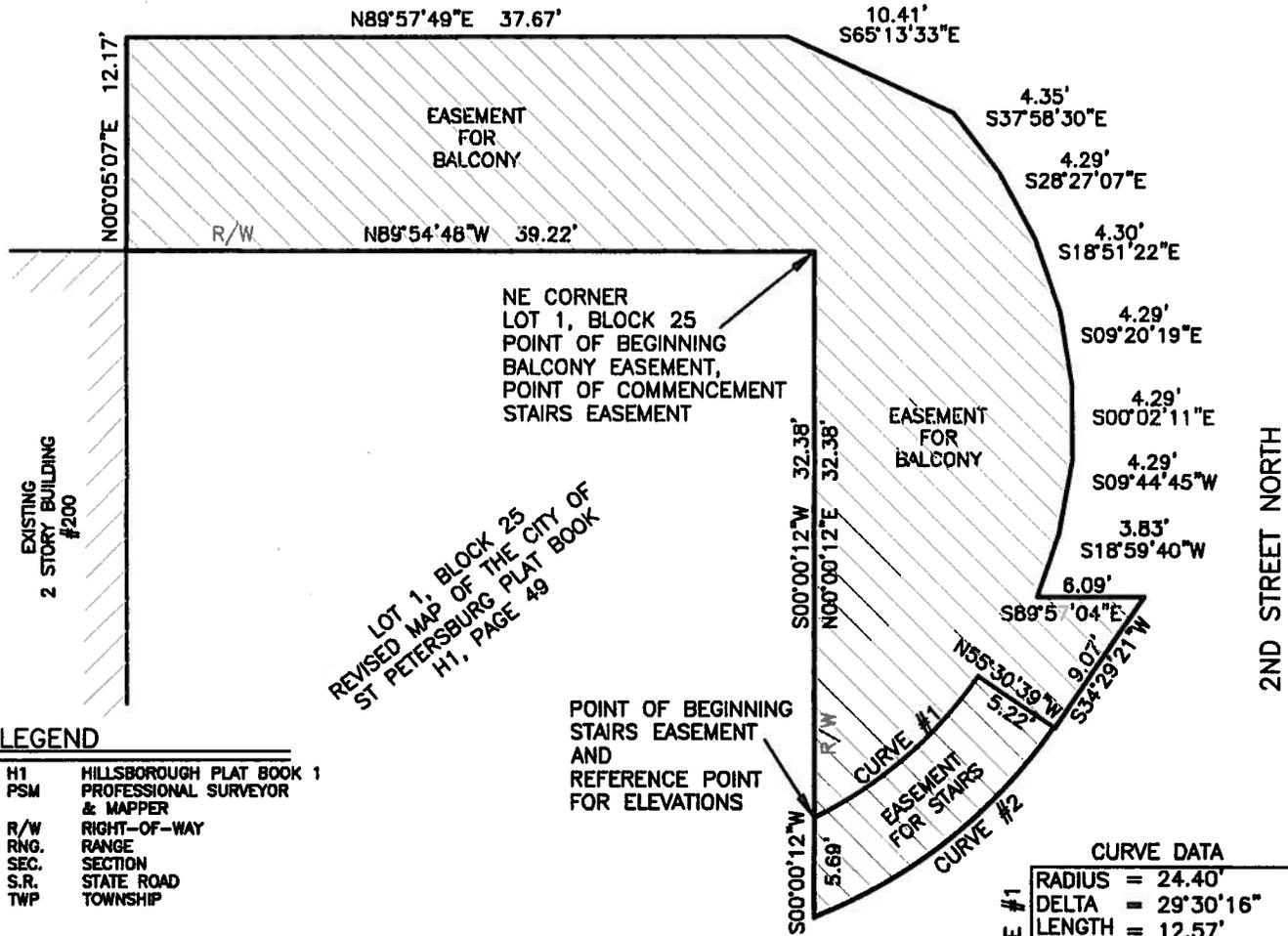
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE.

SEC. 19 , TWP. 31S., RNG. 17E.

PINELLAS COUNTY, FLORIDA



1ST AVENUE NORTH



LOT 1, BLOCK 25
REVISED MAP OF THE CITY OF
ST PETERSBURG PLAT BOOK
H1, PAGE 49

LEGEND

- H1 HILLSBOROUGH PLAT BOOK 1
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- RNG. RANGE
- SEC. SECTION
- S.R. STATE ROAD
- TWP TOWNSHIP

NOTES:

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CURVE DATA	
CURVE #1	RADIUS = 24.40'
	DELTA = 29°30'16"
	LENGTH = 12.57'
	CHORD = 12.43'
	CHORD BEARING = S49°14'29"W
CURVE #2	RADIUS = 29.62'
	DELTA = 34°20'10"
	LENGTH = 17.75'
	CHORD = 17.49'
	CHORD BEARING = N51°39'26"E

DEUEL & ASSOCIATES
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SEE SHEET 1 OF 3 FOR
LEGAL DESCRIPTIONS AND
SURVEYORS SIGNATURE

SKETCH & DESCRIPTION
AIR RIGHTS EASEMENT
200 1ST AVENUE NORTH

WORK ORDER	2000-525
DATE:	04/28/15
DRAWN:	RM
SCALE:	1"=10'
SHEET NO.	3 OF 3

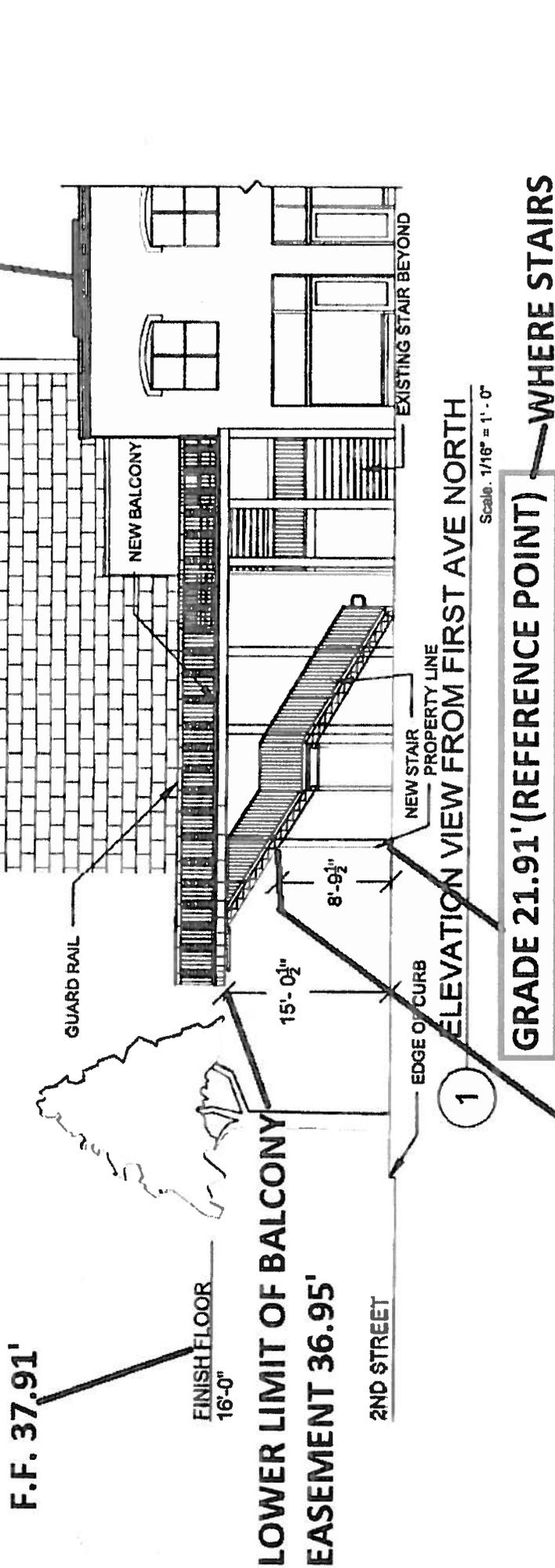
ST PETERSBURG

FLORIDA

ALL ELEVATIONS REFERENCED TO
NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD '88)

UPPER LIMIT OF AIR
RIGHTS 53.10'

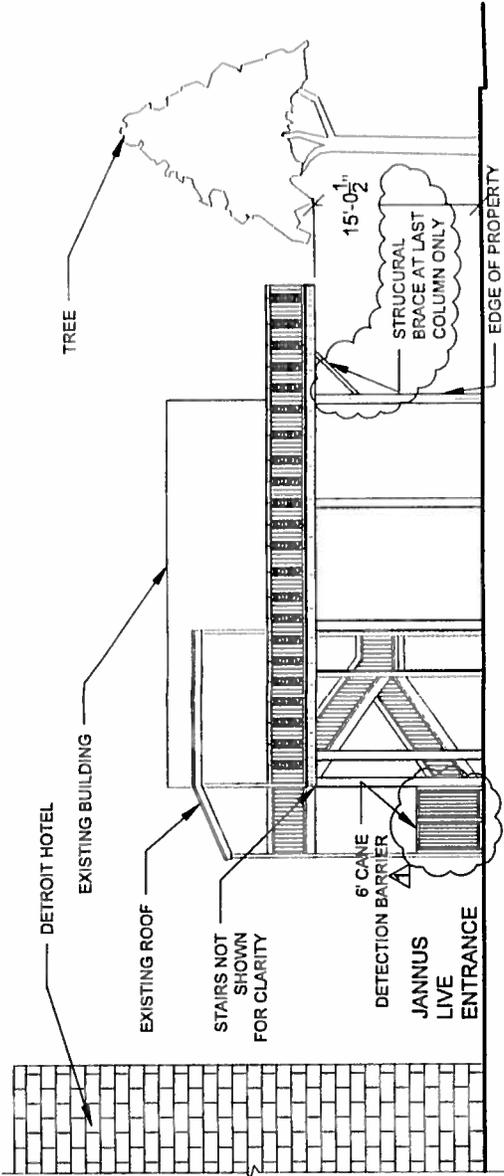
F.F. 37.91'



LOWER LIMIT OF BALCONY
EASEMENT 36.95'

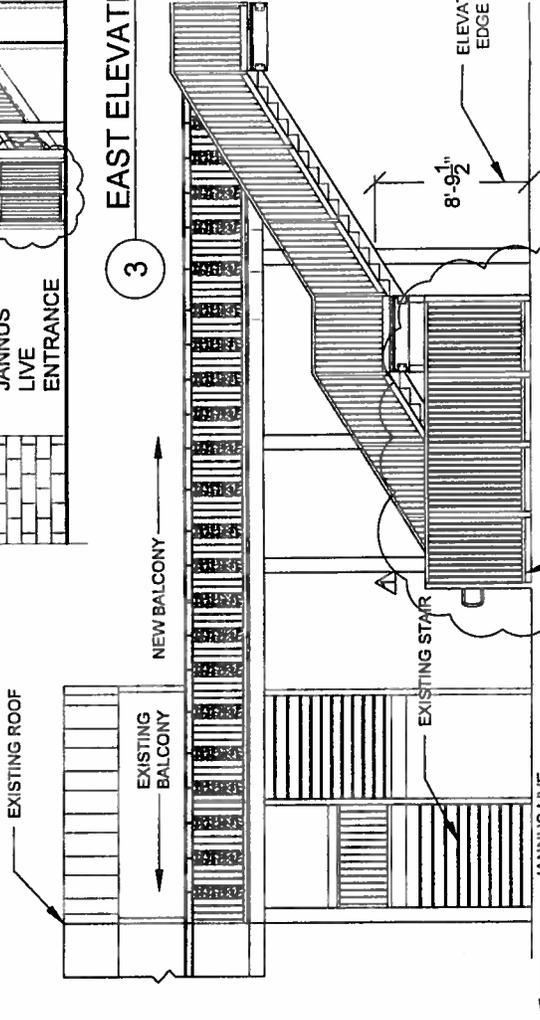
GRADE 21.91' (REFERENCE POINT)

LOWER LIMIT OF STAIR EASEMENT 30.70'



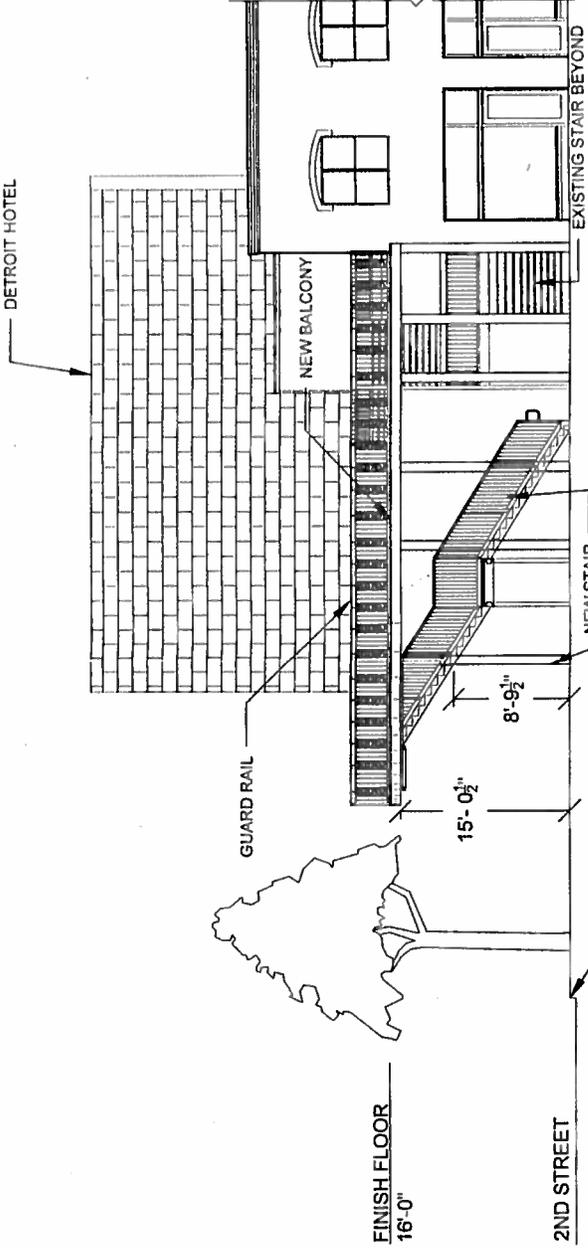
3 EAST ELEVATION VIEW FORM 2ND STREET NORTH

Scale: 3/32" = 1'-0"



2 STAIRS ELEVATION VIEW LOOKING TOWARD 1ST AVE NORTH

Scale: 3/32" = 1'-0"



1 ELEVATION VIEW FROM FIRST AVE NORTH
 Scale: 1/16" = 1' - 0"

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Crook, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: April 10, 2015
SUBJECT: Air Rights Vacation
FILE: 15-33000006



LOCATION: 200 1st Avenue North
PIN: 19/31/17/74466/025/0010
ATLAS: E-2
PROJECT: Air Rights Vacation

REQUEST: Approval of a vacation of air rights to construct an observation balcony that will cantilever over the public sidewalk on 2nd Street North.

COMMENTS: The Engineering Department has no objection to the air rights vacation request. Clearances shown over the sidewalk are acceptable to Engineering since the clearances are greater than those required for encroachments of incidental details into the air rights envelope described in City Code Section 25-275. Since the balcony stair is a required exit for occupancy of the building, vacation of the air rights seems appropriate.

NED /jw

pc: Kelly Donnelly
Reading File
Correspondence File
2015 Right of Way Vacation File – 15-33000006
Subdivision File: REV MAP OF ST PETERSBURG

MEMORANDUM

TO: Elizabeth Abernethy
City of St. Petersburg, Development Services

FROM: Luke C. Williams
Assistant Chief of Police

DATE: April 22, 2015

SUBJECT: Vacation of Alley Way for Application #15-33000006



I received your memorandum regarding the proposed vacation of the air space above the sidewalk ROW at the corner of 1st Avenue North and 2nd Street, "Jannus Live." I provided the documentation packet to our Special Events Commander, Lieutenant Markus Hughes. He reviewed all the facts and surveyed the site in person. He presented three concerns with the plans as they are currently proposed.

1. Safety of pedestrians in the area below the proposed balcony. Will there be drinks served to the subjects on the balcony that could present a danger to the pedestrians below, specifically glassware (beer bottles and cocktail glasses.) These items could be used as an intended weapon, or even dropped on accident and present a danger to others. Additionally, what will be done in an attempt to prevent the spillage of drinks and other items (cigarettes) on to people below the balcony?
2. It is unknown if there will be speakers set up on this outdoor balcony space. The current City Ordinance that addresses noise limits is under review with City Council, and may impact this new space if the intent is to set up additional outdoor speakers in this area.
3. Possible blockage of the sidewalk space by the needed support columns for the new balcony. With the added columns in place in this area, it may become difficult to move a large crowd of people through the space efficiently. This includes both the large crowds that may be at Jannus Live for a concert as well as the larger weekend bar crowds at closing time.

I want to thank you for bringing this matter to our attention. Public safety concerns have always been a priority issue with the St. Petersburg Police Department in an effort to reduce accidents and injuries to make the city safer for our citizens and visitors.

A handwritten signature in black ink, appearing to read "L. Williams".

Luke C. Williams, Assistant Chief of Police
Uniform Services Bureau

cc: Accreditation

ST. PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

TO: The Honorable Charles W. Gerdes, Esq., Chair, and Members of City Council

SUBJECT: City File LDR-2015-02: Amending St. Petersburg City Code, Chapter 16, Land Development Regulations (“LDRs”)

REQUEST: Ordinance _____ amending Section 16.40.090.3.8 titled “*Temporary Parking Lots Associated with Tropicana Field.*” The purpose of this proposed amendment is to temporarily expand commercial parking opportunities through June 11, 2017.

RECOMMENDATION:

Administration:

The Administration recommends APPROVAL.

Development Review Commission:

The Commission conducted a public hearing on May 6, 2015 to consider the request. The Commission voted 7-0 finding that the request is consistent with the City’s Comprehensive Plan.

City Council:

The first reading is scheduled for May 21, 2015.

Citizen Input:

A letter of support from the Edge District Business Association is attached.

Recommended City Council Action:

1. CONDUCT the second reading and final public hearing
2. APPROVE the ordinance

Attachments: Ordinance
DRC Staff Report

AN ORDINANCE PROVIDING FOR AMENDMENT OF THE PARKING AND LOADING, DESIGN STANDARDS SECTION OF THE ST. PETERSBURG CITY CODE; AMENDING THE SECTION REGULATING TEMPORARY PARKING LOTS ASSOCIATED WITH TROPICANA FIELD; PROVIDING FOR TEMPORARY COMMERCIAL PARKING ON AN INTERIM BASIS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Section 16.40.090.3.8 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.090.3.8. - Temporary parking lots associated with Ttropicana Ffield.

A. Temporary parking lots shall be allowed on properties in the following area, the boundaries of which shall be, starting at 22nd Street and 1st Avenue N., thence south to 5th Avenue S., thence east to 19th Street, thence south to 7th Avenue S., thence east to 17th Street, thence south to 9th Avenue S., thence east to 16th Street, thence north to 7th Avenue S., thence east to Dr. Martin Luther King, Jr. Street, thence north to 5th Avenue S., thence east to 6th Street, thence north to 1st Avenue N., thence west to Dr. Martin Luther King, Jr. Street, thence north to Arlington Avenue, thence west to 13th Street N., thence north to Burlington Avenue, thence west to 16th Street, thence north to 5th Avenue N., thence west to I-275, thence south to Burlington Avenue, thence east to 17th St., thence south to 1st Avenue N., thence west to 22nd Street. These properties shall include properties that have existing, direct vehicular access to the streets that form the foregoing boundary and shall include existing paved areas which are associated with an existing principal use which are used as a parking lot for principal use. These properties may be used for commercial parking purposes from March 20 through November 10 of each year to provide parking for events occurring at Tropicana Field, provided the following design guidelines are complied with:

1. Parking lot layout and dimensions shall conform with this section.
2. Driveway aprons on the right-of-way shall be constructed in accordance with City specifications.
3. Required accessible parking spaces shall be accessible, shall be paved and shall comply with all other regulatory requirements.
4. Acceptable surfaces shall include asphalt, concrete, grass, shell, gravel or other similar surfaces that do not cause erosion, barriers to pedestrian access, or adverse effects to abutting parcels. When a grass or similar surface is used, the spaces shall be stabilized using drought tolerant sod. If drive grass aisles or parking spaces are not maintained in a clean and neat manner or the grass is not alive, thereby causing erosion or excessive amounts of dust, the POD may require that the drive aisles and the parking spaces be surfaced with a surface that is sufficiently durable to withstand the use.
5. Each parking space shall have a wheel stop to define the parking space location. On paved surfaces stripping may be used to define the parking space location in lieu of wheel stops. Wheel stops and striping shall be located so that vehicles do not over hang lot lines or drives aisles.
6. The property shall meet all drainage standards required by the Code or other regulatory authority.

7. For property abutting a residential use, or across the alley from a property with a ground floor residential use, or a property with an unexpired site plan approval which includes a ground floor residential use, a six-foot masonry wall, or decorative wood, vinyl or other comparable material fence which shall be stained and painted and not less than five feet in height, shall be erected along the entire side of the property abutting or facing the residential use.

~~B.~~ Parking lots approved pursuant to this subsection shall be allowed to be open and operate between November 11 and March 19 only for events at Tropicana Field which are reasonably expected to have more than 20,000 attendees.

~~C.~~ Parking lots located within a boundary beginning at 1st Avenue North and Dr. Martin Luther King Jr. Street North, thence south to 1st Avenue South, thence west to 16th Street South, thence north to 1st Avenue North, thence east to the point of beginning, may be used for commercial parking purposes year round, not related to Tropicana Field events and subject to the above design guidelines. This exemption shall be on an interim basis through June 11, 2017, to allow for the development and implementation of parking solutions that address the long term needs of this area.

~~D.~~ Enforcement. Each vehicle not parked in a defined parking space shall be a violation of this section by the property owner, tenant or operator of the parking lot unless the parking lot is in compliance with the following. When the parking lot is not in use ~~for an event occurring at Tropicana Field~~, the property owner, tenant or operator shall barricade all vehicular entrances and access to the property in such a manner as to prohibit all vehicular access. The property owner, tenant or operator shall also post a sign at each entrance which shall state that the parking lot is closed and no parking is permitted. A defined parking space shall be a parking space which is within the parking lot and which is either striped or has a wheel stop.

~~E.~~ Failure to maintain any required design standard or to violate any approved maintenance plan shall be a violation of this subsection.

~~F.~~ A parking area which was the subject of an approved site plan relating to an existing legally operating business shall be deemed to meet the conditions of this subsection if the property is in compliance with the conditions of approval that were originally imposed by the City.

~~E.~~ Parking lots approved pursuant to this subsection shall be allowed to be open and operate between November 11 and March 19 only for events at Tropicana Field which are reasonably expected to have more than 20,000 attendees.

~~G.~~ Prior to the commencement of the use of a property for a parking lot, a scaled site plan showing the lot dimensions and configurations of spaces shall be submitted to the POD for review. The submittal shall also include a maintenance plan.

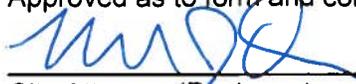
~~H.~~ The allowance of temporary parking pursuant to this subsection shall not prohibit the POD from issuing a temporary use permit for parking in any zoning district.

Section 4. Coding: As used in this ordinance, language appearing in ~~struck-through~~ type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

Section 5. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section 6. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:



City Attorney (Designee)



DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Economic Development Department

For Public Hearing on May 6, 2015
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

APPLICATION: LDR 2015-02

APPLICANT: City of St. Petersburg
175 5th Street North
St. Petersburg, FL 33701

REQUEST: A text amendment related to temporary parking lots located within the defined Tropicana Field parking area (*City Code of Ordinances, Chapter 16, Land Development Regulations ("LDRs"), Section 16.40.090.3.8* titled "Temporary Parking Lots Associated with Tropicana Field." The purpose of this proposed amendment is to temporarily expand commercial parking opportunities through June 11, 2017.

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 is consistent with the Comprehensive Plan and recommends **APPROVAL**.

Background and Analysis

The Edge District ("District"), generally located along Central Avenue near Tropicana Field, has been working in partnership with the City of St. Petersburg and the Florida Main Street Program to recruit new investment, grow existing businesses, and increase the number of full-time residents and visitors. Starting in 1998 with the inaugural season of the Tampa Bay Rays, the District was heavily dependent upon support services and activities related to the Tampa Bay Rays. Since that time however, the District has established a Business Association, qualified as a Florida Main Street, diversified its collection of businesses, and significantly increased the number of residential dwelling units.

Whereas the existing City Code accommodates the provision of temporary parking lots to support the short-term increase in parking demand during events at Tropicana Field, the City Code prohibits use of the same temporary parking lots when they are not in use for an event at Tropicana Field. The City Code further requires that the property owner, tenant, or operator barricade all vehicular entrances and access to the property when not in use. The barricade shall include a sign indicating that the temporary parking lot is closed and no parking is permitted. The general purpose of this restriction is to encourage redevelopment of these vacant lots with meaningful square footage for commercial investment.

The revitalization of the District has been swift, and the need for parking has out-paced the District's ability to meet the increased demand. In order to support the continued renaissance within the District, this amendment proposes to immediately increase the supply of parking spaces on an interim basis through June 11, 2017. Such an action will bring relief to existing businesses, visitors, and residents, and it will signal to investors that the District deserves their serious consideration.

Specifically, the amendment proposes to qualify existing, temporary parking lots associated with Tropicana Field, by decoupling the time and date restrictions to events at Tropicana Field. The amendment is proposed on an interim basis and will sunset on June 11, 2017. The objective is to provide immediate relief to the current parking shortage, while allowing time for development of a master plan, comprehensive parking study, and consideration of parking solutions that will address the long-term needs for this area.

Compliance with the Comprehensive Plan

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

Vision Element 2.3: The Dome District and University Park ... not only have commercial potential such as niche high-tech employment sites, but could in fact be the premier urban villages providing varied housing alternatives for nearby office, hospital, university, cultural, retailing and marina activities ... Surface parking lots should be encouraged to be redeveloped with urban style buildings. Encourage shared parking in well designed structures featuring retail and other pedestrian activities on the first floor.

Objective LU21: 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 LU21.1: 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, including affordability, availability or accessibility. A Housing Affordability Impact Statement is attached.

Adoption Schedule

The proposed amendment requires one (1) public hearing conducted by the Development Review Commission, and one (1) public hearing conducted by the City Council. The City Council shall consider the recommendation of the DRC and vote to approve, approve with modification or deny the proposed amendment:

- May 21, 2015 - First Reading, City Council
- June 4, 2015 - Second Reading and Public Hearing

Exhibits and Attachments

1. Ordinance
2. Housing Affordability Impact Statement
3. Maps
4. Letter of Support [EDGE District]

**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 2015-02).

III. **Impact Analysis:**

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No (No further explanation required.)

Yes Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: \$ _____.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No (No further explanation required)

Yes Explanation:

IV: Certification

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.)



Department Director (signature)

Date

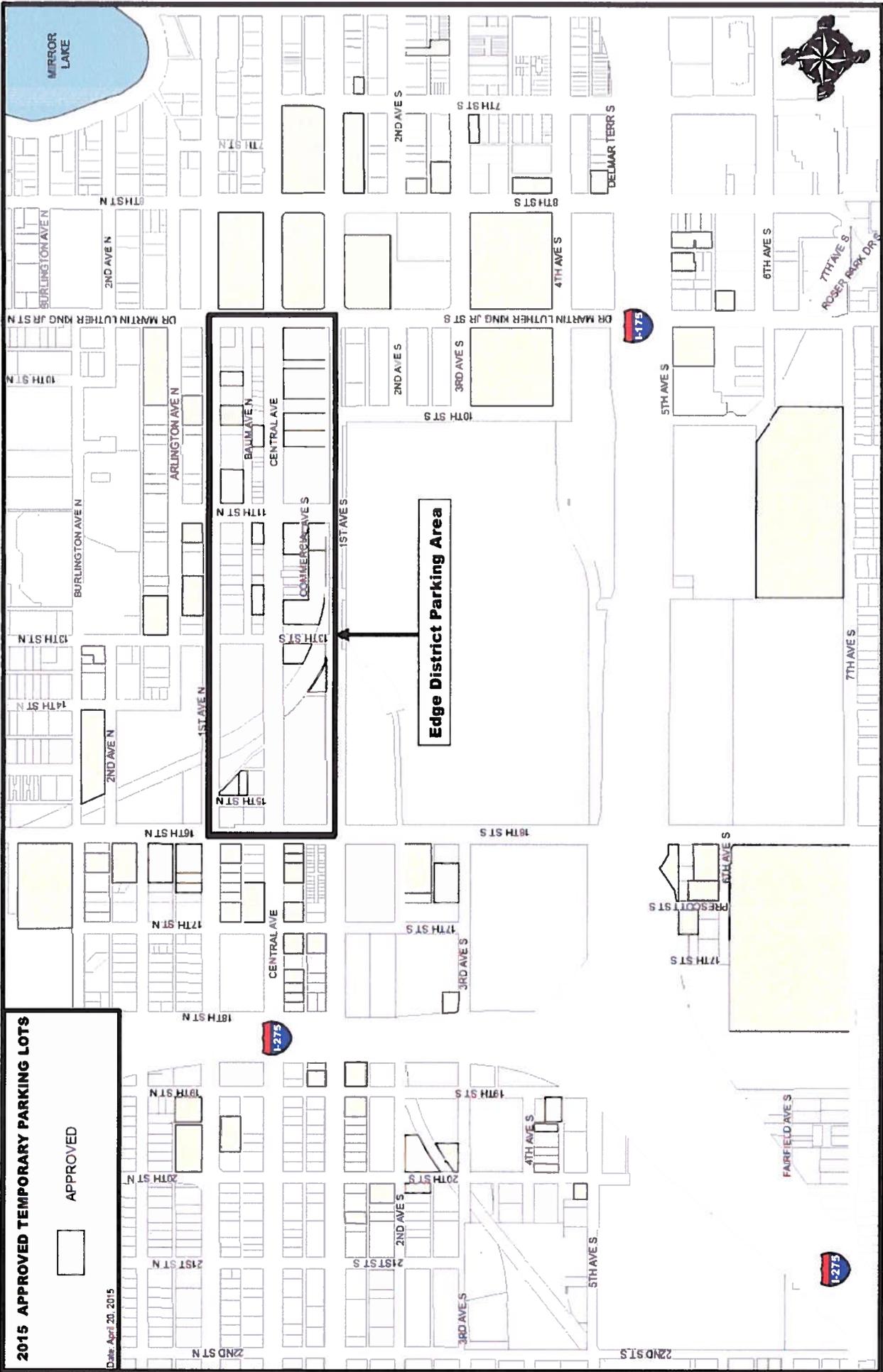
OR

- 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



2015 APPROVED TEMPORARY PARKING LOTS

APPROVED

Date: April 20, 2015

Edge District Parking Area

MIRROR LAKE

FAIRFIELD AVE S

ROSER PARK DR S

6TH AVE S

7TH AVE S

8TH AVE S

9TH AVE S

10TH ST S

11TH ST S

12TH ST S

13TH ST S

14TH ST S

15TH ST S

16TH ST S

17TH ST S

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EDGE District Business Association
11B Dr. Martin Luther King, Jr. St. S.
St. Petersburg, FL 33705

March 10, 2015

City of St. Petersburg,

The St. Petersburg EDGE District has for years been facing an increasingly serious problem of parking inadequacies that negatively impact its economy and stunt its revitalization, which the City Council has formally acknowledged and for which it has adopted recommendations. Now, without having had any additional public parking created to ameliorate the problem, and, with parking inadequacies at a critical tipping point while property for potential parking development is rapidly disappearing, the EDGE District by and through the EDGE Business District Association and the below-signed majority of EDGE District businesses urge the City's immediate action as herein described.

WHEREAS the EDGE District, which lies between Dr. Martin Luther King, Jr. Street and 16th Street and between 1st Avenues North and South, is thus currently comprised:

- The District contains nearly 100 businesses employing hundreds of people; and
- The District's commercial growth is changing rapidly, and includes multiple additional businesses opening within the upcoming months, several of which will be parking-intensive (2 restaurants and 1 full service bar), along with additional retail; and
- The District houses over 1,000 residents; and

WHEREAS the EDGE District parking is thus comprised:

- The core inventory for public parking in the District is only 285 spaces (170 on Central Avenue with a two-hour limit during most hours, 100 on Baum Avenue with no time limit, and 15 side-street two-hour spaces); and
- An ancillary public parking inventory exists on 1st Avenue North (88 parallel parking spaces), but restrictions on time (two-hour limit), distance from corridor businesses on Central, and distance from traffic light crossings - reduce the current usage; and
- The majority of all existing parking spaces in the District are privately owned, and public use thereof is either prohibited or greatly restricted. These spaces are: private exclusive (towing by ownership); private restricted (special event parking only); and private communal (temporary arrangements retractable at any point); and
- Several business areas in the heart of the District (along the Central Avenue corridor) are particularly vulnerable due to the extreme inadequacies of parking options for potential customers and visitors, for example:

- The Central Avenue corridor on the west end of the District, near 16th Street, contains 7 businesses yet has nearby access to only 28 public parking spaces (two-hour limit). Of those 7 businesses, 3 are in the bar or restaurant category and comprise a total area of over 7,500 square feet; and
- The Central Avenue corridor on the east end of the District, near Dr. Martin Luther King, Jr. Street, contains 27 businesses with nearby access to a total of only 39 public parking spaces (two-hour limit). Of those 27 businesses, 5 are in the bar or restaurant category and comprise a total area of over 7,500 square feet; and
- The midsection of the Central Avenue corridor contains 26 businesses with nearby access to a total of only 118 public spaces (mix limit). Of those 26 businesses, 9 are in the bar or restaurant category and comprise a total area exceeding 41,800 square feet; and
- The minimum ratio for bars or restaurants according to SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX should be 1 space per 150 square feet of GFA (gross floor area). Using this minimum ratio, none of the above areas have adequate public parking for their bar/restaurant businesses, let alone the 43 additional retail and professional businesses; and
- District residents along the corridor can apply for permitted unlimited use of the District's public parking inventory, thereby further decreasing parking for business clientele; and

WHEREAS the EDGE District parking is further limited in a substantial way throughout the year due to Tampa Bay Rays home games and other special events at Tropicana field, specifically:

- On Rays home game days hundreds of game attendees occupy parking spaces in the District for up to 6 hours at a time, namely:
 - Private communal parking arrangements in the District are mostly cancelled on Rays home game days to sell parking to game attendees, eliminating that parking option from the business inventory; and
 - The only untimed/unlimited public parking in the District (along Baum Avenue) is filled quickly on Rays home game days, eliminating that parking option from the business inventory; and
- The substantial depletion of parking options for EDGE business inventory due to Rays home games and other large scale events at the Tropicana property significantly impairs access for employees and clientele in the District, which in turn causes further negative economic impact for EDGE businesses; and
- As a result of the aforementioned, public perceptions of inadequate parking supply in the District exist not only during baseball season, but also well into baseball's off-season, discouraging potential clientele from patronizing District businesses year round; and

WHEREAS even prior to the recent commercial and residential growth in the EDGE District, the City identified parking inadequacies and recommended corrections, specifically:

- Deficiencies in parking conditions were anticipated by previous consultant studies and identified in their reports to City Council, with recommendations for correcting deficiencies to accomplish plan objectives (see attachment); and
- City Council then adopted said recommendations and provided a source of funds to acquire land (see attachment); and

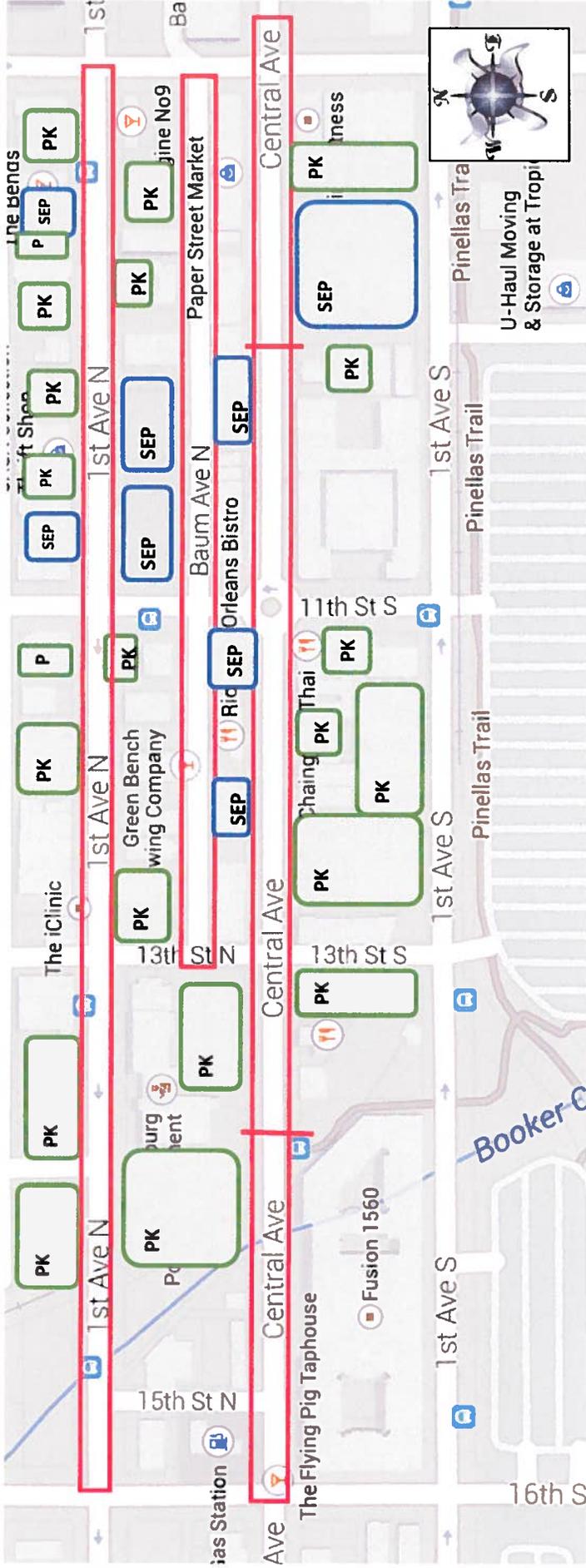
WHEREAS it is therefore undisputed that substantial parking inadequacies exist in the EDGE District and correction of that problem with public investment is necessary to sustain existing businesses and the potential for new development; and

WHEREAS current developments in the EDGE District place even more urgency on a call for action, specifically:

- Few parcels of land remain in the District that are available for converting into public parking areas, either temporarily or permanently, and none of those remaining are currently owned by the City or County; and
- District design plans and studies to address the parking issue are underway in the EDGE District but will not be completed nor resolutions implemented within the immediate future (projected plan/study timelines 6-8 months), during which time parking inadequacies will be exacerbated by another Tampa Bay Rays season, and during which time the remaining parcels of land described above may – as reasonably projected by rapid development in the District – become unavailable.

THEREFORE the EDGE Business District Association Board along with the businesses and property owners named below request the City of St. Petersburg to:

1. Remove the SEP limitation to all lots in the EDGE District as an immediate, short-term measure which will provide some additional parking during non-Rays game days; and
2. Immediately acquire property in the EDGE District either through purchase, lease, or other public-private collaboration to make that property available to the public for parking and with recognition of the following:
 - a. Any delay in acquiring such property to await further development of the above-described master design plan or parking study will negatively impact EDGE businesses and put the District's economic redevelopment at greater risk; and
 - b. The additional public parking should preserve space for staff and clientele of EDGE businesses, especially during peak periods and during Rays home game days; and
 - c. The length of time the property is designated for public parking should track the redevelopment goals of the EDGE District as outlined in the master design plan and parking study as that plan and study are developed; and
 - d. Strategies to address the short-term and long-term parking needs in the EDGE District will be developed from the above-described parking study and master plan, and at such time as they are ready to implement, will be followed accordingly.



- Baum = 100 spaces parallel parking (unlimited)
- Central = 170 spaces diagonal parking (2-hr limit until 9pm)
- 1st Ave North = *88 (2-hr limit) spaces parallel
- Miscellaneous = there are a few pockets of 2-hr parallel public spaces positioned on side streets (15 spaces)

Public Parking

| = Dividing line for West (28 spaces), Center (103 spaces), and East (39 spaces) section of Central in the EDGE

SEP Special Event Parking Only, Private Lots

P/PK Regular Parking (can also apply for SEP), Private Lots

* Note: There are 88 parallel 2-hr parking spots on 1st avenue north (44 spots on each side); lights provide crossing points at MLK, 13th and 16th; only a handful of businesses on Baum front to 1st avenue north

MEMORANDUM
CITY OF ST. PETERSBURG

City Council Meeting of June 4, 2015

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

FROM: Clay Smith, 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 Program Assurances ("Grant Assurances"), to be executed by the City, as a requirement for receipt of the Florida Department of Transportation ("FDOT") funds in an amount not to exceed \$800,000 ("Grant") to be used for the Southwest Hangar Redevelopment Project (#14168), rehabilitation of the existing Shade Shelter structure and Terminal Hangar Project (#13279) excess costs, if needed, which, *inter alia*, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and 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 effective date of the JPA; approving a supplemental appropriation of \$50,000 from the unappropriated balance of the General Capital Improvement Program Fund (3001) to the Southwest Hangar Redevelopment Project (14168); authorizing the Mayor or his designee to accept the Grant in an amount not to exceed \$800,000 and to execute all documents necessary to effectuate this Ordinance; 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 City is embarking on a major project for the Albert Whitted Airport ("Airport"), the Southwest Hangar Redevelopment Project ("Project"). The Project includes multiple phases/facilities including the replacement of the existing Hangar #2 and T-Hangar buildings #5, 6, 7, & 8, as well as creating additional capacity through new bulk hangar space and expanded ramp areas. The attached Exhibit "A" provides an overview of the basic project area and its components. The funding for the Project is provided through multiple grants planned by the State through the Florida Department of Transportation's ("FDOT") 5-year work program. On February 5, 2015 City Council authorized acceptance of the first of these grants. Pre-Design work commenced in April and it is expected that full design will begin later this summer.

The FDOT recently notified the City that it had planned an additional grant for the Project to be awarded within this fiscal year. At the time of notification, the City was un-aware of the availability of this second grant. Accordingly this funding was not originally part of the Airport's CIP program. Realizing the opportunity to leverage additional capital funds, City Administration identified existing resources to provide match funding to take advantage of this additional grant offer. The grant provides \$800,000 or eighty (80%) percent of the eligible projects costs. Combined with the City's twenty (20%) percent match, there will be an additional \$1,000,000 of funding available.

It is planned that this new grant will be used for the Southwest Hangar Redevelopment Project. However, the grant language has been written to provide some flexibility in case bids for the upcoming Terminal Hangar Project (#13279) come back higher than budgeted resources. In addition, a very small amount of this grant (\pm \$25,000) is planned to accomplish re-habilitation work to the existing Shade Shelter structure on the Airport.

Acceptance of any grants requires the City to meet certain grant assurances, including a 20-year commitment to keep the Albert Whitted Airport property as an operating airport.

A first Reading of the Ordinance was held on May 21, 2015.

RECOMMENDATION: The Administration recommends that City Council adopt the attached 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 Program Assurances ("Grant Assurances"), to be executed by the City, as a requirement for receipt of the Florida Department of Transportation ("FDOT") funds in an amount not to exceed \$800,000 ("Grant") to be used for the Southwest Hangar Redevelopment Project (#14168), rehabilitation of the existing Shade Shelter structure and Terminal Hangar Project (#13279) excess costs, if needed, which, *inter alia*, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and 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 effective date of the JPA; approving a supplemental

appropriation of \$50,000 from the unappropriated balance of the General Capital Improvement Program Fund (3001) to the Southwest Hangar Redevelopment Project (14168); authorizing the Mayor or his designee to accept the Grant in an amount not to exceed \$800,000 and to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

Cost/Funding/Assessment Information: The City receives funding from the FDOT in the total amount of \$800,000 which will be used to cover up to eighty percent (80%) of the total design and construction costs of the Southwest Hangar Redevelopment Project (#14168). The City's twenty percent (20%) match of \$200,000 will be available from the Infrastructure TBD Project #14148 \$150,000 and a supplemental appropriation in the amount of \$50,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the Southwest Hangar Redevelopment Project #14168. The grant language provides flexibility as an alternate funding source for the Airport Terminal Hangar Project (#13279) should bids for that project come in higher than the current funding resources available. Also a small portion of funds (\pm \$25,000) will be used to accomplish rehabilitation work on the existing Shade Shelter structure on the Airport.

Approvals:

Legal: /s/RBB

Administration: 

Budget: Dennis C Fuller 5-17-15

Legal: 00232104.doc V. 2

EXHIBIT "A": SOUTHWEST HANGAR REDEVELOPMENT PROJECT AREA



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 Program Assurances ("Grant Assurances"), to be executed by the City, as a requirement for receipt of the Florida Department of Transportation ("FDOT") funds in an amount not to exceed \$800,000 ("Grant") to be used for the Southwest Hangar Redevelopment Project (#14168), rehabilitation of the existing Shade Shelter structure and Terminal Hangar Project (#13279) excess costs, if needed, which, *inter alia*, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and 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 effective date of the JPA; approving a supplemental appropriation of \$50,000 from the unappropriated balance of the General Capital Improvement Program Fund (3001) to the Southwest Hangar Redevelopment Project (14168); authorizing the Mayor or his designee to accept the Grant in an amount not to exceed \$800,000 and to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Albert Whitted Municipal Airport ("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 \$800,000 ("Grant") which will be used for the Southwest Hangar Redevelopment Project (#14168), rehabilitation of the existing Shade Shelter structure and Terminal Hangar Project (#13279) excess costs, if needed. The Grant provides an eighty percent (80%) match toward the total cost of those projects.

Section Three. The restrictions which are set forth in the Joint Participation Agreement ("JPA"), including but not limited to the Aviation Program Assurances ("Grant Assurances") and any additional Supplemental Joint Participation Agreements ("JPAs") to be executed by the City, as a requirement for receipt of the Grant in an amount not to exceed \$800,000 for the projects described in Section Two of

this Ordinance, which *inter alia* require, that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and 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 effective date of the JPA are authorized.

Section Four. The Mayor or his designee is authorized to accept the Grant from the FDOT in the amount of \$800,000.

Section Five. There is hereby approved the following supplemental appropriation from the unappropriated balance of the General Capital Improvement Fund for fiscal year 2015:

General Capital Improvement Fund (3001)
Southwest Hangar Redevelopment Project 14168 (\$50,000)

Section Six. The Mayor or his designee is authorized to execute all documents necessary to effectuate this Ordinance.

Section Seven. 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.

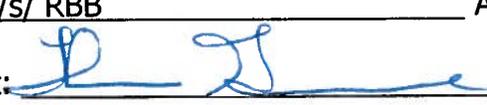
Section Eight. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor 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 Nine. 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: /s/ RBB

Administration: 

Budget: 

Legal: 00232103.doc v. 3

MEMORANDUM
CITY OF ST. PETERSBURG

City Council Meeting of June 4, 2015

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

FROM: Clay Smith, 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 Assurances ("Grant Assurances") which are set forth in the Grant Documents to be executed by the City, as a requirement for receipt of the Federal Aviation Administration ("FAA") Grant ("Grant") in an amount not to exceed \$2,500,000 for the Runway 7/25 Rehab Project (#14169) which, *inter alia*, require that the City will not sell, lease, encumber or otherwise transfer or dispose of any part of the City's right, title, or other interests in Albert Whitted Airport ("Airport"), nor cause or permit any activity or action on the Airport which would interfere with its use for airport purposes, for a period not to exceed 20 years from the date of acceptance of the Grant; authorizing the Mayor or his designee to apply for and accept the Grant in an amount not to exceed \$2,500,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

EXPLANATION: Ordinance 617-G was passed by City Council on September 18, 2003 and approved by the voters in a referendum held on November 4, 2003. Ordinance 617-G authorized City Council, by ordinance ("Ordinance"), after a public hearing, 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 Albert Whitted Airport ("Airport") has an Airfield Pavement Management Program which specifies the need to rehabilitate Runway 7-25 ("Runway"). The program recommended a combination of mill and overlay and/or reconstruction of the pavement depending on the specific location. Besides the Runway's pavement, the project area will also include the five (5) taxiway stub connectors located between Taxiway "A" on the south side of the Runway. Exhibit "A" provides a depiction of the project area.

The City is including the replacement and upgrade of the Runway's lighting system as part of this project. The lighting system includes edge lights, threshold lights and Precision Approach Path Indicators. Due to the airport's location on the shores of Tampa Bay, equipment is more susceptible to corrosion due to the heavy salt air and wet environment. The equipment is approximately 20 years old and the more efficient LED technology will be specified for the replacement lighting.

In 2012 the Federal Aviation Administration ("FAA") updated the design standards specific to taxiways. Accordingly, along with having the pavement rehabilitated, the taxiway stub connectors will be reconstructed to new geometries to meet the new design standards. The reconstruction will also necessitate the relocation of the edge lighting and airfield guidance signage. This opportunity will be used to update the edge lights to the new and more efficient LED technology.

In 2014 the City received grants from both the FAA and Florida Department of Transportation ("FDOT") to complete the design phase for this project. The design work is complete and the project bids will be received by mid-June. Once bids are received a grant application will be submitted to the FAA to secure the federal funds to move forward with the construction phase. Grant applications are due to the FAA by July 1st. Construction is estimated to commence later this year.

The Federal funding source for this project is the FAA's Airport Improvement Program ("AIP"). Under the AIP, the FAA will fund a ninety percent (90%) match against the total cost of the project with the Airport Sponsor responsible for the remaining ten percent (10%). The total estimated cost for this project is \$2,629,000, of which \$2,366,100 (90%) would be funded through the FAA with the City responsible for the remaining ten percent (10%) match of \$262,900. However, the FDOT has offered to participate in this project by providing up to eighty percent (80%) toward the City's match requirement, which equates to \$210,320 or eight percent (8%) of the total project costs. The grant from the FDOT was accepted by the City in 2014. Accordingly, the City's match requirement drops to \$52,580 or two percent (2%) of the total project costs.

<u>Runway 7/25 Rehab (Construction)</u>	
FAA (90%)	\$2,366,100
FDOT (8%)	\$ 210,320

CITY (2%) \$ 52,580
Total Estimate \$2,629,000

Acceptance of any grants requires the City to meet certain grant assurances, including a 20-year commitment to keep the Albert Whitted Airport property as an operating airport.

Each ordinance may only address one encumbrance and requires the affirmative vote of six Council Members for adoption.

A first Reading of the Ordinance was held on May 21, 2015.

RECOMMENDATION: The Administration recommends approval of the attached Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing 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 the Federal Aviation Administration ("FAA") Grant ("Grant") in an amount not to exceed \$2,500,000 for the Runway 7/25 Rehab Project (#14169) which, *inter alia*, require that the City will not sell, lease, encumber or otherwise transfer or dispose of any part of the City's right, title, or other interests in Albert Whitted Airport ("Airport"), nor cause or permit any activity or action on the Airport which would interfere with its use for airport purposes, for a period not to exceed 20 years from the date of acceptance of the Grant; authorizing the Mayor or his designee to apply for and accept the Grant in an amount not to exceed \$2,500,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

COST/FUNDING/ASSESSMENT INFORMATION: The City receives a Federal grant of up to \$2,500,000 which will provide ninety percent (90%) of the cost of the design phase for the Runway 7/25 Rehab Project (#14169). The remaining ten percent (10%) of the project will be provided through a FDOT Grant (8%) and a City match from the Airport Runway 7/25 Rehab Project 14169 for (2%). The FDOT grant was accepted last year. This project is already part of the adopted CIP plan for the Airport.

Approvals:

Legal: /s/RBB

Administration:



Budget: Davis Fuller 5-7-15

EXHIBIT "A" RUNWAY 7/25 PROJECT SCOPE



Ordinance No. _____

An Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing 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 the Federal Aviation Administration ("FAA") Grant ("Grant") in an amount not to exceed \$2,500,000 for the Runway 7/25 Rehab Project (#14169) which, *inter alia*, require that the City will not sell, lease, encumber or otherwise transfer or dispose of any part of the City's right, title, or other interests in Albert Whitted Airport ("Airport"), nor cause or permit any activity or action on the Airport which would interfere with its use for airport purposes, for a period not to exceed 20 years from the date of acceptance of the Grant; authorizing the Mayor or his designee to apply for and accept the Grant in an amount not to exceed \$2,500,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; 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 Federal Aviation Administration has indicated funding is available to provide a ninety percent (90%) federal match of the total costs for the construction phase of the Runway 7/25 Rehab project (#14169).

Section Three. The restrictions contained in FAA Grant Assurances Airport Sponsors ("Grant Assurances") which are set forth in the grant documents to be executed by the City, as a requirement for receipt of the FAA grant ("Grant") in an amount not to exceed \$2,500,000, for the project described in Section Two of this ordinance, which, *inter alia*, require that the City will not sell, lease, encumber or otherwise transfer or dispose of any part of the City's right, title or other interests in Albert Whitted Municipal Airport ("Airport"), nor cause or permit any activity or action on the Airport which would interfere with its use for airport purposes for a period not to exceed 20 years from the date of acceptance of the Grant are authorized.

Section Four. The Mayor or his designee is authorized to apply for and accept a grant from the FAA in an amount not to exceed \$2,500,000.

Section Five. The Mayor or his designee is authorized to execute all documents necessary to effectuate this ordinance.

Section Six. 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 Seven. 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 Eight. Expiration. In the event the FAA 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: /s/RBB

Administration: 

Budget: 

Legal: 00232366.doc v.1

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE; PROVIDING FOR ENHANCED PENALTIES FOR MULTIPLE VIOLATIONS OF THE NOISE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, citizens in the City enjoy a very active outdoor life which can be a source of noise audible to other people; and

WHEREAS, the City has received noise complaints over the years from many parts of the City concerning many diverse activities that generate sound and, more recently, in the late night and early morning hours in the downtown core area where a greater density of late night businesses and residential uses exist; and

WHEREAS, for many years the City has worked to find a balance between the noise generated from activities and the impacts on other citizens citywide; and

WHEREAS, excessive noise can be detrimental to the public health, welfare, safety, and tranquility; and,

WHEREAS, the City has a compelling interest in protecting the public from excessively loud noise, as recognized by the Florida Supreme Court in *State v. Catalano*, 104 So.3d 1069 (Fla. 2013); and,

WHEREAS, the Florida Supreme Court has held that the "plainly audible" standard is not an unconstitutionally vague standard; and,

WHEREAS, the City may regulate excessive noise, even in a public forum, to protect its significant and compelling interest in prohibiting excessive noise; and,

WHEREAS, the City has a vibrant nightlife, particularly in the downtown area where there has been an increase in the number of bars, nightclubs, restaurants and other establishments with outdoor use areas and an increasing number of residents; and

WHEREAS, these businesses rely on music to entertain the patrons that frequent them; and

WHEREAS, the City finds that violations of the prohibition against excessive noise are a threat to the public health, safety and welfare and that enhanced penalties are necessary, to protect the public health, safety and welfare, for those persons who generate excessive noise on a more frequent basis.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The St. Petersburg City Code is hereby amended by adding a new section, Section 11-56 Penalties, to read as follows:

Section 11-56 Penalties.

The first violation of any provision of this division is punishable by a Class I fine as established by Administrative Order of the Court. Any violation of this division which is issued within a year of another violation, which has been disposed of in any way other than a dismissal

or finding of not guilty by a court, shall be punishable by a fine of \$350. Any third violation of this division, and any additional violations, issued within a calendar year of two previous violations, which have been disposed of in any way other than a dismissal or finding of not guilty by a court, shall be punishable by a fine of \$500.

SECTION 2. 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 3. 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:

City Attorney (designee)

ST. PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

TO: The Honorable Charles W. Gerdes, Chair and Members of City Council

SUBJECT

Lease and Development Agreement for City-owned real estate located in a Community Redevelopment Area.

OBJECTIVE

To authorize the Mayor, or his Designee, to execute a Lease and Development Agreement with T2theS, Inc., a Florida corporation, for City-owned property located within a Community Redevelopment Plan Area designated as DIP Site-C ("Property") legally described as:

Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County; and

Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County.

BACKGROUND

On August 25, 2005, the St. Petersburg City Council approved a resolution finding the Dome Industrial Park area a blighted area and identifying it as a community redevelopment area (Resolution No. 2005-450). The Dome Industrial Park Community Redevelopment Area ("DIP") is located in the City's 5.5-square mile Midtown area. The 158.6-acre DIP area is bounded roughly by I-275 on the east and south, 1st Avenue South on the north and 34th Street South on the west.

The Dome Industrial Park Community Redevelopment Plan, ("Plan"), was originally adopted in 2007, and included objectives directing the City to pursue land assembly opportunities in the DIP in order to facilitate business retention, expansion and relocation efforts. The City is to dispose of property in the DIP provided it furthers the City's policy of assembling land to provide larger tracts for manufacturing and other employment generating uses. When disposing of property, priority should be given to facilitating the creation of larger holdings suitable for industrial and business use and the City should give consideration to assisting DIP business owners in their expansion efforts, as well as the need to generate new jobs.

In recent years, the DIP has become home to a variety of industries, including the arts and micro-breweries. Also, the expansive campus of the Job Corps is nearby offering no-cost education and career technical training administered by the U.S. Department of Labor helping people ages 16 through 24 improve the quality of their lives through vocational and academic training. The DIP will be combined with other CRA's and new areas into the South St.

Petersburg Community Redevelopment Area scheduled for approval by the Pinellas County Board of County Commissioners on June 2, 2015, however the objectives of the Plan are substantially included in the new South St. Petersburg Community Redevelopment Area Plan.

PRESENT SITUATION

Earlier this year, the City had an inquiry from a local manufacturing company that led to the City receiving an unsolicited offer for the Property, which resulted in the issuance of a Request for Proposals ("RFP") on March 13, 2015, in accordance with Florida Statute 163.380. The RFP closed on April 13, 2015 and resulted in no alternative proposals being received. After a thorough review of the proposal, City Administration requested Real Estate & Property Management to pursue negotiating a Lease and Development Agreement with T2theS, Inc. ("T2theS"), a Florida corporation.

T2theS was established in 2010 with principals, Scott Fisher and Derek Grasso, having over a decade of experience in design, build and manufacturing. T2theS is a true full-service design build company that is creating unique designs in housing, large scale commercial projects, furniture, and décor. The company practices a collaborative, client-focused design process that results in installations that are distinct and unique. T2theS incorporates sustainable design practices into each project, is steadily growing, and intends to partner with other entities in the Warehouse Arts District to provide internships and other opportunities. Over the last four years, T2theS has shown an average annual growth rate of 103%, with forecasted sales in 2015 in line with the trend and proposals already in place for 2016. T2theS has established itself as a top tier company within their industry, throughout the city, county and state, and has worked on several award winning projects in both the residential and commercial sectors. A current listing of clients includes, but is not limited to, C1 Bank, Beck Construction, Rob Bowen Design Group, HSN, AVEDA and Red Bull North America, in addition to numerous residential clients. T2theS states it maintains an above average rate of pay for employees based on industry standard, including health benefits, and has a strong emphasis on maintaining an above average work environment for its employees.

The Property was acquired in two separate acquisitions. Lots 1 through 8 were acquired in 2003 and Lots 14 through 16 were acquired in 2005. An appraisal of the Property, performed on January 16, 2015 by Ronald W. Braun, MAI, McCormick, Braun, & Seaman, was included with the T2theS proposal indicating an estimated market value of \$340,000. A second appraisal of the Property was prepared for the City on April 6, 2015 by Paul T. Willies, Certified General Appraiser, Appraisal Development International, Inc, indicating an estimated market value of \$341,000.

Administration has negotiated a Lease and Development Agreement ("Lease") with T2theS, which includes the following substantive business points:

- **TERM**: A twenty-five (25) year initial term with an option to renew, which may be exercised during the last five (5) years of the Lease, for a term to be negotiated and subject to City Council approval.
- **DEVELOPMENT**: T2theS shall develop or cause the development of the Property with an industrial/manufacturing facility in building(s) of approximately 30,000 square feet

with associated parking and amenities (collectively "Improvements"). Up to 10,000 square feet may be sublet to similarly engaged businesses with City approval.

- **DUE DILIGENCE PERIOD:** A 180-day due diligence period for T2theS to perform its inspections, review documents, and receive site plan approval.
- **CONSTRUCTION:** T2theS must begin construction of the Improvements not more than thirty (30) business days after City approval of T2theS's site and building construction plans as demonstrated by issuance of a building permit(s). Construction of the Improvements shall be complete and a temporary or permanent certificate of occupancy ("CO") for the Improvements issued not more than eighteen (18) months after the commencement of construction.
- **RENT:** A rent payment of \$2,000 per month or \$24,000 per year commencing upon the issuance of a CO with CPI escalators after the 5th year.
- **EMPLOYMENT:** T2theS, within one (1) year of issuance of a CO, will employ a minimum of twenty (20) persons at the Property and achieve a minimum total employment of thirty (30) persons at the Property within three (3) years of issuance of a CO.
- **OPTION TO PURCHASE:** T2theS will have an option to purchase the Property at any time after the Commencement Date of the Lease but prior to the fifth (5th) anniversary thereof for the amount of \$340,000. Thereafter, but prior to the twentieth (20th) anniversary of the Commencement Date, T2theS shall have the right to purchase the Property at the fair market value of the land based on an independent certified appraisal. After the twentieth (20th) anniversary of the Lease, or in any renewal/extension term of the Lease thereof, the purchase option price shall be determined by an independent certified appraisal of the land and all improvements.
- **FAILURE TO DEVELOP:** City may unilaterally terminate the Lease if T2theS fails to commence construction or fails to substantially complete the development of the Property in accordance with the Lease.
- **COSTS OF DEVELOPMENT:** T2theS shall pay all costs including, but not limited to, development of the Property, property taxes, utilities, and insurance.

ANALYSIS

The proposed development of the Property will provide for a local manufacturing company to further expand its growing business and will allow for City-owned, vacant real estate to achieve its purpose outlined in the Plan objectives. The terms of the proposal establishes business expansion at an attainable pace and brings added diversity to the existing businesses in the area, along with expansion of employment opportunities.

SUMMARY

The transaction described in this report is consistent with the Plan objectives as it facilitates the relocation and expansion of a successful local manufacturing company. The transaction will further assist in the continued revitalization of the DIP area by providing quality jobs and capital investment.

RECOMMENDATION

Administration recommends that City Council adopt the attached resolution finding that 1) the disposition of Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, and Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION ("Property") at less than fair value will enable the construction of an industrial/manufacturing facility which will further the implementation of the Dome Industrial Park Community Redevelopment Area Plan objectives, which have been substantially included in the South St. Petersburg Community Redevelopment Area Plan; and 2) a public hearing in accordance with Florida Statute 163.380 has been duly noticed and held; approving disposition of the Property to T2theS, Inc., a Florida corporation; authorizing the Mayor, or his designee, to execute a Lease and Development Agreement and all other documents necessary to effectuate this transaction for development of the Property as an industrial/manufacturing facility; and providing an effective date.

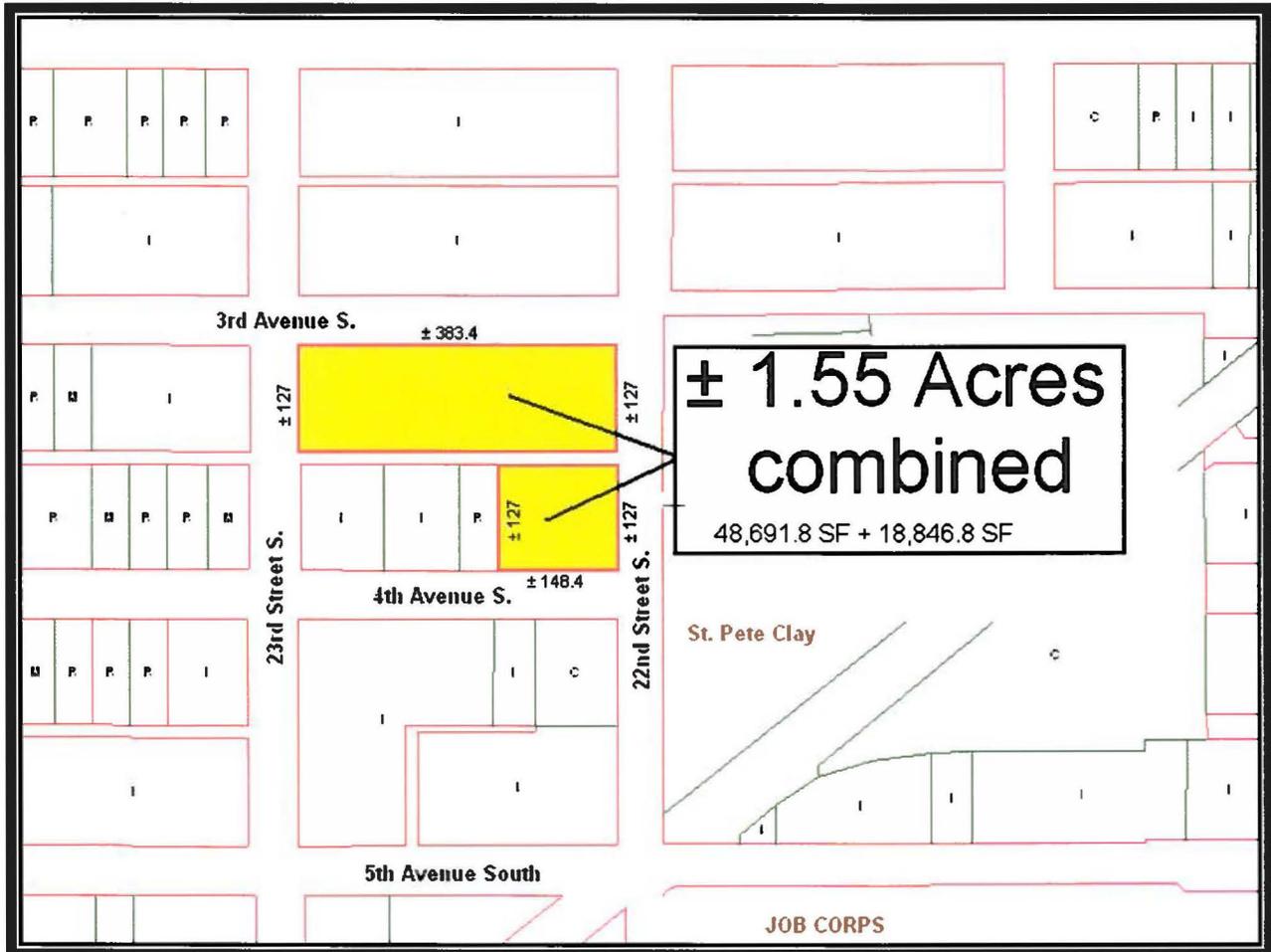
ATTACHMENTS

- Illustration – Property
- Appraisals
- Resolution

Legal: 00233082.doc V. 2

ILLUSTRATION

(DIP Site-C)



Legal Description:

Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County. (Pinellas County PINs: 23/31/16/78390/031/0010 and 23/31/16/78390/031/0070)

AND

Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County. (Pinellas County PIN: 23/31/16/78390/031/0140)

APPRAISAL NO. 1

McCormick, Braun, & Seaman

January 16, 2015

APPRAISAL REPORT

**Vacant Land
SWC 22nd Street & 3rd Avenue South
St. Petersburg, Florida 33712**

PREPARED FOR:

**Mr. Derek Grasso
T 2 The S
633 Central Avenue
St. Petersburg, Florida 33701**

AS OF:

January 16, 2015

Prepared by:

McCORMICK, BRAUN, & SEAMAN

**Ronald W. Braun, MAI
State-Certified General
Real Estate Appraiser RZ1761
Licensed Real Estate Broker**

MBS FILE # 15118

McCormick, Braun, & Seaman

Real Estate Appraisers & Consultants

1262 Dr. Martin Luther King, Jr. Street North

St. Petersburg, Florida 33705

Phone: (727) 821-6601

Fax: (727) 823-5625

January 21, 2015

Mr. Derek Grasso
T 2 The S
633 Central Avenue
St. Petersburg, Florida 33701

RE: Appraisal Report
Vacant Land
SWC 22nd Street & 3rd Avenue South
St. Petersburg, Florida 33712

Dear Mr. Grasso:

In response to your request, we have prepared an appraisal report on the 67,539 SF More Or Less (MOL) vacant land site located at the SWC 22nd Street & 3rd Avenue South, within the City of St. Petersburg, Pinellas County, Florida. The subject is located in an area of south St. Petersburg that is developing into an arts district.

This report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). This report presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as an aid in asset evaluation. The appraiser is not responsible for unauthorized use of this report.

The scope of work in this appraisal included gathering land sales from the subject's immediate market area. However, in the absence of adequate data, we expanded our search to other areas of south St. Petersburg. Each comparable was inspected and verified. The sales were adjusted to the subject on a Land Sales Comparison Grid based on several factors. The per square foot multiplier was then applied to the subject and the "As Is" fee simple market value of the subject vacant land was determined via the Sales Comparison Approach. Only the Sales Comparison Approach was utilized since it is the only method typically used to value vacant land.

This report should be read in its entirety, in order to fully understand the values being reported herein.

Mr. Derek Grasso
January 21, 2015
Page 2

RE: Appraisal Report

Vacant Land
SWC 22nd Street & 3rd Avenue South
St. Petersburg, Florida 33712

According to the plat map, we were not provided with a survey, the subject site is "L" shaped and is comprised of two rectangular pieces with an alley running between the two pieces. The northern portion has approximately 383.4 feet of frontage on 3rd Avenue South and the alley and approximately 127 feet of frontage on both 22nd and 23rd Streets. The southern portion has approximately 148.4 feet of frontage along 4th Avenue South and the alley and approximately 127 feet of frontage along 22nd Street. The total site contains 67,539 SF More or Less (MOL) or 1.55 acres. The site is vacant, clear and appears to be level.

Fee Simple Title "As Is": It is our opinion, considering the various factors contained within this report, that the estimated Market Value of the subject land, subject to the Limiting Conditions as noted on pages 3 - 6 of this report, Unencumbered, "As Is", In Fee Simple Title, as of January 16, 2015 was:

THREE HUNDRED FORTY THOUSAND (\$340,000) DOLLARS

Note: The value stated herein assumes the site is free of any environmental contamination.

Extraordinary Assumptions: In estimating the value of the subject land, we have not made any extraordinary assumptions.

Hypothetical Conditions: In estimating the value of the subject land, we have not assumed any hypothetical conditions.

Thank you for the opportunity to be of service.

McCORMICK, BRAUN, & SEAMAN



Ronald W. Braun, MAI
State-Certified General
Real Estate Appraiser RZ1761
Licensed Real Estate Broker

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EXHIBITS

Appraiser's Qualifications	Exhibit "A"
Zoning Ordinance	Exhibit "B"

McCORMICK, BRAUN, & SEAMAN

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
- * We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- * We have no bias with respect to the property that is the subject of this appraisal report or to the parties involved with this assignment.
- * Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * We performed consultation services regarding the property that is the subject of this report in September of 2014 which is within the three year period immediately preceding acceptance of this assignment.
- * The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- * The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- * The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- * Ronald W. Braun, MAI made a personal inspection of the property that is the subject of this report.
- * No one provided significant real property appraisal assistance to the person signing this certification.

McCORMICK, BRAUN, & SEAMAN

CERTIFICATION (Continued):

- * As of the date of this report, Ronald W. Braun, MAI has completed the continuing education program of the Appraisal Institute.

 Date: 1/21/15

Ronald W. Braun, MAI
State-Certified General
Real Estate Appraiser RZ1761
Licensed Real Estate Broker

McCORMICK, BRAUN, & SEAMAN

CONTINGENT AND LIMITING CONDITIONS AND SPECIAL ASSUMPTIONS:

Limiting Conditions:

This report is for no purpose other than a property valuation, and the appraiser(s) are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are inherent limitations to the accuracy of the information and analysis contained in this report. Before making any decisions based on the information and analysis contained in this report, it is critically important to read this entire report.

This Report is not a survey:

- *** It is assumed that the utilization of the land and improvements (if any) is within the boundaries of the property lines of the property described and that there is no encroachment unless so noted within the report.
- *** No survey has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. A surveyor should be consulted, if there are any concerns on boundaries, set-backs, encroachments or other survey matters.

This Report is not a legal opinion:

- *** No responsibility is assumed for matters of a legal nature that affect title to the property, nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances or encroachments.
- *** It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations laws unless non-compliance is defined and considered in the report.
- *** It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless noncompliance/nonconformity is stated, defined, and considered in this report. Any significant question(s) should be addressed to local zoning and land use officials or an attorney.

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ASSUMPTIONS, CONTINGENT, AND LIMITING CONDITIONS (Continued):

This Report is not an engineering or property inspection report:

- *** This report should not be considered a report on the physical items that are a part of this property. Although the report may contain information about the physical items being appraised, it should be clearly understood that this information is only to be used as a general guide for property valuation and is not a complete or detailed physical report. The appraiser(s) are not construction, engineering, environmental, or legal experts, and any statement given on these matters in the report should be considered preliminary in nature.
- *** The observed conditions of the foundation, roof, exterior walls, interior walls, floors, heating systems, plumbing, insulation, electrical service and all mechanical and construction is based on a visual inspection only and no detailed inspection was made. The structures were not checked for building code violations, and it is assumed that all buildings meet the applicable building codes unless so stated in the report.
- *** It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No engineering or sub-soil tests were provided. No responsibility is assumed for such conditions.
- *** We do not have the expertise necessary to determine the existence of environmental hazards such as the presence of formaldehyde foam insulation, toxic wastes, toxic mold, asbestos or hazardous building materials or any other environmental hazard on the subject or surrounding properties. An expert in the field should be consulted if any interested party has questions on environmental factors.
- *** No chemical or scientific tests were performed by the appraiser(s) on the subject property, and it is assumed that the property presents no physical or health hazard. This includes but is not limited to: toxic molds, radon gas, lead based paints, air-borne pollutants or any other environmental contaminants.
- *** The age of any improvement on the subject property mentioned in this report should be considered a rough estimate. We are not sufficiently skilled in the construction trades to be able to reliably estimate the age of the improvement by observation. Parties interested in knowing the exact age of improvements on the property may wish to pursue additional investigation.
- *** Because no detailed inspection was made, and such knowledge goes beyond the scope of this report, any observed condition or comments given in this report should not be taken as a guarantee that a problem does not exist specifically. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we suggest that a construction expert be hired for a detailed investigation.

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ASSUMPTIONS, CONTINGENT, AND LIMITING CONDITIONS (Continued):

*** The Americans with Disabilities Act went into effect on January 26, 1992. Among other goals, this legislation is intended to eradicate discrimination regarding access to public and commercial facilities. The requirements of the Act are extensive and complex and it is beyond the appraiser(s) expertise to evaluate the effects, if any, on the subject property. The value estimate is based upon the assumption that there is no significant effect on the value of the property by virtue of the American with Disabilities Act. The reader is urged to retain an expert in this field, if desired.

This Report is made under conditions of uncertainty with limited data:

*** Before relying on any statement made in the report, interested parties should contact us for the exact extent of our data collection in order to determine if the extent of our data gathering was adequate for their needs.

*** Information (including projections of income and expenses) provided by local sources is assumed to be true, correct, and reliable.

*** The comparable sales data relied upon in the report is believed to be from reliable sources, and our best efforts have been made to confirm the data used. A diligent effort was made to verify the comparables used in this report.

*** All values shown in the report are projections based on our analysis as of the date of the report. These values may not be valid in other time periods or as circumstances change. We take no responsibility for events, conditions, or circumstances that take place subsequent to the date of value of this report.

*** Since mathematical models and other projections are based on estimates and assumptions which are inherently subject to uncertainty and variations depending upon evolving events, we do not represent them as results that will actually be achieved.

Report limitations:

*** These reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all the information concerning the subject property or the real estate market. While no factor we believe to be significant to the client has been knowingly withheld, it is always possible that we have information of significance which may be important to others.

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ASSUMPTIONS, CONTINGENT, AND LIMITING CONDITIONS (Continued):

- *** Reports made for lenders are technical documents specifically made to lender requirements. Casual readers are cautioned about their limitation and cautioned against possible misunderstanding of the information contained in these reports. The appraiser(s) should be contacted with any question before this report is relied on for decision making by other than the addressee.
- *** This report was prepared at the request of and for the exclusive use of the client to whom the report is addressed. No third party shall have any right to use or rely upon this report for any purpose.
- *** Value and conclusions for various components of the subject property as contained with this report are valid only when making a summation; they are not to be used independently for any purpose, and must be considered invalid if so used.
- *** This report is made for the information and/or guidance of the client and possession of this report, or a copy thereof, does not carry with it a right of publication.
- *** There is no requirement by reason of this report to give testimony or to appear in court with reference to the property, unless sufficient notice is given to allow preparation, and additional fees paid by the client.

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APPRAISAL REPORT

Appraisal Problem: Provide an estimate of the market value of the subject vacant land.

Definition of Market Value: Market Value is defined by the federal financial institutions as, "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash and US dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

Intended Use of Report: Intended to assist the client in asset evaluation

Intended User of the Report: Derek Grasso, T 2 The S and their advisors

Interest Valued: Fee Simple

Effective Date of Value: January 16, 2015

Date of Report: January 21, 2015

Scope of Work: Inspected the subject site. Market research was gathered from numerous sources including but not limited to: Public Records of Pinellas County, Property Appraiser's office of Pinellas County, The Planning & Zoning Departments of the City of St. Petersburg, CoStar, Loopnet and the appraiser's files and database.

¹ Department of the Treasury, Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12 CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"); and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010.

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SUMMARY (Continued):

Scope of Work (Continued): The primary emphasis in the data research centered on the subject's market area. However, in the absence of adequate data, the search was expanded to all of south St. Petersburg.

Each comparable was inspected and verified. The sales and listing were adjusted to the subject on a Land Sales Comparison Grid based on several factors. The per square foot multiplier was then applied to the subject and the estimated market value of the subject site was determined via the Sales Comparison Approach.

Only the Sales Comparison Approach was utilized since it is the only method typically used to value vacant land.

Competency Provision: The appraiser has appraised numerous properties similar to the subject and is qualified in education and experience to perform this assignment.

Owner of Record: City of St. Petersburg

Property Address: SWC 22nd Street & 3rd Avenue South
St. Petersburg, Florida 33712

Legal Description: St. Petersburg Investment Co, Block 31, Lots 1 thru 8 and lots 14 thru 16 as recorded in Plat Book 1, page 16 of the public records of Pinellas County, Florida.

Flood Plain Map: According to the Pinellas County FEMA Flood Map #12103C0 218G, Map Revised 9/3/2003, the subject is located in flood zone "X" which are areas of minimal flooding.

Parcel Numbers: 23-31-16-78390-031-0010, 0070 & 0140

Census Tract: 218.00

Land Area: 67,539 SF MOL or 1.55 acres according to the plat map. Please see page 12.

Access: Access is available to the site from 22nd Street, 23rd Street, 3rd Avenue South, 4th Avenue South and an alley that runs parallel to and between 3rd and 4th Avenues.

Five Year Sales History: According to the public records, there have been no transfers within the past five years.

Listing Data: To the best of our knowledge, the subject is not listed for sale.

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SUMMARY (Continued):

Market Area: The subject is located on the southwest corner of 22nd Street and 3rd Avenue South, approximately ¼ of a mile south of Central Avenue and approximately 1 ½ miles southwest of downtown St. Petersburg. The subject's market area could be considered 5th Avenue North to the north, I-275 to the east and south and 34th Street (US Highway 19) to the west. The surrounding land uses include industrial uses and specialty uses such as Three Daughters Brewing. This area of south St. Petersburg is developing into an arts district with various artists having studios.

Zoning: "IT" – Industrial Traditional – City of St. Petersburg
Land Use – Industrial General

Permitted uses include but are not limited to: pet care, kennels, catering services, veterinary offices, temp labor offices, outdoor sales, outdoor storage, fleet-based services, studios, construction establishments, laboratories (R & D), manufacturing, publishing & printing, recycling center, self-storage, towing & freight trucking, warehouse, wholesale, indoor commercial recreation, park, cemetery, crematorium, government buildings and schools. There are no minimum lot areas for the Industrial Traditional District. The maximum Floor Area Ratio (FAR) is 0.75. A copy of the zoning regulations are included in the Addendum.

Tax Information:

2014 Assessed Value:	\$244,144.00
2014 Real Estate Taxes:	\$ - 0 -

Note: According to the tax collector's office, the subject is owned by the City of St. Petersburg and is tax exempt.

Comments: The subject site is located in an area of the City of St. Petersburg that is west of the Tropicana Dome. It is primarily industrial in use but is transitioning to an arts district with micro-breweries and areas that cater to artists. The site appears to be level and drains well. It is currently unimproved.

Estimated Marketing Time: It is our opinion that the estimated marketing time for the subject would be nine to twelve months. This is based on the assumption that it is properly priced, advertised and marketed by a firm experienced in the sale of this type of property.

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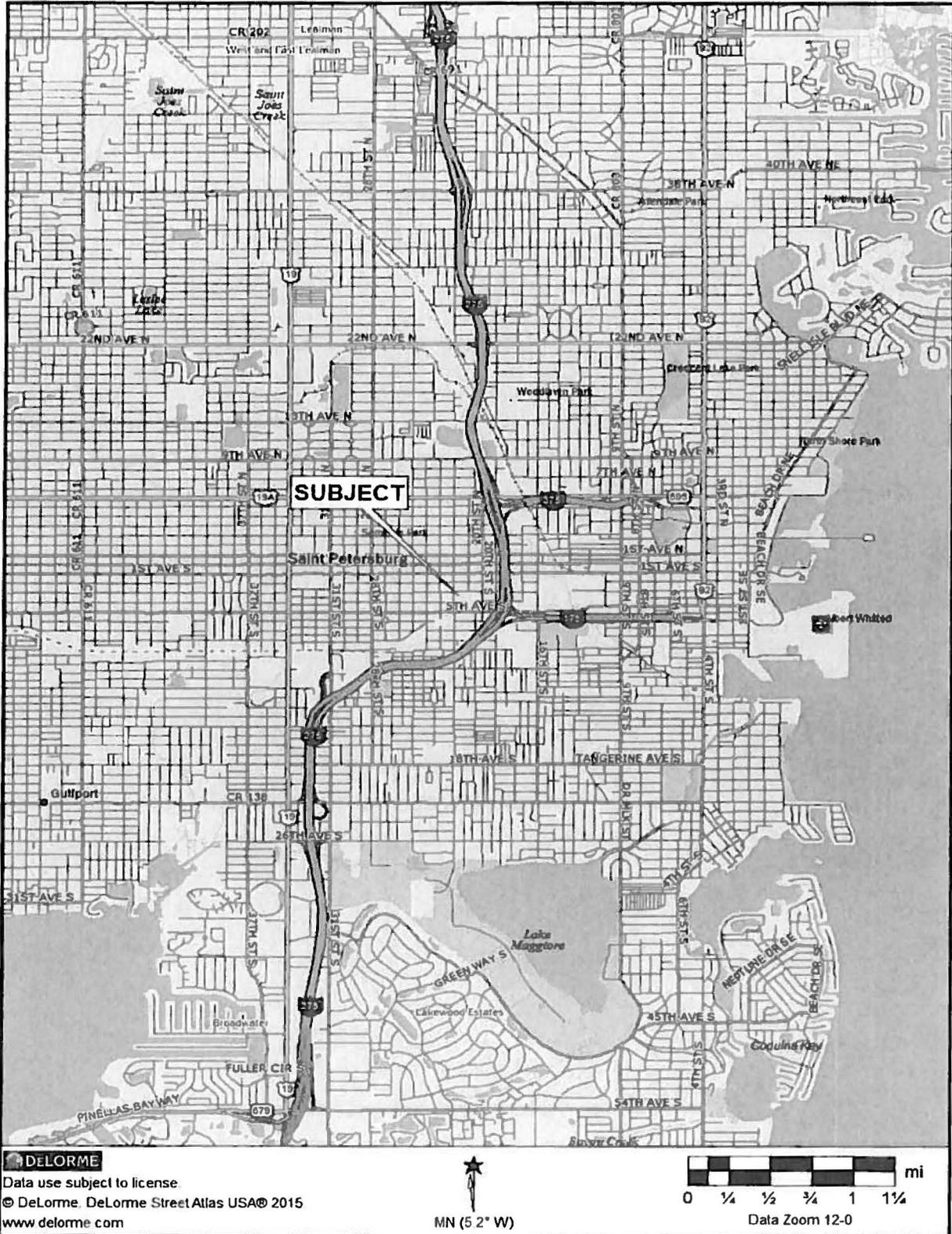
SUMMARY (Continued):

Reasonable Exposure Time: Based on an analysis of the subject property and its competitive market area, it has been estimated that a reasonable “exposure time” for the subject property, if it had been offered for sale prior to the date of valuation, would have been nine to twelve months. This is based on the assumption that it would have been marketed by a firm experienced in the sale of this type of property with their time and effort being adequate, sufficient and reasonable.

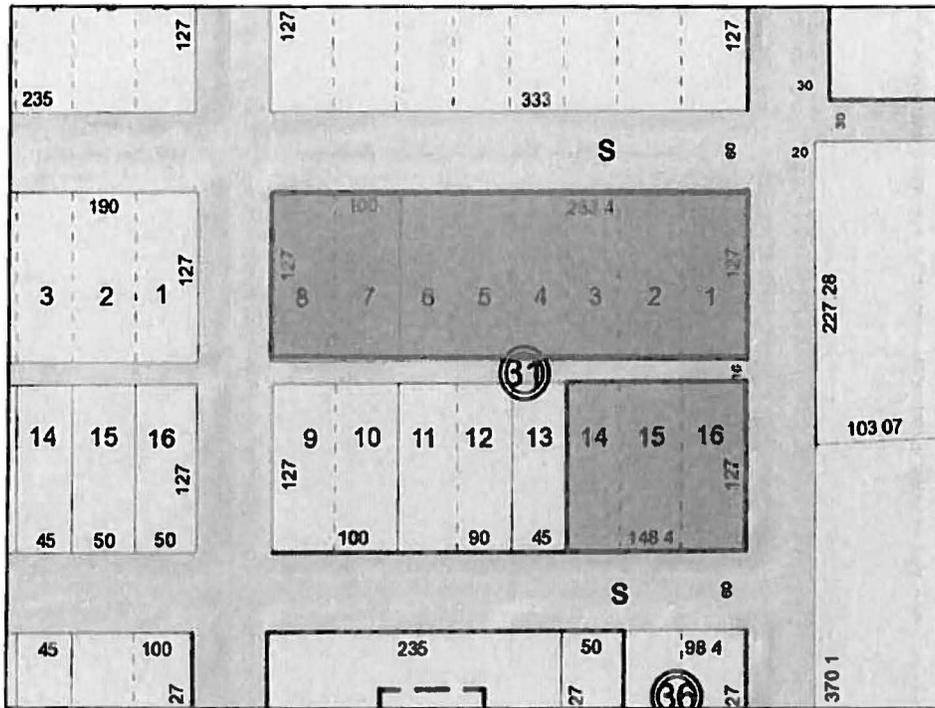
**Highest & Best Use
As though Vacant:**

Based on the location of the subject site, its zoning and its surrounding uses, the highest and best use of the site as vacant, would be for an industrial use.

SUBJECT LOCATION MAP



SUBJECT PLAT MAP

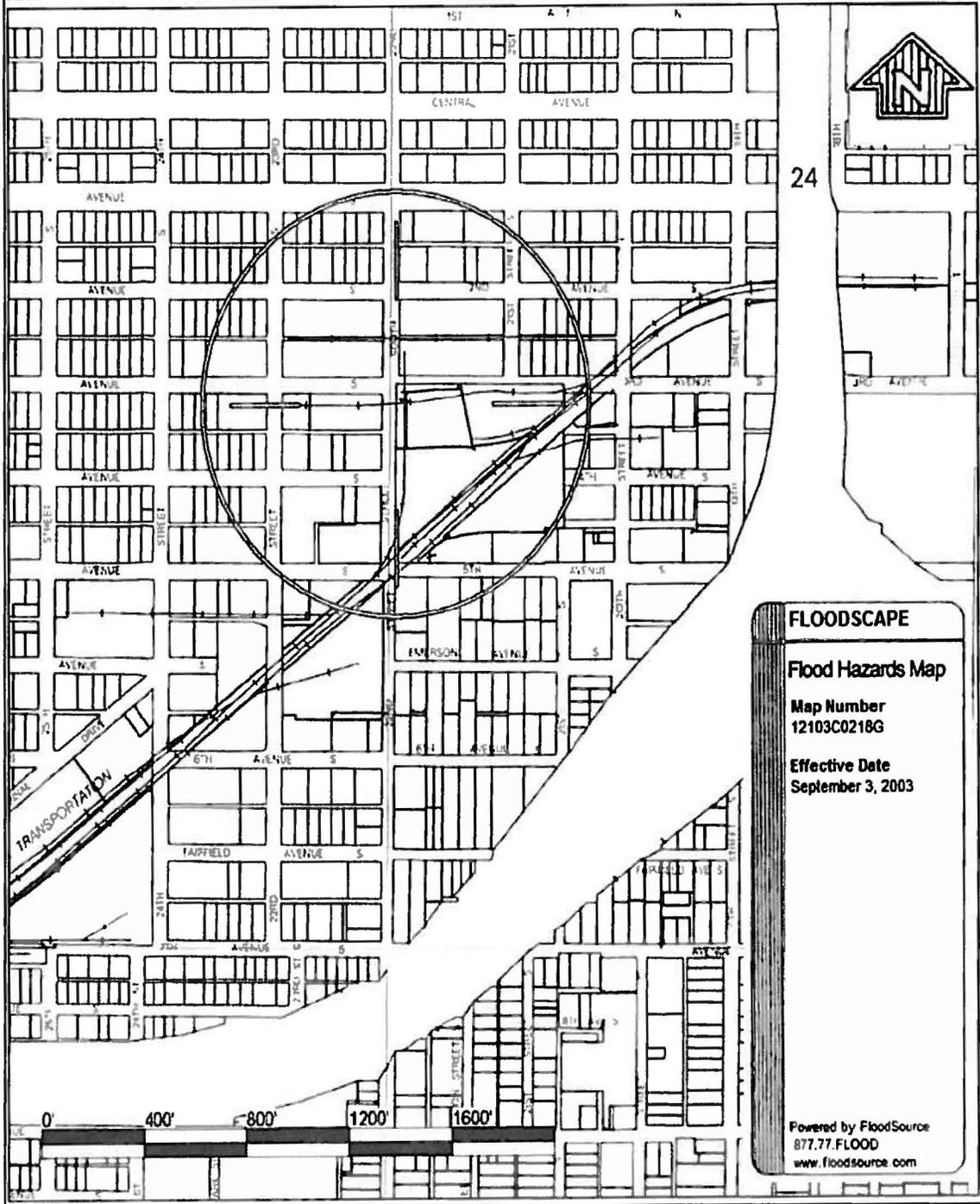


**Parcel ID #: 23-31-16-78390-031-0140,
23-31-16-78390-031-0010 & 23-31-16-78390-031-0070
Southwest Corner of 3rd Avenue South & 22nd Street
St. Petersburg, Florida 33712**

SUBJECT FLOOD MAP

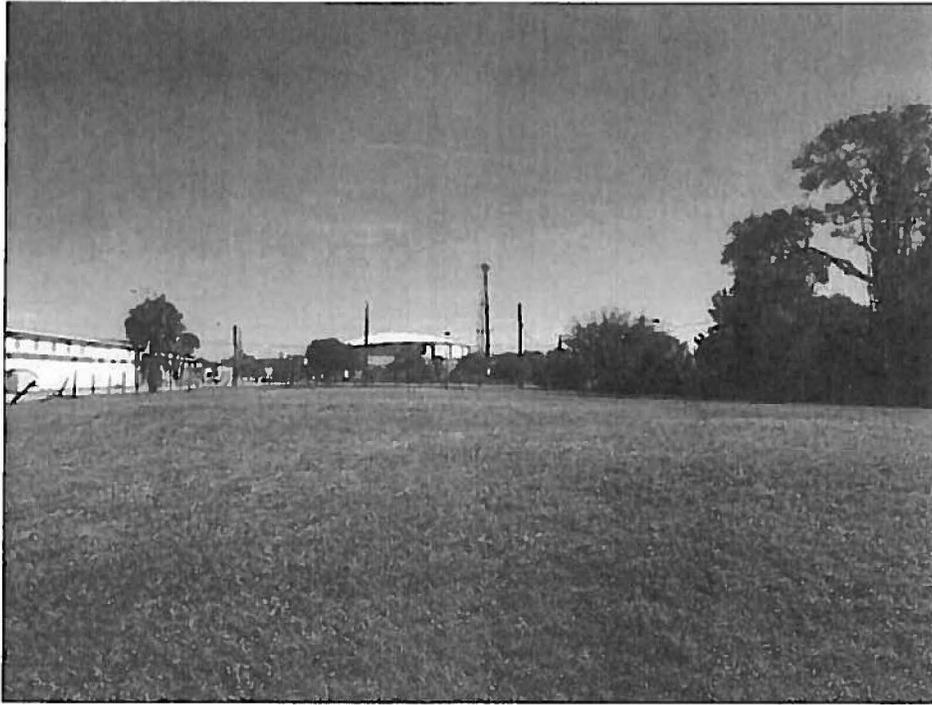
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Prepared for:
McCormick, Braun, & Seaman
3rd Ave S & amp; 22nd St
St. Petersburg, FL



McCORMICK, BRAUN, & SEAMAN

PHOTOGRAPHS



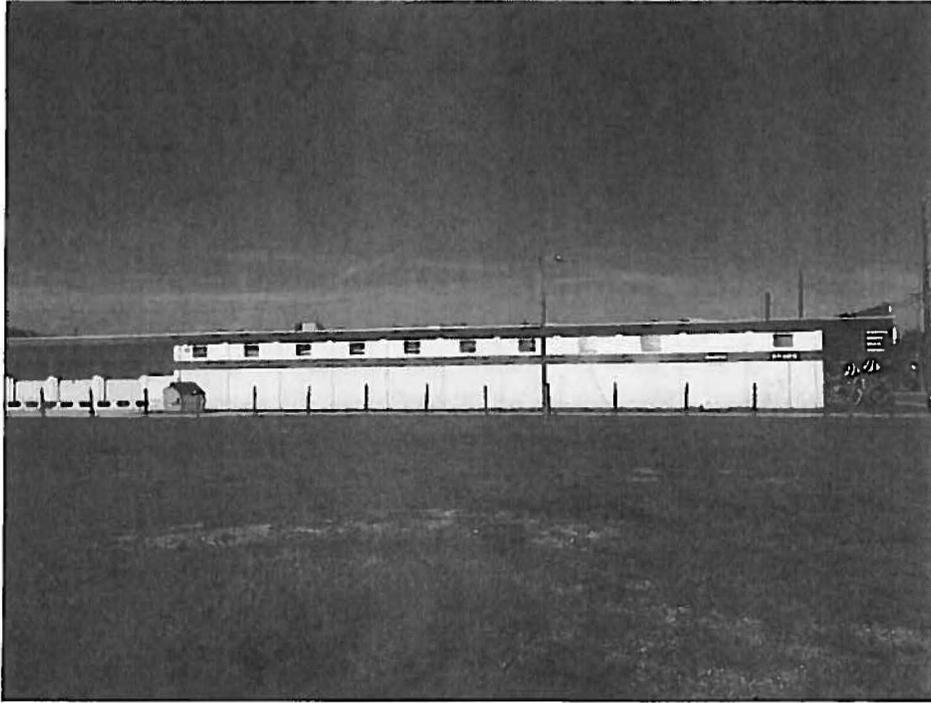
VIEW OF NORTHERN SUBJECT SITE LOOKING EAST



VIEW OF NORTHERN SUBJECT SITE LOOKING WEST

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PHOTOGRAPHS



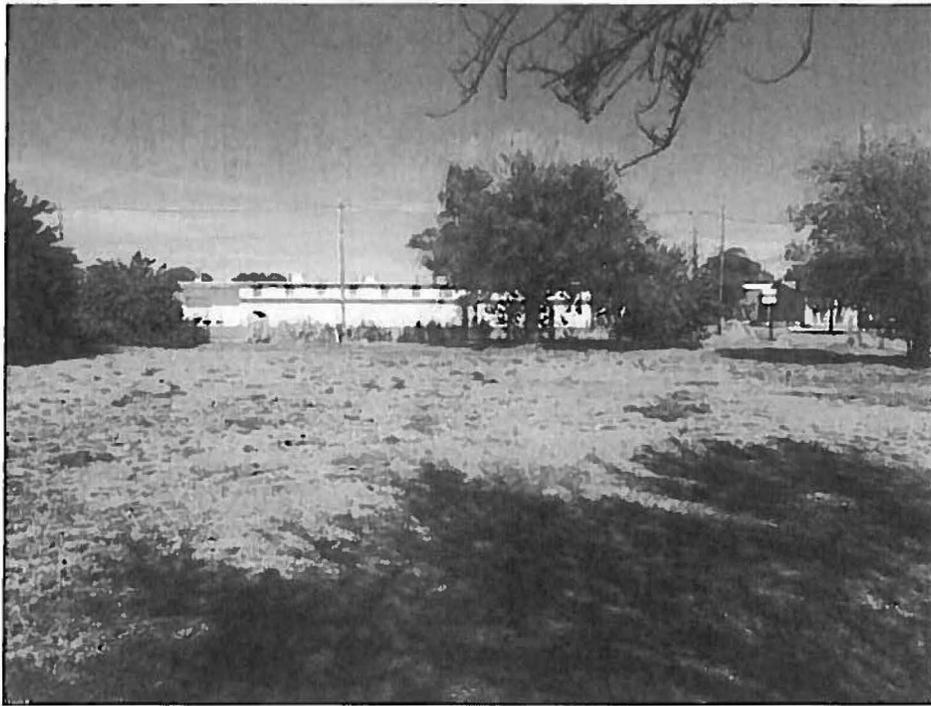
VIEW OF NORTHERN SUBJECT SITE LOOKING NORTH



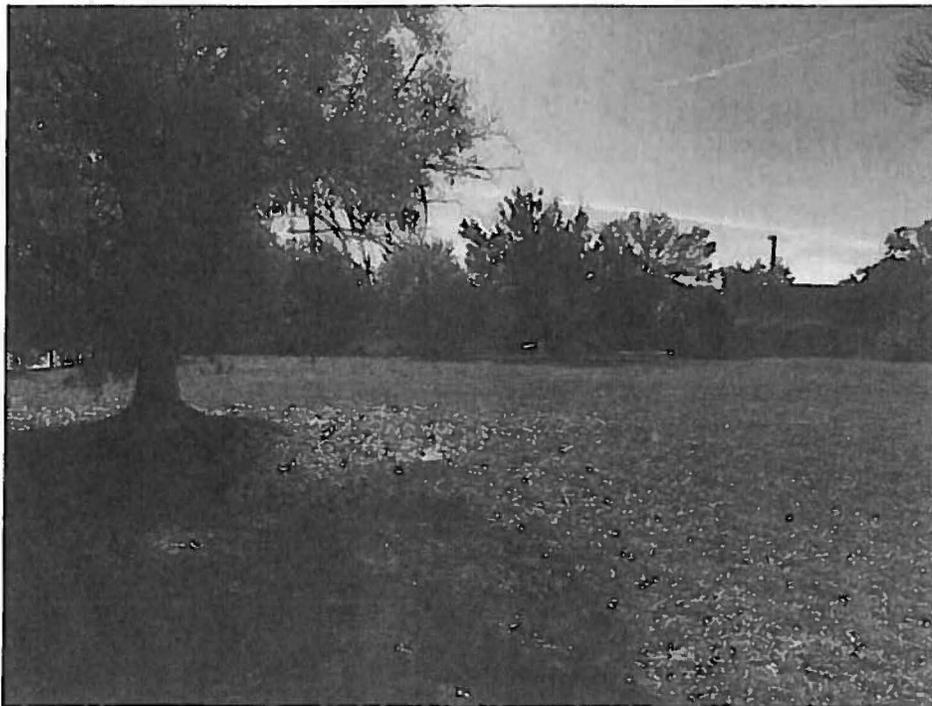
VIEW OF SOUTHERN SUBJECT SITE LOOKING WEST

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PHOTOGRAPHS



VIEW OF SOUTHERN SUBJECT SITE LOOKING NORTH



VIEW OF SOUTHERN SUBJECT SITE LOOKING SOUTH

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PHOTOGRAPHS



STREET SCENE LOOKING NORTH ALONG 22ND STREET SOUTH



STREET SCENE LOOKING EAST ALONG 3RD AVENUE SOUTH

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SALES COMPARISON APPROACH

According to The Appraisal of Real Estate, 14th Edition, The sales comparison approach is: "The process of deriving a value indication for the subject property by comparing similar properties that have sold recently with the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale pricing (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison."²

The Direct Sales Comparison Approach involves a number of logical steps.

- (1) The gathering of sales data and information from appropriate sources.
- (2) Analyzing and verifying data; or sorting out of valid value indications from
- (3) Then an adjustment process is applied. The adjustment process compares each comparable sale to the subject property in terms of physical characteristics as well as items such as financing.
- (4) A summation is made of all measurable differentials into a single adjusted indication of value for each comparable property.
- (5) A reconciliation of each indicated comparable value into a final estimate of value via the Direct Sales Comparison Approach.

In the reconciliation, all factors are reviewed in terms of their strengths and weaknesses in order to assess the overall quality and comparability of the data. In this way, the greatest weight is typically placed on those comparable sales which would be the best indications of value for the subject property.

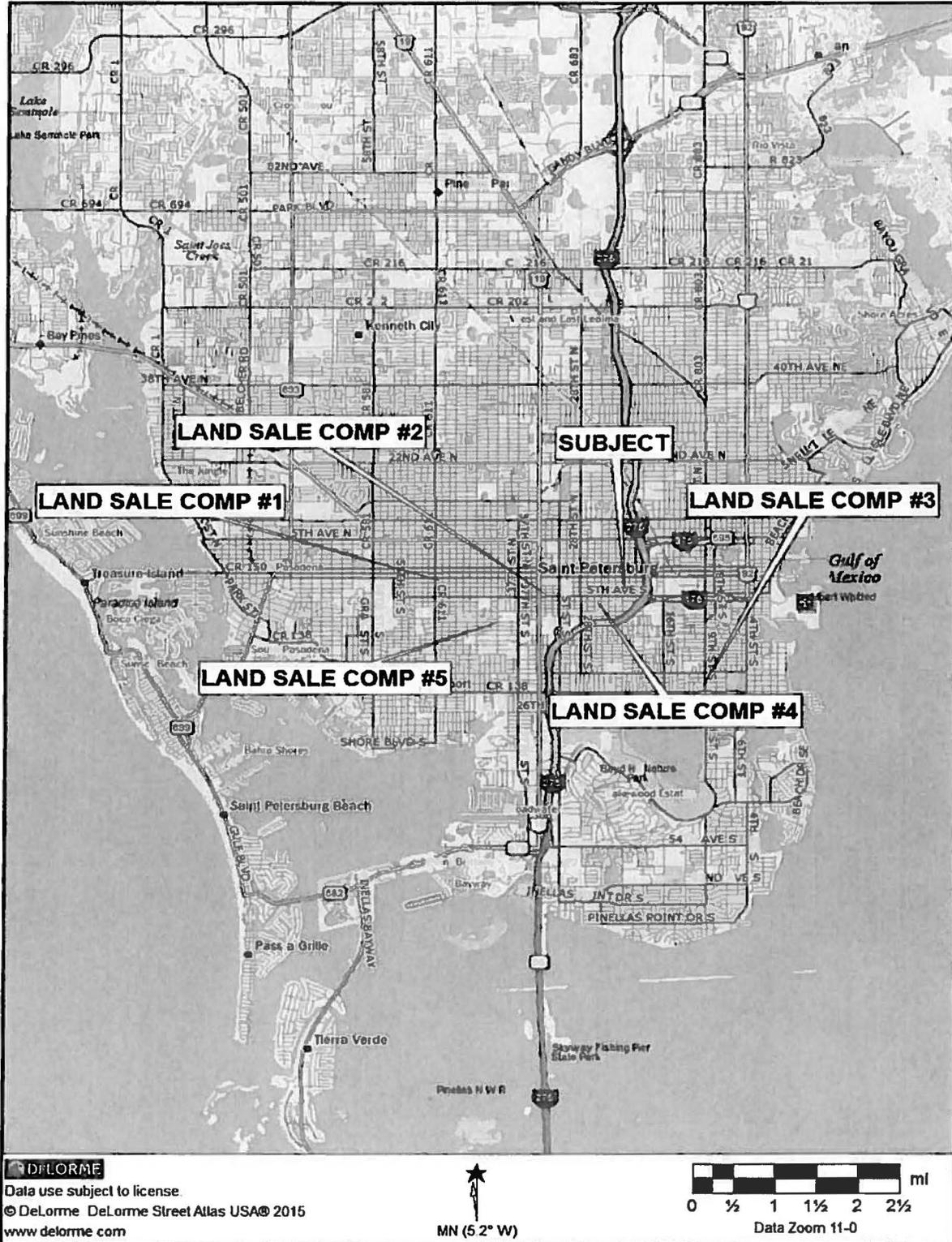
This approach measures directly the actions and attitudes of buyers and sellers in the market through analysis of properties which have recently sold and have characteristics similar to the property being appraised. No two properties are exactly alike and thus are unique to them-selves. Because of this fact the process of comparing properties to the subject involve making necessary adjustments for dissimilarities. Adjustments normally made consist of but are not limited to: time of sale, conditions of sale or financing terms, physical and income characteristics, location, and zoning.

We conducted a search of the subject's market area to locate sales of vacant land similar to the subject. We were unable to find any recent sales that were exactly like the subject and as a result, we expanded our search to all of southern St. Petersburg, went back in time to February of 2013 and also included listings. We located four sales and one listing that we felt were capable of being adjusted to the subject.

Included on the following pages are a sales location map and details of the five comparables.

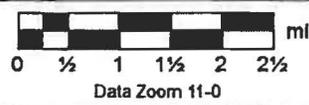
²The Appraisal of Real Estate, 14th Edition, Appraisal Institute, Chicago, IL, 2013, Page 377

LAND SALES COMPARABLE MAP



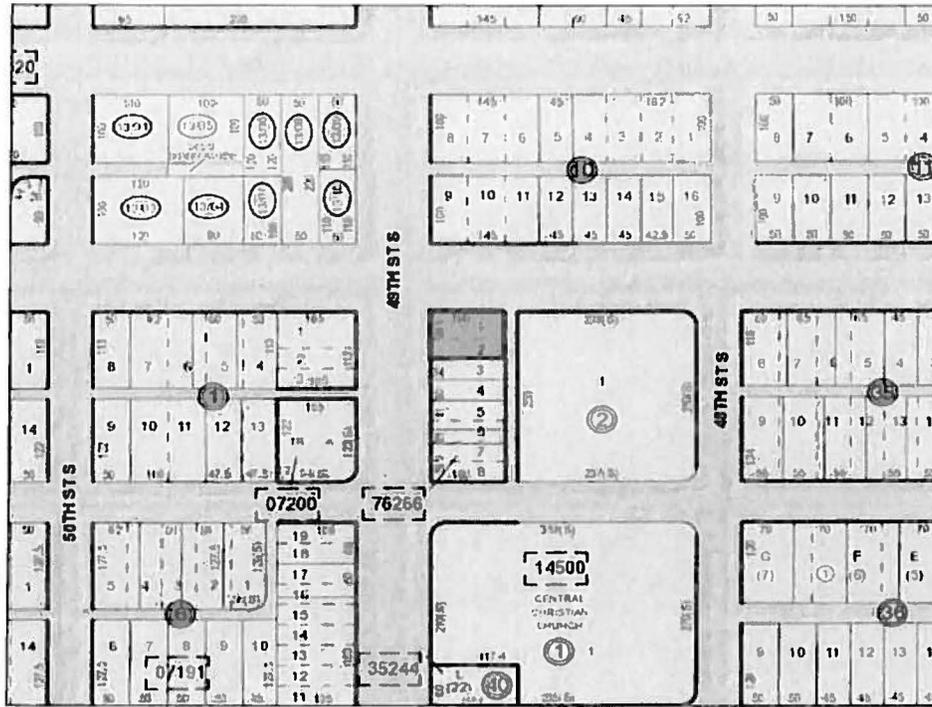
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COMPARABLE LAND SALE NO. 1

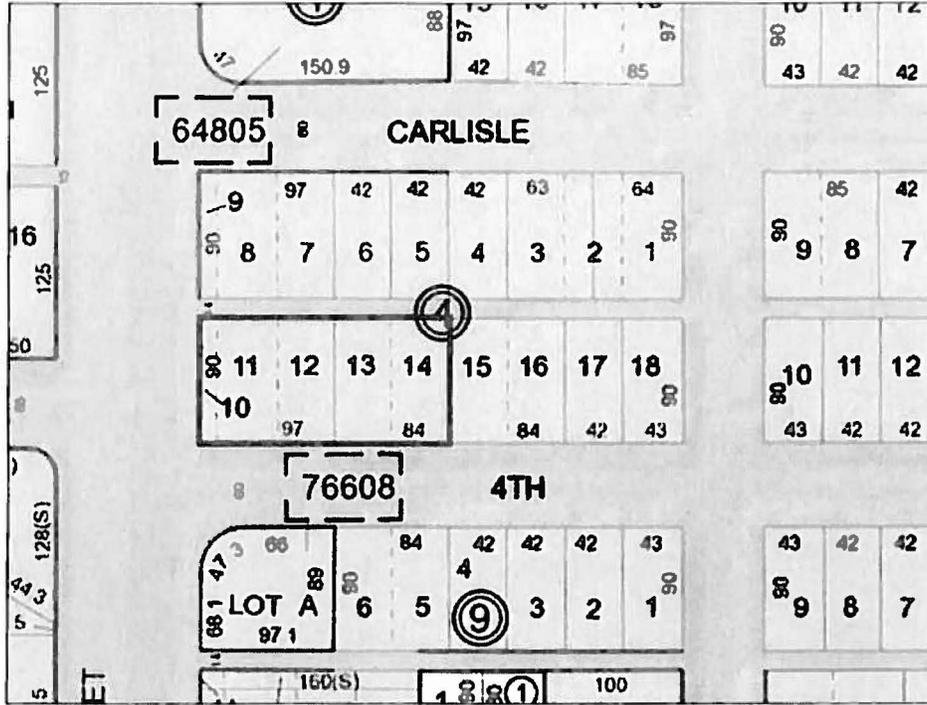


Date of Sale: December, 2014
Location: SEC 49th Street & 1st Avenue South, St. Petersburg, FL 33707
Grantor: Ed Seifried Construction, Inc.
Grantee: WJR Properties, LLC
Recording: 18627/1852
Sale Price: \$35,000
Financing: None indicated
Cash equivalency: Cash to seller indicated, no adjustment required.
Land Size: 6,990 SF (0.160 acres MOL)
Price PSF: \$5.01 PSF
Parcel Number: 21-31-16-76266-000-0010
Zoning: "CCS-1" (Corridor Commercial Suburban)
Flood Zone: "X"
Verification: Mike Heretick - Listing Broker & public records

Comments: This rectangular site has 100 feet of frontage on 1st Avenue South and 69.9 feet of frontage on 49th Street. The site is level and clear.

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COMPARABLE LAND SALE NO. 2



Date of Sale: June, 2014
Location: NEC of 4th Avenue South & 34th Street, St Petersburg, FL 33712
Grantor: Phillip G. Tinker
Grantee: Vista Butte Properties, LLC
Recording: 18443/1614 & 18443/1616
Sale Price: \$100,000
Financing: None indicated
Cash equivalency: Cash to seller indicated, no adjustments required.
Land Size: 16,290 SF (0.374 acres MOL)
Price PSF: \$6.14 PSF
Parcel Number: 23-31-16-76590-004-0100 & 0130
Zoning: "CCS-1" (Corridor Commercial Suburban)
Flood Zone: "X"
Verification: Loop-Net, Costar, Property Appraiser, Deed and Realtor

Comments: The site has 90 feet of frontage along 34th Street and 181 feet of frontage along 4th Avenue South. This was the sale of a vacant parcel that had an older billboard on the site at the time of sale. The billboard has since been removed.

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COMPARABLE LAND SALE NO. 3



Date of Sale: March 2013
Location: 2025 Dr. Martin Luther King Jr. Street South, St. Petersburg, FL 33705
Grantor: Branch Banking & Trust Company
Grantee: Kass Concepts Trust
Recording: 17964/2135
Sale Price: \$100,000
Financing: None Indicated
Cash equivalency: No adjustment required
Land Size: 12,700 SF (0.292 acres MOL)
Price PSF: \$7.87 PSF
Parcel Number: 25/31/16/19350/005/0170
Zoning: "CRT-1" Corridor Residential Traditional
Flood Zone: "X"
Verification: Loopnet/Property Appraiser/ Deed

Comments: This was the bank sale of a vacant parcel of land. The site is level and has utilities available. Access is available from two streets. It is our opinion that the sale price was at market.

McCORMICK, BRAUN & SEAMAN

COMPARABLE LAND SALE NO. 4

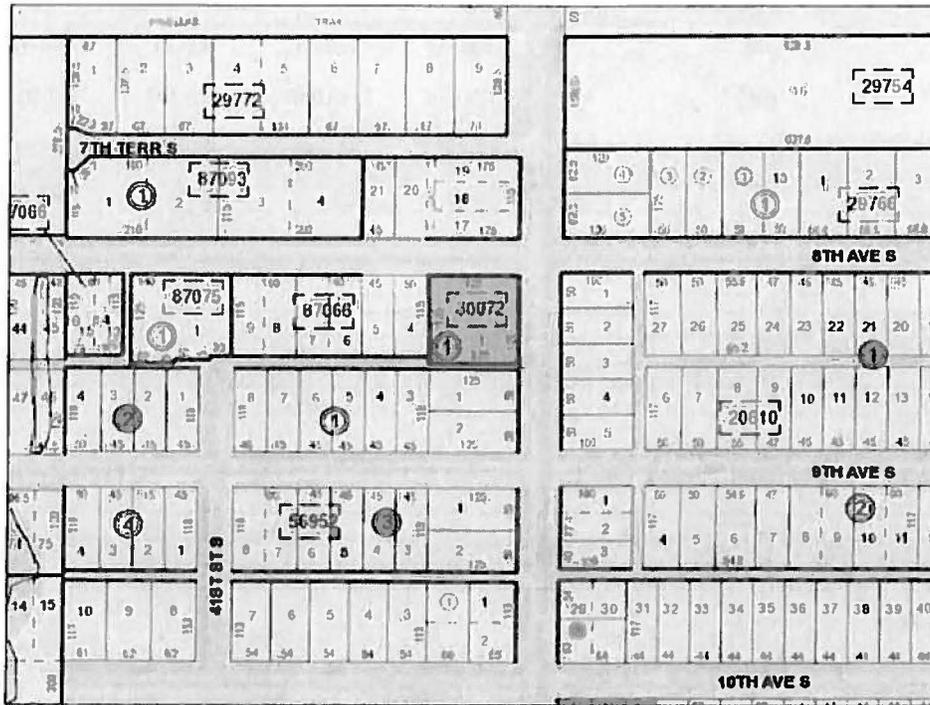


Date of Sale: February, 2013
Location: 2520 Emerson Avenue South, St. Petersburg, FL 33712
Grantor: Barnes Machine Company
Grantee: Reina G. Collins
Recording: 17908/1349
Sale Price: \$25,000
Financing: None noted
Cash equivalency: Cash to seller indicated no adjustments required.
Land Size: 5,715 SF (0.131 acres MOL)
Price PSF: \$4.37 PSF
Parcel Number: 23-31-16-17298-006-0150
Zoning: "IT" Industrial Traditional
Flood Zone: "X"
Verification: Loopnet & Public records

Comments: This rectangular shaped industrial lot has 45 feet of frontage on Emerson Avenue South and an average depth of 127 feet. At the time of sale it was clear and level.

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COMPARABLE LAND LISTING NO. 5



Date of Sale: Listing
 Location: SW corner of 8th Avenue South & 40th Street South, St. Petersburg, FL 33707
 Grantor: Steven Brede Construction, Inc.
 Grantee: N/A
 Recording: N/A
 Listing Price: \$75,000
 Financing: N/A
 Cash equivalency: N/A
 Land Size: 15,690 SF (0.360 acres MOL)
 Price PSF: \$4.78 PSF
 Parcel Number: 27-31-16-30072-001-0010
 Zoning: "IT" Industrial Traditional
 Flood Zone: "X"
 Verification: Ward Passmore, listing broker, Loop-Net, Public Records

Comments: This is a vacant industrial lot that is zoned "IT". The parcel is square in shape with 125 feet of frontage along 40th Street and 125 feet of frontage along 8th Avenue South. The site is mostly clear, level and at street grade.

Vacant Land
 SWC 22nd St. & 3rd Ave. S.
 St. Petersburg, Florida

LAND SALES ADJUSTMENT GRID

SALE NUMBER	SUBJECT	1	2	3	4	5
DATE OF SALE	N/A	Dec-14	Jun-14	Mar-13	Feb-13	Listing
SALE PRICE	N/A	\$35,000	\$100,000	\$100,000	\$25,000	\$75,000
SIZE (SF)	67,539	6,990	16,290	12,700	5,715	15,690
SALE PRICE PSF	N/A	\$5.01	\$6.14	\$7.87	\$4.37	\$4.78
ELEMENTS REQUIRING ADJUSTMENT						
FINANCING/ CONDITIONS OF SALE		0%	0%	0%	0%	-5%
FINANCE ADJUSTMENTS PSF	N/A	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.24)
ADJUSTED SALE PRICE PSF	N/A	\$5.01	\$6.14	\$7.87	\$4.37	\$4.54
MARKET CONDITIONS						
NUMBER OF MONTHS		1	7	22	23	0
DATE OF VALUE	Jan-15	0%	0%	5%	5%	0%
ADJUSTED SALE PRICE PSF	N/A	\$5.01	\$6.14	\$8.27	\$4.59	\$4.54
PHYSICAL ELEMENTS OF ADJUSTMENT						
LOCATION	SWC 22nd St & 3rd Ave S	20%	-5%	-25%	20%	20%
ACCESS	Corner	0%	0%	0%	5%	0%
SIZE (SF)	67,539	-15%	-10%	-10%	-15%	-10%
SHAPE	"L"	0%	0%	0%	0%	0%
TOPOGRAPHY	Clear & Level	0%	0%	0%	0%	0%
UTILITIES	Available	0%	0%	0%	0%	0%
FLOOD ZONE	"X"	0%	0%	0%	0%	0%
ZONING	"IT"	-5%	-5%	-5%	0%	0%
NET ADJUSTMENTS (PSF)	N/A	\$0.00	(\$1.23)	(\$3.31)	\$0.46	\$0.45
ADJUSTED PRICE PSF	N/A	\$5.01	\$4.91	\$4.96	\$5.05	\$5.00

McCORMICK, BRAUN, & SEAMAN

SALES COMPARISON APPROACH (Continued):

COMPARABLE SALES ADJUSTMENT GRID

The five comparables, as unadjusted, indicate a value range from a low of \$4.37 PSF to a high of \$7.87 PSF. Please see the facing page for a copy of the Adjustment Grid.

Financing/Conditions of Sale: We are not aware of any conditions of sales or atypical financing that would require adjustments to Sales 1 through 4. Listing #5 was adjusted downward 5% to reflect its estimated selling price.

Market Conditions: The market for vacant land in the subject's market area has remained fairly stable during the past 7 months and no adjustments have been made to Sales #1 or #2. Sale #3 took place 22 months ago and Sale #4 took place 23 months. Each was adjusted upward 5% to reflect an improvement in the market since its sale. Listing #5 was not adjusted.

Additional adjustments were made for overall differences or physical characteristics that may affect the overall sales price. If the comparable is superior to the subject property, a negative adjustment is made to make the comparable sale equal with the subject. If the comparable sale is inferior, a positive adjustment is made. The idea is to make the sales equal to the subject. These elements of adjustment are discussed below:

Location: The subject is located at the Southwest corner of 22nd Street and 3rd Avenue South in St. Petersburg in an area that is developing as an arts district. Sale #1 is located at the northeast corner of 4th Avenue South and 34th Street, an area that is, in our opinion, an inferior location to the subject's and it was adjusted upward 20%. Sale #2 is located at and southeast corner of 49th Street and 1st Avenue South, an area that is, in our opinion, slightly superior to the subject's and it was adjusted downward 5%. Sale #3 is on the northwest corner of Dr. MLK, Jr. Street and 21st Avenue South, in our opinion, a superior location to that of the subject and it was adjusted downward 25%. Sale #4 is located on south side of Emerson Avenue South, just west of 25th Street, in our opinion, an inferior location to that of the subject and it was adjusted upward 20%. Listing #5 is located on the southwest corner of 40th Street and 8th Avenue South, in our opinion, an inferior location and it was adjusted upward 20%.

Access: The subject has corner access. Sales #1, #2, #3 and Listing #5 have, in our opinion, similar corner locations and were not adjusted. Sale #4 has interior block access and was adjusted upward 5%.

Size (SF): According to the plat map, the subject contains 67,539 SF more or less. All of the Sales are smaller than the subject, typically smaller sites sell for more PSF than larger sites and they were adjusted upward 15%, 10%, 10%, 15% and 10% respectively.

Shape: The subject is "L" shaped. It is our opinion that all of the comparables have shapes with similar utility as the subject and none were adjusted.

McCORMICK, BRAUN, & SEAMAN

SALES COMPARISON APPROACH (Continued):

Topography: The subject is clear and level. All of the Comparables were similar enough that no adjustments were made.

Utilities: The subject and all of the Comparables have utilities available, so there were no adjustments required.

Flood Zone: The subject is in Flood Zone "X" which is an areas of minimal flooding. All of the comparables are not located in flood zones and no adjustments were made.

Zoning: The subject is zoned "IT" Industrial Traditional District. Sale #1 and Sale #2 are zoned "CCS-1", a less restrictive classification and they were each adjusted downward 5%. Sale #3 is zoned "CRT-1", also a less restrictive classification and it was adjusted downward 5%. Sale #4 and Listing #5 are zoned "IT", like the subject and were not adjusted.

Summary: The adjusted values of the five comparables range from a low of \$4.91 PSF to a high of \$5.05 PSF. Based on the above analysis, it is our opinion that the market value of the subject on a square foot basis via the Sales Comparison Approach is \$5.00.

67,539 SF X \$5.00 PSF = \$337,695

Rounded To: \$340,000

Fee Simple Title "As Is": It is our opinion, considering the various factors contained within this report, that the estimated Market Value of the subject land, subject to the Limiting Conditions as noted on pages 3 - 6 of this report, Unencumbered, "As Is", In Fee Simple Title, as of January 16, 2015 was:

THREE HUNDRED FORTY THOUSAND (\$340,000) DOLLARS

Note: The value stated herein assumes the site is free of any environmental contamination.

Extraordinary Assumptions: In estimating the value of the subject land, we have not made any extraordinary assumptions.

Hypothetical Conditions: In estimating the value of the subject land, we have not assumed any hypothetical conditions.

EXHIBIT "A"

APPRAISER QUALIFICATIONS

APPRAISER QUALIFICATIONS

RONALD W. BRAUN

EDUCATION: Bachelor of Science, Business Administration 1973
University of Florida, Gainesville, Florida
Graduate School of Banking of the South
Louisiana State University, Baton Rouge, LA

PROFESSIONAL ASSOCIATIONS: Member Appraisal Institute - MAI - 1995
Certificate # 10698

APPRAISAL COURSES: Florida Law Update for Real Estate Appraisers/2014
National USPAP Update Course/2014
Marketability Studies: Advanced Considerations & Applications/2013
Front of House/Back of House/2013
Commercial Appraisal Productivity Seminar/2012
Critical Issues/2012
Discounted Cash Flow Model/2011
Loss Prevention for Real Estate Appraisers/2012
Supervisor Trainee Roles & Rules/2010
REO Appraisal: Appraisal of Residential Property Foreclosure/2009
Business Practices and Ethics/2009
Commercial Appraisal Engagement & Review Seminar/2009
Property Tax Assessments/2009
Subdivision Valuation/2009
Maintaining Control: Dealing w/Client Pressure/2008
Developing & Growing an Appraisal Practice/2008
USPAP Standards & Ethics/2006
Business Practices & Ethics/2005
Market Analysis & Site To Do Business/2005
Attacking & Defending An Appraisal In Litigation/2003
State of the Valuation Profession/2001

MEMBERSHIPS: St. Petersburg Chamber of Commerce
Leadership Florida Alumni

FLORIDA REGISTRATION: State-Certified General Real Estate Appraiser RZ1761
Licensed Real Estate Broker # 0351969

EXPERIENCE: McCormick, Braun, and Seaman
1996 to Present

Glenn E. McCormick Company, Inc., St. Petersburg, Florida
Senior Vice President/1991 - 1995

P.S.C.U. Service Centers, Inc., St. Petersburg, Florida
Executive Vice President/1988 - 1990

Citizens and Southern National Bank, St. Petersburg, Florida
Retail Division Manager/1973 - 1988

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BOARD



LICENSE NUMBER	
RZ1781	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 476 F.S.
Expiration date: NOV 30, 2016

BRAUN, RONALD W
1262 DR. MLK JR. STREET NORTH
ST PETERSBURG FL 33705



ISSUED: 10/21/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1410210003113

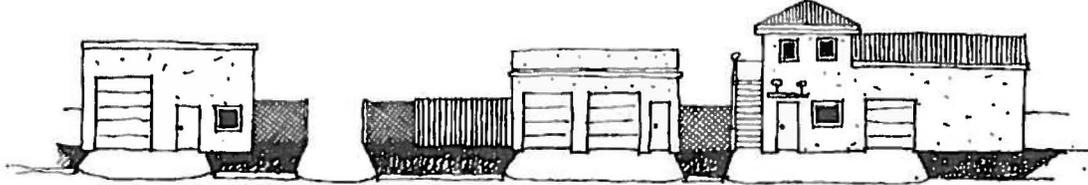
EXHIBIT "B"

ZONING ORDINANCE

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")



Industrial Traditional

Sections:

16.20.100.1. Composition of industrial traditional.

16.20.100.2. Purpose and intent.

16.20.100.3. Permitted uses.

16.20.100.4. Development potential.

16.20.100.5. Building envelope. Maximum height and building setbacks.

16.20.100.6. Buffer requirements.

16.20.100.7. Building design.

16.20.100.1. Composition of industrial traditional.

Many of the City's older industrial areas were developed along the two railroad lines which brought goods and services into the City. These industrial lands create a string of industrial property that runs throughout the City instead of being concentrated within a defined industrial park. Businesses in these industrial areas provided needed goods and services and this district is the only opportunity for certain uses to locate. These industrial uses and surrounding residential areas have grown towards one another, in some cases creating tension between uses and limiting the ability for industrial redevelopment.

(Code 1992, § 16.20.100.1)

16.20.100.2. Purpose and intent.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. This section:

- (1) Creates buffers and transitional zones between industrial corridors and abutting neighborhoods;
- (2) Provides standards and incentives for design including site planning, architectural design, signage and lighting; and

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

- (3) Establishes guidelines to shield storage areas, walls and fences to provide a better visual environment.

Flexibility is provided to encourage high quality economic development.

(Code 1992, § 16.20.100.2)

16.20.100.3. Permitted uses.

- A. Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.
- B. The size of an accessory use which is related to the principal use is subject to any size limits set forth in the plan.

(Code 1992, § 16.20.100.3)

16.20.100.4. Development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable size, and development standards, such as minimum lot size, parking requirements, height restrictions and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

	IT
Minimum lot area (sq. ft.)	N/A
Minimum lot width	60 ft.
Maximum nonresidential intensity (floor area ratio)	0.75
Maximum impervious surface (surface area ratio)	0.95
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.	

(Code 1992, § 16.20.100.4)

16.20.100.5. Building envelope: Maximum height and building setbacks.

Maximum Building Height

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

Maximum Height		IT	
		Lot abutting a nonindustrial zoned property or abutting a major street	Lot abutting industrial zoned property only and not abutting a major street
All buildings		35 ft.	50 ft.
Outdoor storage yard	Within all required yards adjacent to streets	6 ft.	6 ft.
	Within building envelope	6 ft.	50 ft.
Refer to technical standards regarding measurement of building height and height encroachments.			

Minimum Building Setbacks

Building Setbacks	IT	
	Lot abutting a non-industrial zoned property or abutting a major street	Lot abutting an industrial zoned property
Yard adjacent to street	10	0
Interior yards	20	0
Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types and setback encroachment.		

(Code 1992, § 16.20.100.5; Ord. No. 876-G, § 10, 2-21-2008)

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

16.20.100.6. Buffer requirements.

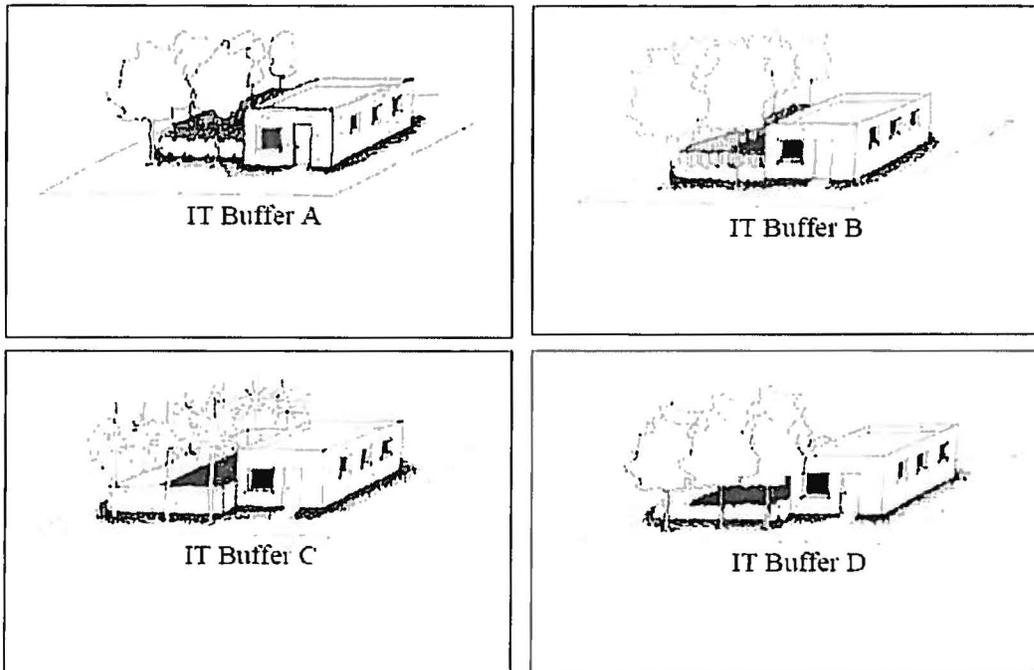
As development and redevelopment occurs within the district, industrial land uses shall be shielded from view from non-industrial zoned property or major streets through the utilization of buffers. The buffer width required is determined by the type of fence or wall installed and maintained on the industrial-zoned property. Flexibility is provided based upon the type of fence utilized to create the required buffer. Such buffers shall be landscaped and not used for off-street parking or off-street loading or unloading of trucks. The required landscaping shall be provided and maintained on the exterior side of any fence or wall used to create the required buffer.

Buffer Requirements

Type of Fence	Buffer Width Required	Landscaping Required
Vinyl-coated, chain link fence	20 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Solid wood or solid vinyl fence	15 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Masonry wall	10 ft.	Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct)
No fence; landscaping only	10 ft.	Trees: One shade tree per 40 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct); and Shrubs: Shall measure a minimum 24 in. tall with branches touching

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")



(Code 1992, § 16.20.100.6)

16.20.100.7. Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see [section 16.10.010](#).

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principle structure.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building materials. Building material standards protect neighboring properties by holding the building's value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

Accessory structures and equipment. Accessory structures should reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. Outdoor storage shall not be visible from any non-industrially zoned property or major street. This can be accomplished through the construction of walls, fences or landscaping in accordance with the Code.
2. Solid waste containers shall not be located within the public rights-of-way. Solid waste containers shall be fully enclosed within a solid, opaque fence or wall that is architecturally compatible with the principal structure and includes shielding gates. Chain link fencing with inserted slats is prohibited.
3. Solid waste container enclosures located within the front yard shall be landscaped in accordance with the Code.
4. Mechanical equipment that is visible from the right-of-way, an adjacent neighborhood zoning district or adjacent residential use shall be screened with material compatible with the architecture of the principal structure.

(Code 1992, § 16.20.100.7; Ord. No. 1029-G, § 23, 9-8-2011)

APPRAISAL NO. 2

Appraisal Development International, Inc.

April 6, 2015



APPRAISAL DEVELOPMENT INTERNATIONAL, INC

PO Box 1212, Tampa FL 33601
Tel: Pinellas (727) 726-8811 Hillsborough (813) 258-5827
Toll Free 1-888-683-7538 Fax: (813) 258-5902

www.appraisaldevelopment.com

APPRAISAL REPORT
of
SWC 22ND STREET & 3RD AVENUE SOUTH,
ST. PETERSBURG, FL 33712
PINELLAS COUNTY



FOR:

CITY OF ST. PETERSBURG
ST. PETERSBURG, FL

DATE OF VALUATION
April 6th, 2015

OUR FILE # 1516



APPRAISAL DEVELOPMENT INTERNATIONAL, INC

PO Box 1212, Tampa FL 33601
Tel: Pinellas (727) 726-8811 Hillsborough (813) 258-5827
Toll Free 1-888-683-7538 Fax: (813) 258-5902

www.appraisaldevelopment.com

April 8th, 2015

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

RE: SWC 22ND STREET & 3RD AVENUE SOUTH, ST. PETERSBURG, FL

OUR FILE # 1516

Dear Mr. Grimes,

Thank you for the opportunity to provide appraisal services for the real property referenced above. It is my understanding that I am appraising the *Market Value in Fee Simple* of the subject real estate as of April 6th, 2015 – the day of my inspection.

Please find enclosed a complete appraisal in a standard Appraisal Report format performed in accordance with the Uniform Standards of Professional Practice (USPAP) 2014-2015 edition adopted by the Appraisal Standards Board of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and all applicable state appraisal regulations. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

Please read the attached valuation in its entirety and if you have any questions concerning the contents or methodology please contact me at my office.

Sincerely,

Paul T. Willies
State-Certified General Real Estate Appraiser #RZ2762

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www.appraisaldevelopment.com

April 8th, 2015

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

RE: SWC 22ND STREET & 3RD AVENUE SOUTH, ST. PETERSBURG, FL

OUR FILE # 1516

Dear Mr. Grimes,

I, the undersigned, do hereby certify that I have appraised the real property as identified above for the purpose of estimating the *Market Value in Fee Simple* of the subject real estate as of April 6th, 2015 – the day of my inspection.

The subject property consists of three parcels “L” shaped totaling 67,539 +/- square foot (1.55 acres MOL) of vacant unimproved industrial land. The larger two combined parcels are separated by a 16 feet wide alleyway / easement to the smaller portion to the south. Overall the parcels have 383’ +/- frontage on 3rd Avenue South and 270’ +/- on 22nd Street South (inclusive of the 16’ alleyway. The site is cleared, level and at or above street grade.

A legal description of the subject is located in the body of the report. Please note the assumptions, limiting conditions, and extraordinary assumptions as they may have a bearing on the report and the value conclusions.

To the best of my knowledge and belief, the statements contained in this report are true and correct and neither my employment to prepare this appraisal nor my compensation is contingent upon the value reported. It is assumed the property is free and clear of all encumbrances. I have inspected the property and the neighborhood. All data gathered in my investigation is from sources deemed reliable.

This appraisal was made in accordance with the Uniform Standards of Professional Practice (USPAP) 2014-2015 edition adopted by the Appraisal Standards Board of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of

the Appraisal Institute, and all applicable state appraisal regulations. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of the 2014-2015 edition of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Appraisal Development International's internal standards for an Appraisal Report – Standard Format. This type of report has a moderate level of detail. It summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions. It meets or exceeds the former Summary Appraisal requirements that were contained in the 2012-2013 edition of USPAP.

This letter must remain attached to the report in order for the value opinion set forth to be considered valid.

In my opinion the "As Is" *Market Value in Fee Simple* of the real estate as of April 6th, 2015 – the day of my inspection was:

**THREE HUNDRED & FOURTY ONE THOUSAND DOLLARS @
(\$341,000)**

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul T Willies", with a large, stylized flourish extending to the right.

Paul T Willies
State-Certified General Real Estate Appraiser #RZ2762

EXECUTIVE SUMMARY

Property Name: Vacant Land

Location: SWC 22nd Street & 3rd Avenue South
St. Petersburg, FL 33712

Owner of Record: City of St. Petersburg
PO Box 2842
St. Petersburg, FL 33731

Pinellas County Parcel #: Parcel 1: # 23-31-16-78390-031-0010
Parcel 2: # 23-31-16-78390-031-0070
Parcel 3: # 23-31-16-78390-031-0140

Date of Value: April 6th, 2015

Date of Inspection: April 6th, 2015

Date of Report: April 8th, 2015

Purpose of the Appraisal: Estimate the "As Is" *Market Value in Fee Simple* of the subject property.

Intended User: City of St. Petersburg.

Land Area: The subject property consists of three parcels "L" shaped totaling 67,539 +/- square foot (1.55 acres MOL) of vacant unimproved industrial land. The larger two combined parcels are separated by a 16 foot wide alleyway / easement to the smaller portion to the south. Overall the parcels have 383' +/- frontage on 3rd Avenue South and 270' +/- on 22nd Street South (inclusive of the 16' alleyway. The site is cleared, level and at or above street grade.

Zoning: Industrial Traditional District (IT) – City of St. Petersburg.

Neighborhood: The property is located in a predominantly industrial district of the Palmetto Park Neighborhood of the City of St. Petersburg west of the Tropicana Dome. Palmetto Park is a distinct neighborhood within the Central Neighborhood Planning Area. This particular area is gaining a reputation as an arts district, and several warehouse buildings have been taken over for micro-breweries and artistic studios.

Floodplain Map Panel # and Date: Zone X – Map Number 12103 C 0218G Effective Date September 3, 2003 *Areas of minimal flooding.*

Interest Appraised:	Fee Simple
Estimated Exposure Time and Marketing Period:	9-12 months
Highest and Best Use:	
As Vacant:	Industrial Light Manufacturing / Warehouse
As Improved:	Vacant and available for development.

Value Indications:

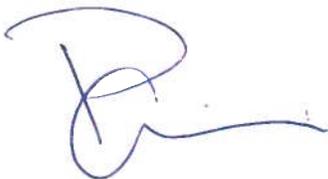
67,539 SF x \$5.04 = \$340,403.77 rounded to \$341,000

**THREE HUNDRED & FOURTY ONE THOUSAND DOLLARS ®
(\$341,000)**

Certification

I certify, to the best of my knowledge and belief that:

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report, compiled the report and the value estimate.
- No one provided significant appraisal, appraisal review, or appraising consulting assistance to the person signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Paul T Willies
State-Certified General Real Estate Appraiser #RZ2762

General Assumptions and Limiting Conditions

This report has been prepared under the following general assumptions and limiting conditions:

1. Information furnished by others is assumed to be true, factually correct and reliable. No effort has been made to verify such information and I assume no responsibility for its accuracy. Should there be any material error in the information provided to me; the results of this report are subject to review and revision.
2. All mortgages, liens and encumbrances have been disregarded unless specified within this report. The subject property is analyzed as though under responsible ownership and competent management. It is assumed in this analysis that there were no hidden or unapparent conditions of the property, subsoil or structures, including hazardous waste conditions, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that may be required to discover them. No responsibility is assumed for legal matters existing or pending, nor is opinion rendered as to title, which is assumed to be good.
3. I have assumed that no hazardous waste exists on or in the subject property unless otherwise stated in this report. I did not observe the existence of hazardous material, which may or may not be present on the property. I have no knowledge of the existence of such materials on or in the subject property. I however, am not qualified to detect such substance or detrimental environmental conditions. The value estimate rendered in this report is predicated upon the assumption that there is no such material on or affecting the property that would cause a diminution in value. I assume no responsibility or environmental engineering knowledge required to discover it. You urged to retain an expert in the field if so desired.
4. It is assumed that there is full compliance with all applicable federal, state and local environmental regulation and laws unless non-compliance is noted.
5. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more elements of the ADA. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.
6. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in the analysis.
7. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report is based.

8. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all nor any part of the contents of this report (especially on conclusions as to value, my identity or the identity of the firm with which I am connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without my prior written consent and approval. This appraisal report is intended for use in its entirety. Individual pages or sections or the report should not be used separately from the rest of the report.

9. Unless prior arrangements have been made, I, by reason of this report, am not required to give further consultation or testimony, or to be in attendance in court with reference to the property that is the subject of this report without prior financial arrangements.

10. This report constitutes a complete appraisal presented as an Appraisal Report – Standard Format.

11. I have made no legal survey nor have I commissioned one to be prepared. Therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

12. The Bylaws and Regulations of the Appraisal Institute cover disclosure of the contents of this report.

13. The authentic copies of this report are signed in ink and are printed on white paper. Electronic signatures may also be utilized in this report. The Uniform Standards Board state that electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper report (the term “Written Records” includes information stored on electronic, magnetic or other media). Any copy that does not have the above is unauthorized and may have been altered.

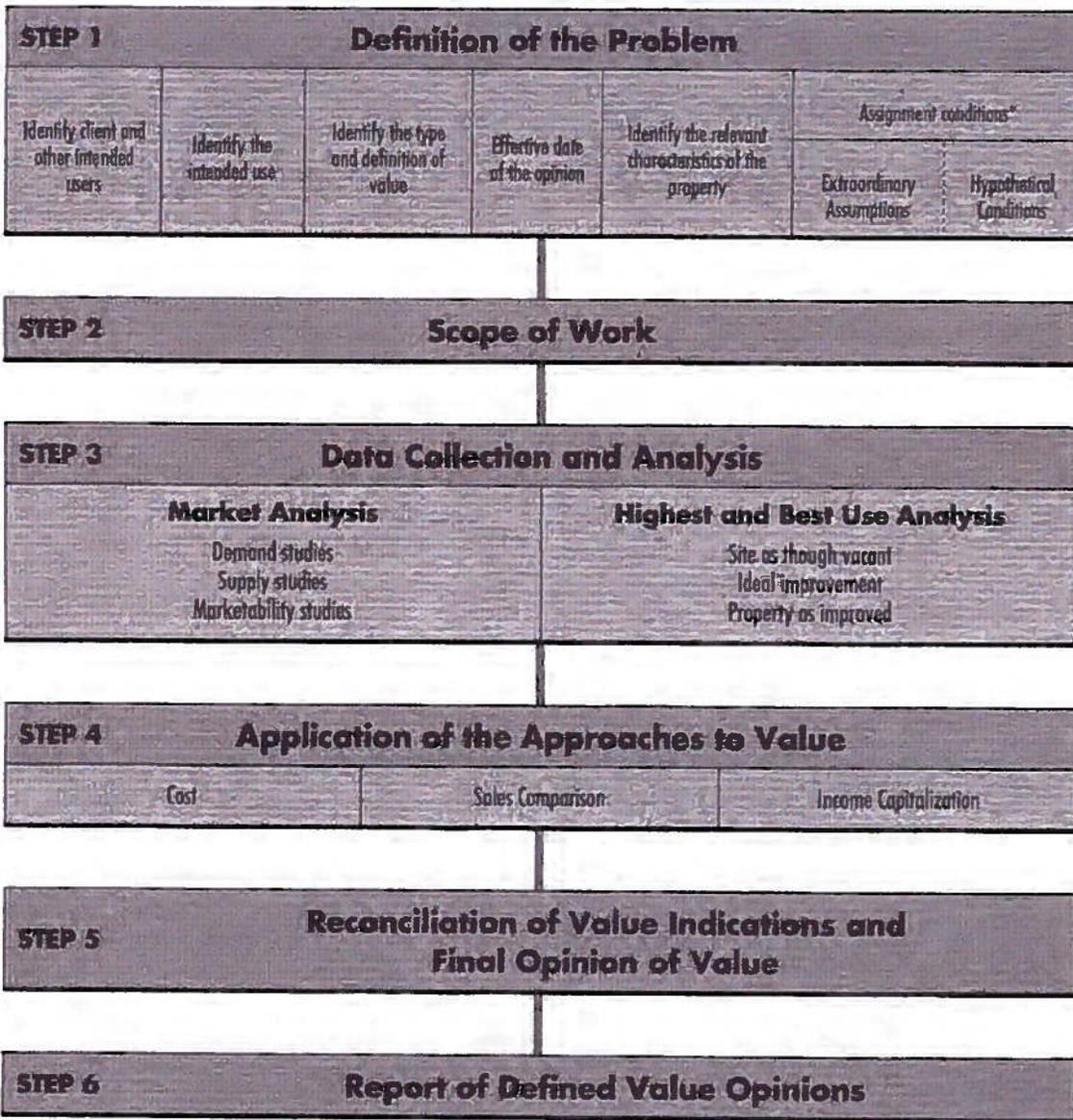
14. By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance of associated professional fees in full. Furthermore, any claims against me, for whatever reason, are limited to the amount of said fees. My responsibility is limited to **City of St. Petersburg**, and does not extend to any third party.

Appraisal Report

Uniform Standards Rule 2-2(a) requires the content of an Appraisal Report must be consistent with the intended use of the appraisal and at a minimum:

- (i) state the identity of the client and any intended users, by name or type;
- (ii) state the intended use of the appraisal;
- (iii) summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment;
- (iv) state the real property interest appraised;
- (v) state the type and definition of value and cite the source of the definition;
- (vi) state the effective date of the appraisal and the date of the report;
- (vii) summarize the scope of work used to develop the appraisal;
- (viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained;
- (ix) state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal;
- (x) When an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion;
- (xi) Clearly and conspicuously:
 - state all extraordinary assumptions and hypothetical conditions; and
 - state that their use might have affected the assignment results; and
- (xi) include a signed certification in accordance with Standard Rule 2-3.

USPAP and the Appraisal Process



* Assignment conditions also include jurisdictional exceptions, assumptions and limiting conditions.

TYPE OF APPRAISAL

This appraisal is an Appraisal Report as prescribed by the Appraisal Standards Board in the 2014-2015 Edition of Uniform Standards of Professional Appraisal Practice. The report is further defined as Appraisal Report – Standard Format (equivalent of previous Summary Appraisal).

Competency of the Appraiser(s)

The Appraisers' specific qualifications are included within this report. These qualifications serve as evidence of their competence for the completion of this appraisal assignment in compliance with the competency provision in USPAP. The appraisers' knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of the assignment. The appraisers have previously provided consultation and value estimates for properties similar to the subject in Pinellas, Hillsborough & Pasco Counties.

Disclosure of previous interest (if any) in the prior three years

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Effective Date of this Appraisal

The effective date of the value is as of April 6th, 2015.

Intended Use and User(s)

The *Use* of this appraisal is limited to City of St. Petersburg. My responsibility is limited to my client and does not extend to a third party. In addition, any claims against me for any reason whatsoever are limited to the amount of fees paid to for this appraisal assignment.

Neither the value estimate nor any of the contents of this appraisal may be disclosed to or relied upon by third parties.

The Purpose of This Appraisal

The *Purpose* of this appraisal is to estimate the *Market Value in Fee Simple* "of the subject real estate.

Extraordinary Assumptions

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. ⁽¹⁾

None.

Hypothetical Conditions

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. ⁽²⁾

None.

^{1,2} *Uniform Standards of Professional Appraisal Practice, 2014-2015 Edition*

DEFINITIONS

MARKET VALUE

The *market value* is described herein as defined by agencies that regulate federal financial institutions as:

“The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller acting prudently and knowledgeably, and assuming the price is not, affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they think is their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”⁽¹⁾

FEE SIMPLE

Fee Simple Estate is defined as the “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.”⁽²⁾

EXTRAORDINARY ASSUMPTION

An *Extraordinary Assumption* is, as its name implies, an assumption that's out of the ordinary. These assumptions usually arise as the result of uncertainty on the appraiser's part about the attributes of the subject property or its market conditions. An example of an EA is the permit status of a structural addition that doesn't show up in the appraiser's databases. If the structure appears to be of reasonable quality and workmanship and the property owner is making statements about having permits, an appraiser may elect to *assume* that the addition is permitted for valuation purposes. Now if this assumption proves to be unfounded it could have an effect on the appraiser's work product. That's why we are required to note those extra assumptions in our reports and provide notice about how it affects our value opinion.

HYPOTHETICAL CONDITION

A *Hypothetical Condition* is different in that we're not making any assumptions about what is; we know for a fact that it isn't, but are treating it as if it were for valuation purposes. The most common example of this is when we're appraising a property subject to something - like completion of construction per plans and specs, or completion of a lot split. We know the construction isn't yet complete but we are treating it as if it were for valuation purposes. This is in answer to the intended user's questions of "what would it be worth if it were completed".

⁽¹⁾ The Appraisal of Real Estate, Twelve Edition, the Appraisal Institute, 2001.

⁽²⁾ The Appraisal of Real Estate, Twelve Edition, the Appraisal Institute, 2001.

REAL ESTATE APPRAISED:

Location

SWC 22nd Street & 3rd Avenue South
St. Petersburg, FL 33712

Pinellas County Parcel ID's: Parcel 1: # 23-31-16-78390-031-0010
Parcel 2: # 23-31-16-78390-031-0070
Parcel 3: # 23-31-16-78390-031-0140



Site Description

We have not been provided with a survey, the following detail is based on county records.

The subject property consists of three parcels "L" shaped totaling 67,539 +/- square foot (1.55 acres MOL) of vacant unimproved industrial land. The larger two combined parcels are separated by a 16 foot wide alleyway / easement to the smaller portion to the south east. Overall the parcels have 383' +/- frontage on 3rd Avenue South and 270' +/- on 22nd Street South (inclusive of the 16' alleyway). The site is cleared, level and at or above street grade.

Zoning/Land Use

Industrial Traditional District (IT) – City of St. Petersburg.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two.

Utilities

All utilities are available to the site including city sewer, water, electricity, gas, telephone, and cable services.

Ingress/Egress

The subject site has access from 22nd Street, 23rd Street, 3rd Ave and 4th Ave South and an alley that runs parallel to and between 3rd and 4th Avenues.

Topographical Features/Influences

The subject site is more or less level at or above road grade, and mostly cleared and grassed over, there are several mature tree on the third parcel towards the boundaries of the property.

Frontage

The subject parcel has 383' +/- frontage on 3rd Avenue South and 270' +/- on 22nd Street South (inclusive of the 16' alleyway).

Census Tract

The recorded Census Tract number is 218, Block Group 2, Block 2025

Flood Zone Determination

Zone X – Map Number 12103 C 0218G Effective Date September 3, 2003
Areas of minimal flooding.

Easements, Encroachments, and Use Restrictions

There is a platted east/west alleyway. We are unaware of any other easements, or use restrictions on the property as of the time of inspection.

Environmental Concerns

At the time of my inspection there were no apparent stained soil areas, improperly disposed drums or petroleum containers or stressed vegetation that would be cause for concern. There were no apparent fill or vent pipes for underground storage tanks. Interested parties are hereby notified that I am not a trained environmental inspector and concerned interested parties are advised to employ the services of a trained, licensed and professional environmental inspector for a more reliable determination of environmental issues.

The Improvements

The property is vacant and cleared.

Ownership

According to Pinellas County Public Records the property is owned by:

City of St. Petersburg
PO Box 2842
St. Petersburg, FL 33731

Sales History and Analyses

There are no recorded transfers in the past five years.

Legal Description

St. Petersburg investment Co. Block 31, Lots 1 thru 8 inclusive and lots 14 thru 16 as recorded in Plat Book 1, page 16 of the public records of Pinellas County, Florida.

Assessment & Taxes

Pinellas County Property Appraisers office values are:

Parcel ID # 23-31-16-78390-031-0010

	*2015	2014	2013	2012	2011
Just Market:	\$129,837	\$129,837	\$129,837	\$114,562	\$114,562
Assessed Value:	\$129,837	\$129,837	\$126,018	\$114,562	\$114,562
Annual Taxes:	exempt	exempt	Exempt	exempt	exempt
Due :	\$0	\$0	\$0	\$0	\$0

*estimated

Parcel ID # 23-31-16-78390-031-0070

	*2015	2014	2013	2012	2011
Just Market:	\$46,406	\$46,406	\$46,406	\$41,008	\$41,008
Assessed Value:	\$46,406	\$46,406	\$45,109	\$41,008	\$41,008
Annual Taxes:	exempt	exempt	exempt	exempt	exempt
Due :	\$0	\$0	\$0	\$0	\$0

*estimated

Parcel ID # 23-31-16-78390-031-0140

	*2015	2014	2013	2012	2011
Just Market:	\$67,901	\$67,901	\$67,901	\$59,912	\$59,912
Assessed Value:	\$67,901	\$67,901	\$65,903	\$59,912	\$59,912
Annual Taxes:	exempt	exempt	exempt	exempt	exempt
Due :	\$0	\$0	\$0	\$0	\$0

*estimated

Combined Total of three parcels:

	*2015	2014	2013	2012	2011
Just Market:	\$244,144	\$244,144	\$244,144	\$215,482	\$215,482
Assessed Value:	\$244,144	\$244,144	\$237,030	\$237,030	\$237,030
Annual Taxes:	exempt	exempt	exempt	exempt	exempt
Due :	\$0	\$0	\$0	\$0	\$0

As City owned, the parcels are exempt from real estate tax. On sale, the tax assessed value may significantly change.

Exposure Time/Marketing Period

Exposure Time measures the amount of time a property must be exposed to the market prior to the effective date of value to consummate a sale. The effective date of value is April 6th, 2015. Thus, the Exposure Time estimates the amount of time in the immediate past that the property would need to be exposed to the marketplace (i.e. on the market) prior to being sold and closed at the value opinions derived in the report. It is noted that the Exposure Time estimate encompasses the time necessary to properly market the property for sale to the general public, putting together proper offering memoranda on the property (and circulating the information to appropriate parties), achieving a contract (written offer), allowing for a proper due diligence period (property inspections, appraisal, securing financing, etc.), and finally achieving the closing and transfer on the property. The sales comparables in the subject's market area indicated exposure times of up to 12 months. Based on historical market data and discussions with real estate professionals in the subject's market area, we have estimated an Exposure Time for the subject of 12 months or less at the market value opinions provided in this report.

Concurrency

Concurrency laws are in effect in Pinellas County and the City of St. Petersburg at this time. It is presumed that the proposed improvements conform to the present concurrence laws in the State of Florida, Pinellas County and the City of St. Petersburg.

Scope of Work

The scope of work applied to this specific appraisal assignment is summarized below.

In the preparation of this report, the appraisal problem was identified; that being the client, intended use, intended users, type and definition of value opinion, effective date of the opinion and conclusion, subject of the assignment and relevant characteristics about that subject, and the assignment conditions. A solution to the appraisal problem (scope of work) was planned, and then implemented so as to arrive at a credible result.

In preparation for this appraisal I have:

- Contracted with Bruce Grimes on behalf of the City of St. Petersburg to conduct and prepare an Appraisal Report of the Market Value in Fee Simple of the subject property as of the day of my inspection.
- Inspected property April 6th, 2015,
- Took extensive photographs reflecting the condition of the property overall,
- Reviewed several data bases for similar sales,
- Reviewed municipal and assessor records in the City of St. Petersburg and Pinellas County,
- Confirmed zoning and permissible uses,
- Reviewed State publications and recent forecasts for economic growth City of St. Petersburg, Pinellas County, and Tampa Bay in general,
- Reviewed prior reported sales of the subject and comparables,
- Reviewed market conditions and current listings similar to the subject, and attempted to confirm data of the selected comparables used for direct comparison to the subject with principals or county records in each transaction,
- Developed the Sales Approach,
- Reviewed and made flood and census plain determination,
- Reconciled approaches to conclude the value.

PINELLAS COUNTY MARKET AREA

GENERAL AREA DESCRIPTION:

The subject property is located in the City of St. Petersburg in Pinellas County, which, along with Hillsborough, Pasco, Polk, Manatee, Sarasota and Hernando Counties, comprises the greater Tampa Bay Area. The estimated total population as of April 1, 2010 was 4,238,736 million, estimated to reach 4,569,642 in 2015 – a projected 7.8% growth between 2010-2015.

The Bay Area has easy access to local, national, and international markets due to a good transportation system, a major international airport, and deep-water port with access to the Gulf of Mexico. The Tampa/St. Petersburg/Clearwater area is known for its fine quality of life, recreational activities, and progressive community business atmosphere. It is part of an area sometimes referred to as the Sunbelt, which extends into the Orlando area and contains numerous vacation attractions, including Disney World, Sea World, Busch Gardens, and beach area resorts.

Pinellas County has water frontage on both the Gulf of Mexico and Tampa Bay with 414 miles of shoreline. The Pinellas peninsula contains the largest part of the county's 265 square miles. The county is fringed on the west by a narrow chain of offshore islands with Clearwater Beach being the most northerly and St. Petersburg Beach the most southerly, all connected by bridges.

Florida taxes and incentives are designed to provide the best business investment opportunity possible for its developing indigenous businesses and for those seeking expansion opportunities. Its attractive tax structure, a legislative and regulatory climate conducive to economic activity, incentives, finance and business assistance programs, low occupancy and construction costs and adequate space in which to expand are all fueling the accelerated growth. Florida's economy remains one of the healthiest in the nation.

There are no personal income or personal property taxes, and as of 2008, the first \$50,000 of assessed valuation of an owner occupied homestead is exempt from real property taxes, less local School Taxes.

Pinellas County, Florida



Logo



Location in the state of Florida

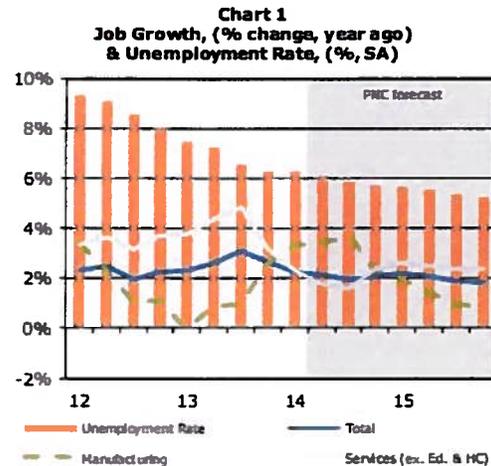


Florida's location in the U.S.

Founded	January 1, 1912
Named for	Spanish <i>Punta Piñal</i> ("Point of Pines")
Seat	Clearwater
Largest city	St. Petersburg
Area	
• Total	608 sq mi (1,575 km ²)
• Land	274 sq mi (710 km ²)
• Water	334 sq mi (865 km ²), 55.0%
Population (Est.)	
• (2013)	929,048
• Density	3,347/sq mi (1,292/km ²)
Congressional districts	12th, 13th
Time zone	Eastern: UTC-5/-4
Website	www.pinellascounty.org 

Labor Force and Employment

Job growth in the Tampa Bay area, which includes the Tampa and North Port-Bradenton-Sarasota metro areas, moderated slightly in the previous six months but the region's growth nevertheless is outpacing the nation (Chart 1). Thanks to the area's concentration of pro-cyclical industries, payroll growth in the area was a full percentage point faster than the national average in 2013. Besides a modest decline in public sector employment, the area's key economic drivers are expanding and keeping the jobs recovery moving along. Professional services are expanding at a rapid clip while finance, a large part of which is insurance, is adding payrolls. Even construction employment, which fell by 45 percent during the recession, is turning up. This broad base for growth, combined with sustained expansion in education and healthcare, lowered the jobless rate to 6.2 percent in the first quarter of 2014 from 7.5 percent a year ago, and further has dropped to 5.7% in January of 2015. Also, the region's labor force grew. This is an indication that confidence in the local recovery is improving as new employment opportunities attract job seekers.



Income

The Tampa Bay Region has an estimated total personal income of nearly \$108.9 billion for 2013. The Tampa Bay Region's 2013 per capita income of \$25,031 and average household income of \$57,202 (median household income \$41,404) is higher than the state average, but below that of the nation.

Cost of Living

The cost of living index in the Tampa Bay Region is 12.3% Lower than the national average.

Cost of Living	Tampa, FL	United States
Overall	88	100
Food	99	100
Utilities	99	100
Miscellaneous	97	100

Population Growth

In 2013, Florida's Tampa Bay Region is estimated to be home to more than 4.3 million people, it is estimated that the population will grow by almost 5% by 2018.

The following chart shows projected population growth within the counties as part of the Tampa Bay Region.

Regional Counties	2013 Estimate	2018 Estimate	Growth 2013-2018
Citrus	140,538	141,267	0.52%
Hernando	174,538	179,538	2.86%
Hillsborough	1,293,525	1,392,976	7.69%
Manatee	333,951	352,747	5.63%
Pasco	472,388	488,439	3.40%
Pinellas	926,610	951,364	2.67%
Polk	618,135	647,038	4.86%
Sarasota	387,680	403,420	4.06%
Total Region	4,347,367	4,556,789	4.82%

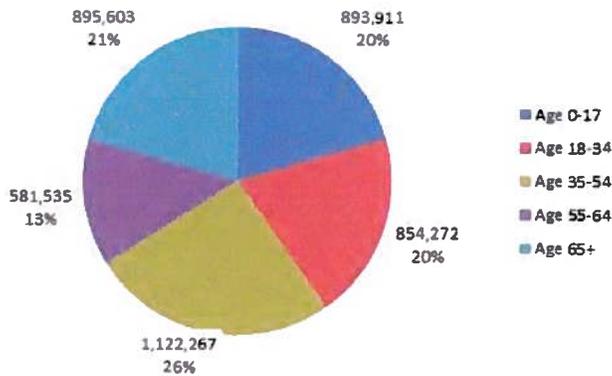
Source: Nielsen 2013 estimates; aggregation of eight county Tampa Bay Region

Population by Age

19.65% of Tampa Bay’s population is in the highly desirable 18-34 age group. That is a market of more than 850,000 of the most sought-after consumers and workers. At the same time, the elderly population (65 and over) accounted for 20.60% of the Tampa Bay Region’s population.

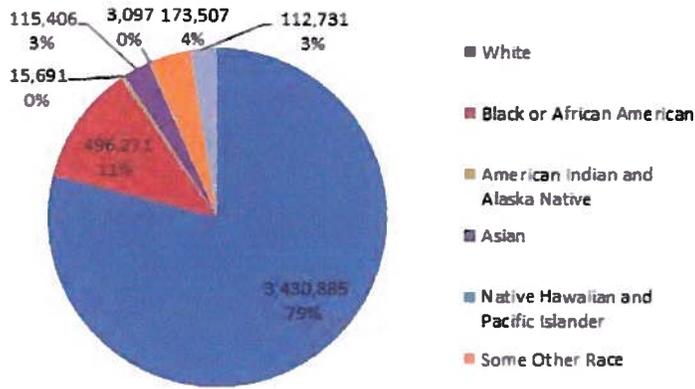
Age 0 - 17	893,911	20.56%
Age 18 - 34	854,272	19.65%
Age 35 - 54	1,122,267	25.81%
Age 55 - 64	581,535	13.38%
Age 65+	895,603	20.60%

Median Age	43.21
Average Age	42.39



Tampa Bay Population by Single Race Classification

White	3,430,885	78.91%
Black or African American	496,271	11.41%
American Indian and Alaska Native	15,691	0.36%
Asian	115,406	2.65%
Native Hawaiian and Other Pacific Islander	3,097	0.07%
Some Other Race	173,507	3.99%
Two or More Races	112,731	2.59%

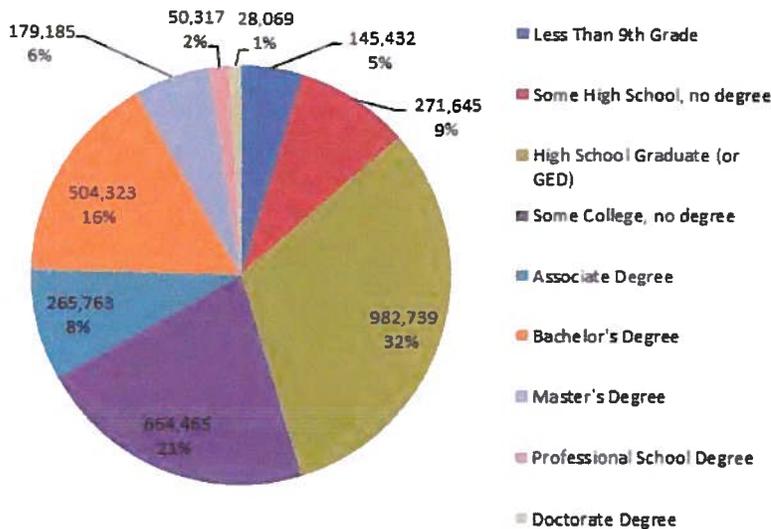


2013 Estimated Tampa Bay Population Hispanic or Latino

Hispanic or Latino	725,673	15.69%
Not Hispanic or Latino	3,621,915	83.81%

2013 Estimated Tampa Bay Population Age 25 and Over by Educational Attainment

Less than 9th Grade	145,432	4.70%
Some High School, no degree	271,645	8.79%
High School Graduate (or GED)	982,739	31.78%
Some college, no degree	664,465	21.49%
Associate Degree	265,763	8.60%
Bachelor's Degree	504,323	16.31%
Master's Degree	179,185	5.80%
Professional School Degree	50,317	1.63%
Doctorate Degree	28,069	0.91%



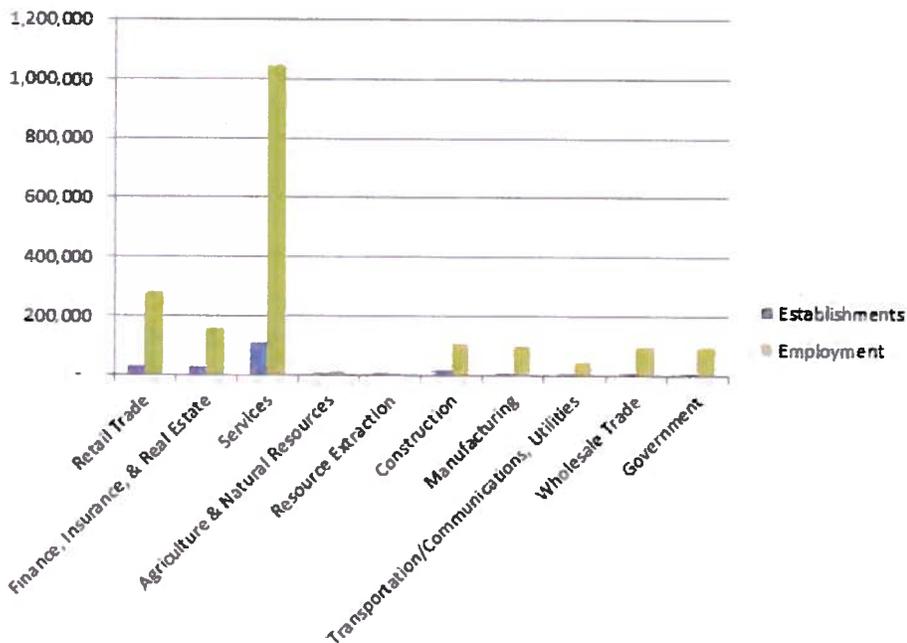
Annual Net Growth 2001-10 Non-Farm Employment

Area	Net New Jobs	2010	2001	% Growth
Tampa Bay	-14,900	1,570,300	1,585,200	-0.94%
Florida	57,200	7,216,900	7,159,700	0.80%
United States	364,700	132,190,700	131,826,000	0.28%

Not seasonally adjusted. Source Bureau of Labor Statistics. 2010 data as of November

Tampa Bay Industry Composition

	Establishments	Employment
Retail Trade	26,146	277,848
Finance, Insurance, Real Estate	26,550	155,740
Services	109,436	1,045,329
Agriculture & Natural Resources	590	8,429
Resource Extraction	74	1,600
Construction	16,123	105,126
Manufacturing	5,654	101,026
Transportation / Communications, Utilities	2,735	41,942
Wholesale Trade	7,195	92,609
Government	3,287	92,606
Total	197,790	1,922,255



Tampa Bay Occupational Employment and Wages

Following is a selection of typical local occupations

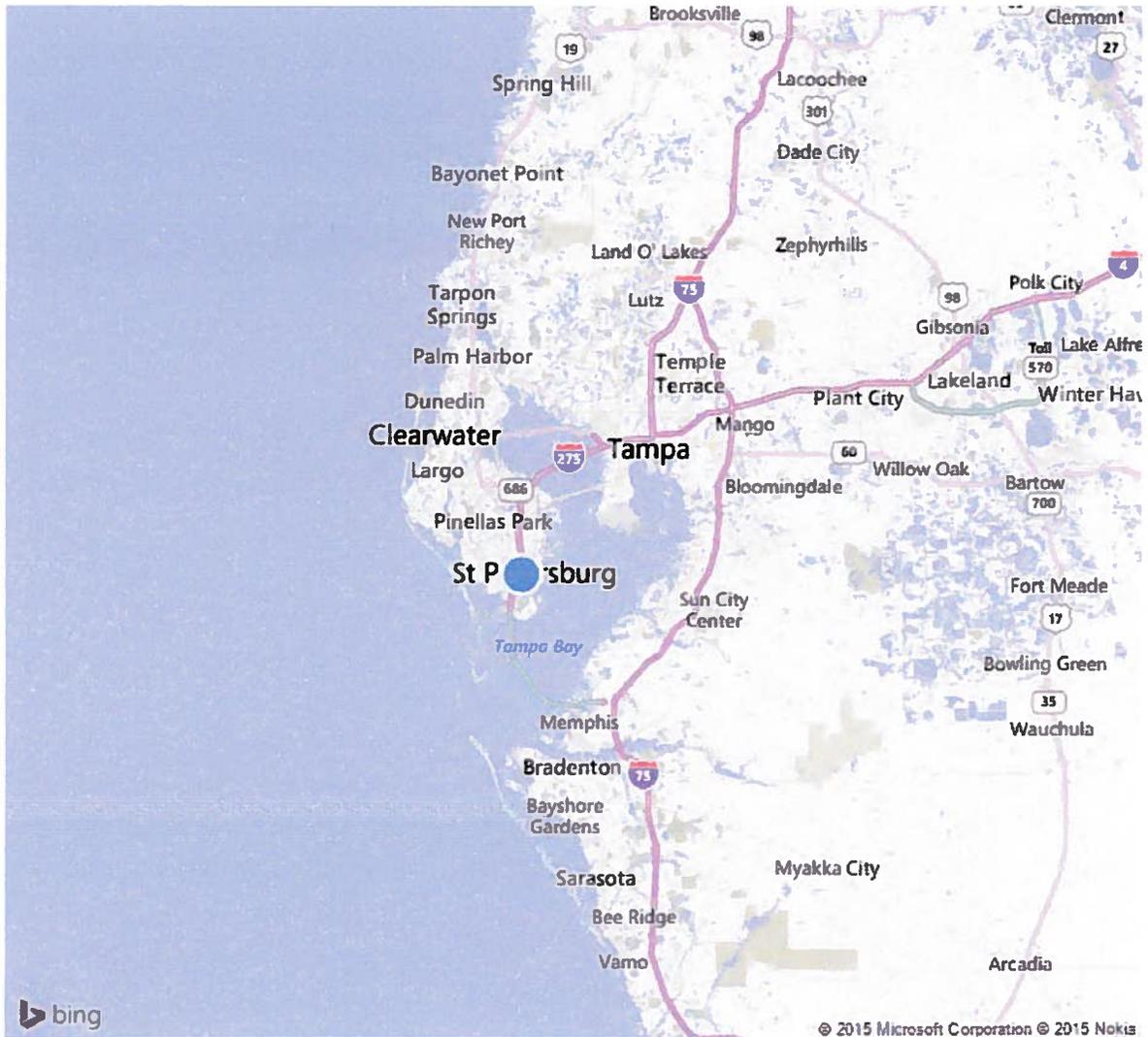
Title	2013 Employment	Hourly Wage (2014 wage estimates in dollars)			
		Mean	Medium	Entry	Exp
Total all occupations	1,151,890	20.83	15.85	9.49	26.50
Accountants and Auditors	11,890	32.64	29.03	21.32	38.30
Actors	N/R	11.66	11.02	8.96	13.01
Administrative Law Judges, Adjudicators, and Hearing Officers	110	46.98	45.62	24.41	58.26
Aerospace Engineers	340	29.02	19.68	16.99	35.03
Agents and Business Managers of Artists, Performers, and Athletes	140	28.26	18.70	11.59	36.58

Agricultural and Food Science Technicians	20	16.43	14.95	12.51	18.39
Airline Pilots, Copilots, and Flight Engineers	N/R	105,251	108,895	83,850	115,952
Appraisers and Assessors of Real Estate	820	28.78	26.11	20.77	32.77
Architectural and Engineering Managers	1,240	58.59	56.35	39.75	68.02
Architecture Teachers, Postsecondary	20	91,108	86,720	62,014	105,655
Bookkeeping, Accounting, and Auditing Clerks	15,890	16.10	15.94	11.46	18.41
Brickmasons and Blockmasons	400	13.25	11.37	10.69	14.53
Broadcast News Analysts	10	N/R	N/R	N/R	N/R
Chemists	500	34.67	31.07	20.29	41.86
Chief Executives	2,040	99.43	92.81	56.89	120.71
Child, Family, and School Social Workers	1,400	20.85	19.32	12.48	25.03
Childcare Workers	6,140	9.69	9.24	8.50	10.28
Chiropractors	340	38.94	30.80	23.31	46.75
Civil Engineering Technicians	520	24.63	23.40	17.16	28.37
Civil Engineers	1,660	39.98	37.46	27.69	46.13
Claims Adjusters, Examiners, and Investigators	5,700	27.79	27.25	19.72	31.83
Cleaners of Vehicles and Equipment	2,300	10.25	9.50	8.58	11.08
Clergy	280	21.85	21.10	11.24	27.15
Computer Programmers	3,700	36.75	37.18	22.57	43.83
Concierges	210	12.55	12.46	9.97	13.85
Conservation Scientists	60	24.77	12.42	9.75	32.28
Construction and Building Inspectors	850	24.38	23.66	17.38	27.88
Construction and Related Workers, All Other	1,040	19.31	18.74	14.73	21.60
Cooks, Restaurant	11,710	11.21	10.77	8.42	12.61
Cooks, Short Order	500	10.91	10.82	9.61	11.55
Correctional Officers and Jailers	2,320	23.67	22.87	17.34	26.83
Database Administrators	1,370	40.93	41.65	27.31	47.73
Electrical Engineers	1,370	43.83	41.01	29.39	51.06
Electrical Power-Line Installers and Repairers	1,090	22.40	20.83	14.05	26.59
Electricians	4,200	18.36	17.90	12.92	21.08
Elementary School Teachers, Except Special Education	10,600	44,757	43,815	35,769	49,251
Financial Analysts	2,020	36.52	34.50	25.93	41.82
Financial Clerks, All Other	860	19.63	17.79	14.13	22.40
Financial Examiners	330	42.83	38.28	31.29	48.61
Financial Managers	3,300	59.67	54.55	36.96	71.02
Financial Specialists, All Other	1,900	32.31	29.23	19.25	38.84
Fine Artists, Including Painters, Sculptors, and Illustrators	50	N/R	N/R	N/R	N/R
Fire Inspectors and Investigators	110	29.64	29.62	21.08	33.92
Firefighters	2,810	22.76	22.03	16.85	25.73
Industrial Machinery Mechanics	1,820	20.32	20.08	13.76	23.61
Insurance Claims and Policy Processing Clerks	3,190	16.48	16.39	12.40	18.52
Laborers and Freight, Stock, and Material Movers, Hand	18,030	12.11	10.58	8.59	13.87
Landscape Architects	N/R	33.51	33.38	30.83	34.86
Lawyers	6,470	55.77	47.69	24.39	71.46
Loan Officers	3,870	33.19	31.18	21.40	39.08
Marketing Managers	1,290	53.10	48.16	31.35	63.98
Mental Health Counselors	810	17.80	17.06	12.46	20.48

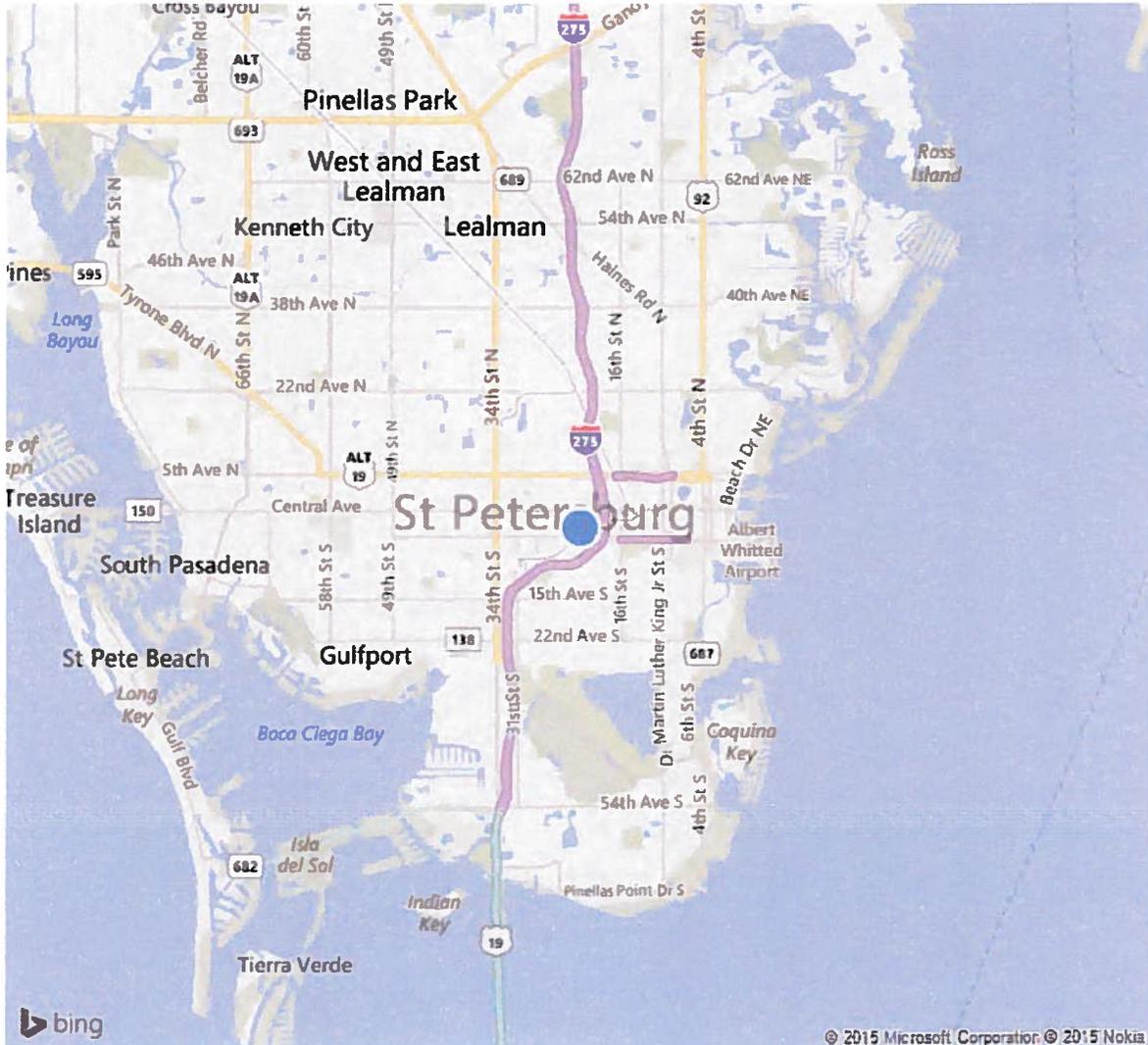
Network and Computer Systems Administrators	2,540	39.70	39.40	27.33	45.88
Office and Administrative Support Workers, All Other	1,750	11.85	10.13	8.53	13.51
Office Clerks, General	19,470	13.46	12.67	9.28	15.55
Packers and Packagers, Hand	5,380	9.60	9.15	8.59	10.10
Painters, Construction and Maintenance	2,100	17.01	14.87	12.29	19.37
Real Estate Sales Agents	2,940	18.66	16.20	12.09	21.95
Receptionists and Information Clerks	11,710	13.25	12.89	9.88	14.94
Secretaries and Administrative Assistants, Except Legal, Medical, Surveyors	22,840	14.77	14.50	10.22	17.05
Switchboard Operators, Including Answering Service	380	32.45	32.65	22.27	37.54
Web Developers	810	12.62	12.49	9.97	13.95
Writers and Authors	1,220	29.74	28.12	19.21	35.01
Zoologists and Wildlife Biologists	300	28.00	24.86	15.28	34.37
	290	22.61	19.83	15.30	26.25

Source: Florida Agency of Workforce Innovation, Labor Market Statistics Center, 2014

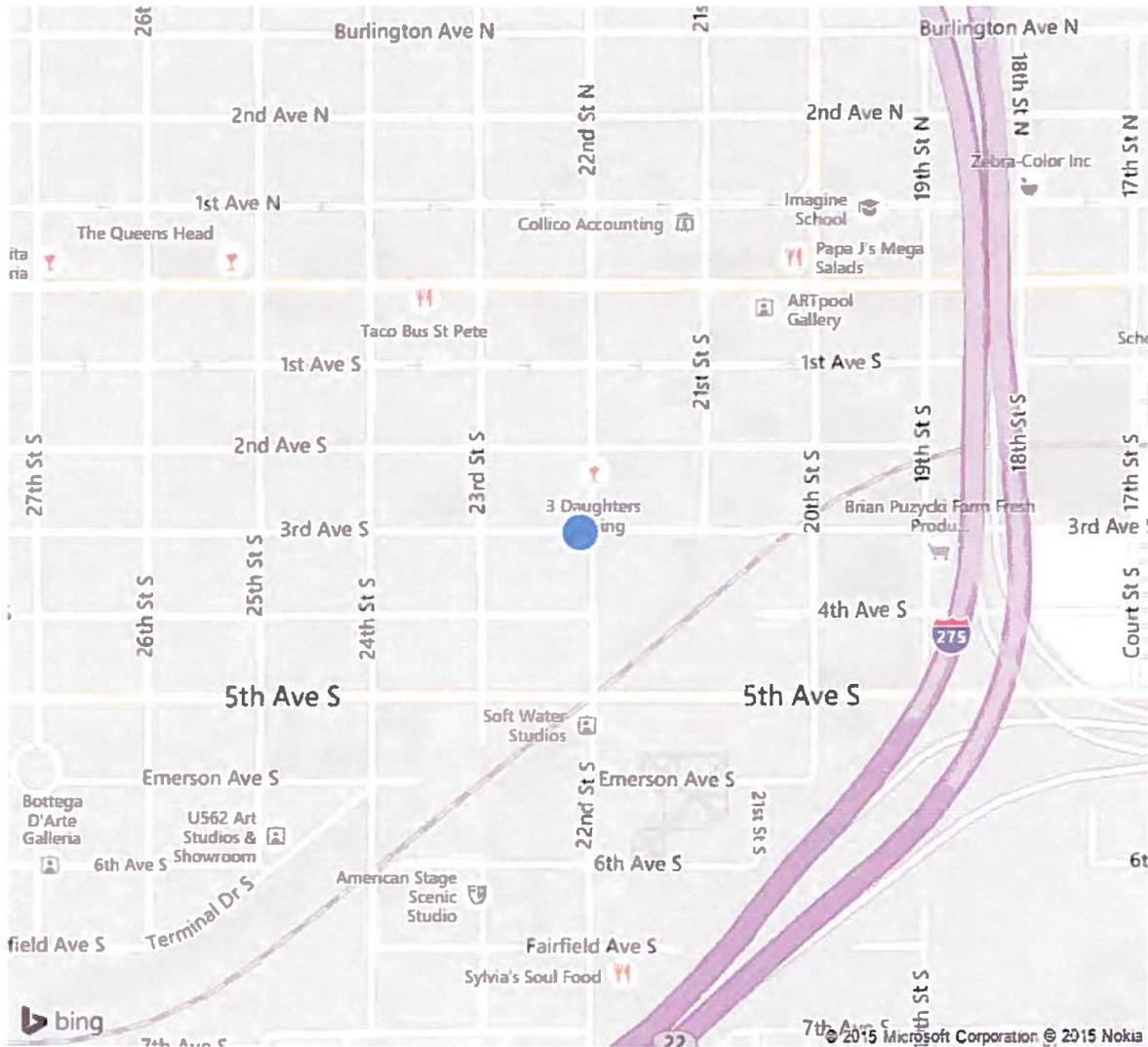
REGIONAL MAP



AREA MAP



NEIGHBORHOOD MAP



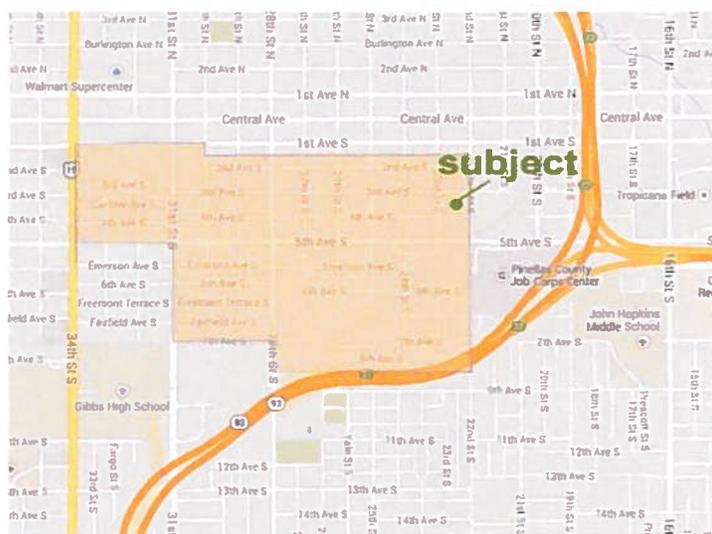
NEIGHBORHOOD

Palmetto Park

The subject property is located within the city boundaries of St. Petersburg in the Palmetto Park Neighborhood. Palmetto Park is a distinct neighborhood within the Central Neighborhood Planning Area located between Central Avenue and 8th Avenue South, east of 22nd Street to 34th Street South. This area is approximately 377 acres (242.9 acres excluding right of way), and includes a mix of land uses. The most predominant land use are residential, approx. 40% (96.3 acres), industrial, approx. 27% (66.1 acres), and commercial, approx. 13% (31.6 acres).

Historic Perspective

The Palmetto Park Neighborhood consists of numerous subdivisions platted between 1913 and 1921. Original plats indicate that the majority of the neighborhood was to be residential. The subdivisions were laid out in a grid design which feature alleyway access. This layout is consistent with the majority of subdivisions which were designed in St. Petersburg in the 1910 – 1930's era.



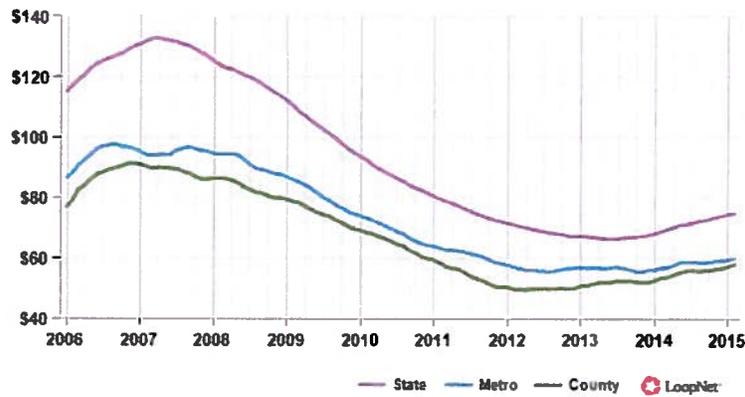
The fringes of the neighborhood were converted to industrial use in later years because of the available rail access. Based on the visual appearances of the industrial structures and the City directories, this occurred after WWII and most did not begin until the mid 50's

Market Statistics

Industrial Property Asking Price Index - Sale Trends

[Embed](#)

Asking Prices Industrial for Sale St. Petersburg, FL (\$/SF)

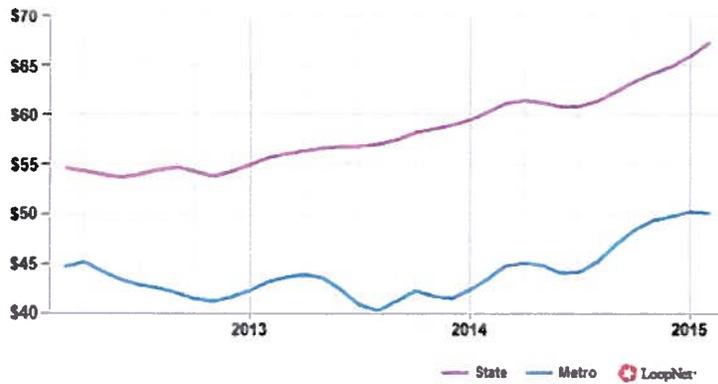


	Feb 15	vs. 3 mo. prior	Y-O-Y
State	\$75.16	+1.7%	+8.8%
Metro	\$60.36	+1.6%	+5.7%
County	\$58.34	-3.0%	-8.2%

Industrial Property Sale Prices - Sale Trends

[Embed](#)

Median Sale Price Industrial Tampa-St. Petersburg-Clearwater, FL (\$/SF)

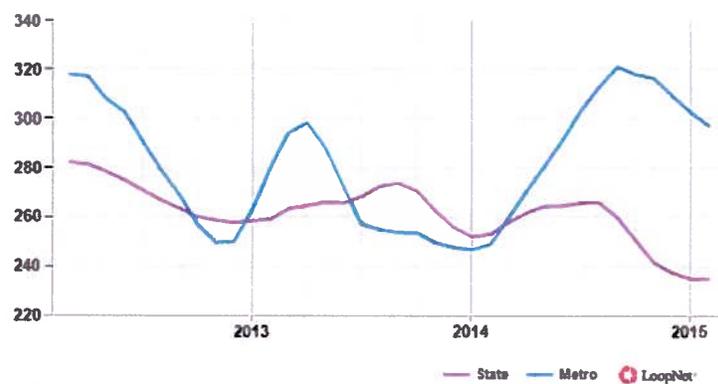


	Feb 15	vs. 3 mo. prior	Y-O-Y
State	\$67.39	+4.8%	+11.6%
Metro	\$50.17	+1.5%	+15.1%

Industrial Property Days on Market - Sale Trends

[Embed](#)

Median Days on Market Industrial for Sale Tampa-St. Petersburg-Clearwater, FL



	Feb 15	vs. 3 mo. prior	Y-O-Y
State	235	-2.7%	-7.1%
Metro	297	-6.1%	+19.2%

Demographics

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	12,553	108,404	233,814	12,586	107,762	229,929
Total Census 2010 Population	12,494	112,117	248,819	12,494	112,117	248,819
Population Change %	1.2%	-3.1%	-4.9%	1%	-3.7%	-6.1%
Population Density (People/SQ Mile)	5,137	5,108	4,816	5,138	5,076	4,745
Median Age	43	43	45	43	44	47
Total Males	6,012	52,790	112,394	6,040	52,681	111,147
Total Females	6,541	55,614	121,420	6,546	55,081	118,782

Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	797	6,103	11,756	803	5,969	11,368
5 - 9 Years Old	935	7,212	13,895	909	6,934	13,307
10 - 14 Years Old	935	7,317	14,191	906	7,022	13,597
15 - 19 Years Old	951	7,430	14,502	942	7,333	14,373
20 - 24 Years Old	910	7,266	14,453	941	7,423	14,680
25 - 29 Years Old	803	6,661	13,544	867	7,010	14,089
30 - 34 Years Old	738	6,472	13,168	722	6,189	12,549
35 - 39 Years Old	740	6,935	14,334	716	6,272	12,842
40 - 44 Years Old	847	8,093	17,045	777	7,240	15,089
45 - 49 Years Old	888	8,420	18,037	810	7,699	16,334
50 - 54 Years Old	821	7,773	16,827	828	7,740	16,636
55 - 59 Years Old	731	7,038	15,705	767	7,331	16,151
60 - 64 Years Old	579	5,589	13,013	648	6,308	14,315
65 - 69 Years Old	480	4,166	10,094	516	4,829	11,185
70 - 74 Years Old	414	3,337	8,698	422	3,732	9,147
75 - 79 Years Old	357	2,838	7,898	339	2,848	7,455
80 - 84 Years Old	266	2,282	6,762	262	2,214	6,286
85 Years Old and Older	361	3,472	9,891	411	3,669	10,526

Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	3,669	56,288	159,645	3,616	54,552	153,685
Black	8,452	45,530	60,663	8,526	46,369	62,164
Native American	20	342	711	13	305	640
Asian	179	3,887	8,372	194	4,053	8,768
Pacific Islander	6	41	84	5	42	87
2 or More Races	227	2,316	4,339	232	2,441	4,585
Hispanic	519	5,748	13,304	609	6,642	15,215
White Non-Hispanic	3,217	50,595	145,348	3,071	47,737	136,247

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	5,436	45,804	102,288	5,368	45,130	99,567
Total Census 2010 Households	5,179	47,946	110,898	5,179	47,946	110,898
Average Household Size	2.4	2.3	2.3	.1	.1	.1
Total Housing Units	6,398	52,537	121,210	6,483	52,843	122,136
Owner	1,907	26,174	69,845	1,907	26,249	70,404
Renter	3,374	18,979	35,262	3,450	19,174	35,554
Vacant Housing Units	1,119	7,380	16,098	1,128	7,416	16,177

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	1,757	7,529	12,353	1,694	7,365	11,995
\$10,000 - \$14,999	537	4,345	8,695	527	4,258	8,429
\$15,000 - \$19,999	537	4,261	8,533	530	4,203	8,290
\$20,000 - \$24,999	464	4,063	8,937	463	4,008	8,694
\$25,000 - \$29,999	447	3,954	8,620	451	3,907	8,439
\$30,000 - \$34,999	234	3,132	7,478	238	3,096	7,296
\$35,000 - \$39,999	202	2,552	6,219	202	2,528	6,073
\$40,000 - \$44,999	277	2,404	5,718	278	2,374	5,576
\$45,000 - \$49,999	253	2,083	4,958	255	2,054	4,821
\$50,000 - \$59,999	207	3,168	7,873	209	3,129	7,691
\$60,000 - \$74,999	235	3,096	8,081	235	3,052	7,905
\$75,000 - \$99,999	90	2,638	7,197	91	2,598	6,993
\$100,000 - \$124,999	37	870	2,658	38	848	2,554
\$125,000 - \$149,999	34	276	1,254	34	270	1,204
\$150,000 - \$199,999	8	314	1,025	8	304	984
Over \$200,000	15	426	1,363	16	434	1,308
Median Household Income	\$21,694	\$30,650	\$34,049	\$21,683	\$30,649	\$34,075
Aggregate Household Income	\$143,431,659	\$1,734,876,358	\$4,511,463,225	\$143,800,082	\$1,708,218,162	\$4,372,299,981
Average Household Income	\$27,235	\$37,425	\$42,285	\$27,186	\$37,414	\$42,281
Per Capita Household Income	\$11,137	\$15,921	\$18,419	\$11,062	\$15,868	\$18,360

Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$146,804,644	\$1,547,778,830	\$3,759,154,347	\$146,515,704	\$1,533,970,151	\$3,678,996,814
Average Annual Household	\$27,469	\$33,406	\$35,675	\$27,582	\$33,952	\$36,086
Food	\$4,023	\$4,603	\$4,825	\$3,968	\$4,586	\$4,797
Cereals & Bakery Products	\$347	\$371	\$381	\$341	\$368	\$377
Cereals & Cereal Products	\$126	\$133	\$136	\$126	\$133	\$136
Bakery Products	\$235	\$259	\$268	\$228	\$253	\$261
Meats, Poultry, Fish & Eggs	\$681	\$756	\$785	\$680	\$766	\$795
Dairy Products&FMisc	\$271	\$302	\$314	\$273	\$307	\$319
Housing	\$9,656	\$11,369	\$12,017	\$9,697	\$11,574	\$12,189
Owned Dwellings	\$2,856	\$3,809	\$4,182	\$2,875	\$3,906	\$4,257
Mortgage Interest & Charges	\$1,355	\$1,873	\$2,079	\$1,309	\$1,829	\$2,008
Property Taxes	\$880	\$1,128	\$1,225	\$883	\$1,136	\$1,220
Rented Dwellings	\$2,722	\$2,633	\$2,568	\$2,641	\$2,547	\$2,506
Utilities, Fuels & Public Services	\$2,338	\$2,684	\$2,814	\$2,378	\$2,744	\$2,866
Natural Gas	\$351	\$405	\$424	\$341	\$392	\$409
Electricity	\$891	\$1,001	\$1,042	\$908	\$1,024	\$1,063
Fuel Oil or Other Fuels	\$91	\$104	\$109	\$91	\$106	\$110
Telephone Services	\$772	\$887	\$929	\$786	\$918	\$962
Water & Other Public Services	\$239	\$281	\$297	\$243	\$289	\$305
Household Operations	\$406	\$523	\$567	\$397	\$522	\$563
Personal Services	\$154	\$199	\$215	\$156	\$204	\$219
Other Household Expenses	\$269	\$352	\$382	\$265	\$358	\$387
Housekeeping Supplies	\$429	\$493	\$516	\$419	\$484	\$505
Household Furnishings & Equipment	\$844	\$1,084	\$1,177	\$840	\$1,074	\$1,154
Furniture	\$199	\$271	\$299	\$199	\$271	\$296
Floor Coverings	\$22	\$29	\$31	\$22	\$28	\$31
Major Appliances	\$129	\$163	\$176	\$126	\$163	\$176
Sm. Appliances & Misc Housewares	\$66	\$80	\$84	\$66	\$80	\$84
Apparel & Services	\$1,072	\$1,245	\$1,314	\$1,088	\$1,276	\$1,340
Transportation	\$4,659	\$5,899	\$6,367	\$4,735	\$6,092	\$6,546
Maintenance & Repairs	\$403	\$483	\$513	\$410	\$493	\$519
Vehicle Insurance	\$711	\$872	\$933	\$748	\$910	\$966
Public Transportation	\$209	\$274	\$299	\$209	\$277	\$300
Health Care	\$2,092	\$2,456	\$2,587	\$2,090	\$2,447	\$2,563
Entertainment	\$1,317	\$1,685	\$1,823	\$1,322	\$1,727	\$1,862
Tobacco & Smoking Related	\$239	\$258	\$264	\$247	\$267	\$273
Cash Contributions	\$770	\$1,002	\$1,096	\$770	\$1,017	\$1,102
Personal Insurance & Pensions	\$1,852	\$2,825	\$3,202	\$1,877	\$2,872	\$3,211
Life & Other Personal Insurance	\$197	\$256	\$279	\$198	\$262	\$283
Pensions & Social Security	\$1,676	\$2,587	\$2,939	\$1,685	\$2,619	\$2,937

PHOTOGRAPHS



2014 aerial view looking north



2014 aerial view looking south



22nd Street looking south



22nd Street looking north



Looking NW from SE corner of parcel 3



Looking west along 3rd Ave S from SE corner of parcel 2



Looking east along 3rd Ave S from SW corner of parcel 2



Looking NE from SW corner of parcel 3



Looking SE from NW corner of parcel 3



Looking west along easement boundary of parcel 1 and 3



Looking east along easement from SW corner of Parcel 2



Looking NE from SW corner of parcel 2



Looking north along 23rd St S from SW corner of parcel 2



Looking south along 22nd Street S from NW corner of parcel 2



Looking SE from NW corner of parcel 2



Looking east along 3rd Ave S from NW corner of parcel 2



Looking west along 3rd Ave S from NE corner of parcel 1



Looking SE from NW corner of parcel 1

Highest and Best Use

To determine the value of the real property it is necessary to determine the Highest and Best Use of the property as though vacant and available for use at its Highest and Best Use.

One major objective of property analysis is to develop a conclusion about the Highest and Best Use, or most probable use of the site and the improved property. Highest and Best Use is that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. In estimating the Highest and Best Use, the appraiser goes through four considerations:

- Possible Use:*** Determine the physically possible uses for the subject site.
- Permissible Use:*** Determine which uses are legally permitted for the subject site.
- Feasible Use:*** Determine which possible and permissible uses will produce a net return to the subject site.
- Most Profitable Use:*** Determine which uses, among the feasible uses, is the most profitable use of the subject site

The Highest and Best Use of the land as if vacant and available for use may be different from the Highest and Best Use of the improved property. This is true when the existing improvements do not constitute an appropriate use. The existing use will continue unless and until land value in its Highest and Best Use exceeds the sum value of the entire property in its existing use and the cost to remove the improvements.

Since the appraisal of the subject property is based on a particular premise of use, the Highest and Best Use analysis determines just what that premise should be. A Highest and Best Use analysis consists of considering the Highest and Best Use of a property under two assumptions: (1) as a vacant and available site, and (2) with the property improved. These two assumptions on Highest and Best Use are correlated into one final estimate of highest and Best Use.

As Though Vacant

It is outside of the scope of this assignment to determine the use that would best utilize the site. However, as zoned as Industrial Traditional District (IT) – City of St. Petersburg, it is anticipated that a density of .75 with a maximum height of 35' is attainable. The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. Under this zoning, the property could be developed up to a maximum of .75 with a height of 35'

As Presently Improved

The property is currently vacant and available to develop.

Possible Use

It is outside the scope of this assignment to make an exhaustive analysis that would result in a specific determination. It is believed that any industrial use under the current zoning as detailed in the code would be possible at this time.

Permissible Use

The subject may be utilized for a number of commercial and light industrial uses as detailed in the in the city code of ordinances.

Most Profitable Use

To determine the most profitable use an extensive study would need to be done, taking into consideration the many economic, governmental, environmental, social, local code restrictions, and other factors. Hence, the answer to this question is beyond the scope of this assignment, which is to determine its present market value "as is", which would be deemed to be the most profitable at this time for the purpose of this assignment.

Conclusion of Highest and Best Use

It is outside of the scope of this assignment to develop a comprehensive Highest and Best Use Analysis. This assignment seeks to determine if the current use and proposed development is legally possible, permissible and feasible and will result in an economic return to the owner. Based on the above analysis it is my opinion that the highest and best use for the subject property at this time and for the purposes of this assignment would be to hold for future development as an industrial light manufacturing or distribution center.

INDICATORS OF VALUE

The estimation of a real property's market value involves a systematic process in which the problem is defined, the work necessary to solve the problem is planned, and the data required is acquired, classified, analyzed and interpreted into an estimate of value. In this process, three approaches are considered, and utilized if appropriate:

THE SALES APPROACH
THE COST APPROACH
THE INCOME APPROACH

The Sales Approach also referred to as the Market Approach, involves the comparison of similar properties that have recently sold or similar properties that are currently offered for sale, with the subject property. The basic principle of substitution underlies this approach as it implies that an informed purchaser would not pay more for a property than the cost to acquire a satisfactory substitute property with the same utility as the subject property in the current market.

The Cost Approach is a method in which the value of a property is derived from creating a substitute property with the same utility as the subject property. In the Cost Approach, the appraiser must estimate the market value of the subject site as if vacant, by using the direct sales comparison method, then estimate the reproduction cost new of the improvements. Depreciation from all sources is estimated and subtracted from the reproduction cost new of the improvements. The depreciated reproduction cost of all improvements is then added to the estimated site value with the results being an indicated value by the cost approach.

The Income Approach is a process, which discounts anticipated income streams (whether in dollar income or amenity benefits) to a present worth figure through the capitalization process. A review of typical rents and leases is undertaken along with an examination of the current leases of the property along with the expenses related to the management of the real estate. After the expenses we arrive at a Net Operating Income or NOI, which is then divided by the current capitalization rate (CAP rate) relevant to that particular property to arrive at the valuation.

The value estimates as indicated by the approaches utilized are then reconciled into a final estimate of the property's value. In the final reconciliation, the appraiser must weigh the relative significance, desirability, amount and accuracy of data, and applicability of each approach as it pertains to the type of property and the "scope of work" required in the process to arrive at a credible valuation.

METHOD UTILIZED

In valuing vacant land, without any specific plans for development, the only reliable method is by utilizing the sales approach of similar zoned land, which we detail on the following pages.

SALES COMPARISON APPROACH

The valuation of an improved property is most appropriately processed through the application of the Sales Comparison Approach (market approach). The rationale being that the Principle of Substitution suggests that an informed and prudent purchaser will pay no more for a property than the cost of acquiring a substitute with the same amenities and potential uses.

In the application of the Sales Comparison Approach and reflective of the Principle of Substitution, recent sales of comparable or competitive transactions that have taken place in the open market are employed as a guide to a most probable value. It is for this reason that a search has been made through authoritative and knowledgeable sources for data relating to recent sales activity of sufficiently similar properties to provide a market derived foundation for the value estimate. Market derived indicators are then compared to the characteristics of the subject in an adjustment process wherein various elements of value including physical characteristics might be reflected upon and adjusted if and when appropriate and to an appropriate degree.

For purposes of comparison the appraiser has the option of several alternative units of comparison, the most notable being the direct overall parcel to parcel comparison or with the sales broken down into a "unit of comparison" such as price per front foot, price per square foot or price per acre, etc. The selection of the unit of comparison is dependent on the character of the property and the observed actions of the market participants, i.e. buyers and sellers.

As a basic fundamental to the procedure, it must be emphasized that an accurate understanding of the characteristics of the property in question, both subject and sales, are a highly necessary ingredient as they provide the factual foundation upon which the adjustment process is applied and conclusions reached.

To ascertain the current "As Is" value of the property we have researched sales of similar vacant land and adjusted for time, size and location.

The following is a breakdown of each sale utilized:

COMPARABLE SALE #1



2517 & 2540 25th Ave N
St. Petersburg, FL 33712

Pinellas County Parcel ID: 11 31 16 17190 007 0150,
11 31 16 17190 007 0080,
11 31 16 17190 010 0200

Sale Date: 7/09/2014
Sale Price: \$285,000
Grantor: JMI-Daniels Pharmaceuticals Inc
Grantee: Florida RV & Boat Storage
Book/Page: 18507 / 1612
Transaction: Qualified multiple parcels - cash to seller

Land Data Type: Vacant Industrial
 Lot Size: 68,389 sf +/- (1.57 acres)
 Zoning: IT

Price Per SF: \$4.17

Confirmation: County Records, Xceligent

JMI- Daniels Pharmaceuticals Inc conveyed a 1.57 acres tract of land, located at 2517 & 2540 25th Ave N in St. Petersburg FL, to Florida RV & Boat Storage Inc for \$285,000. The multi-parcel transfer was done via Special Warranty Deed and occurred on July 9, 2014. The transaction is considered arm's length.

COMPARABLE SALE #2



0 126th Ave N
Pinellas Park, FL

Pinellas County Parcel ID: 10-30-16-71010-100-1404

Sale Date: 11/14/2014
Sale Price: \$77,500
Grantor: Bay West Real Estate Co Inc
Grantee: BojanKokotovic
Book/Page: 18599 / 1834
Transaction: Qualified cash to seller

Land Data Type: Vacant Industrial
 Lot Size: 16,013 sf +/- (.37 acres)
 Zoning: IT

Price Per SF: \$4.84

Confirmation: County Records

COMPARABLE SALE #3



3043 7th Ave South
St. Petersburg, FL 33712

Pinellas County Parcel ID: 23-31-16-24138-015-0100

Sale Date: 11/14/2013
Sale Price: \$228,800
Grantor: Virginia Abrams
Grantee: Best Metal Recycling Inc
Book/Page: 18229 / 2693
Transaction: Qualified cash to seller

Land Data Type: Vacant Industrial
 Lot Size: 40,297 sf +/- (.93 acres)
 Zoning: IT

Price Per SF: \$5.68

Confirmation: County Records

COMPARABLE SALE #4



2520 Emerson Ave
St. Petersburg, FL 33712

Pinellas County Parcel ID: 23-31-16-17298-006-0150

Sale Date: 2/27/2013
Sale Price: \$25,000
Grantor: Barnes Machine Company
Grantee: Regina G. Collins
Book/Page: 17908 / 1349
Transaction: Qualified cash to seller

Land Data Type: Vacant Industrial
 Lot Size: 5,715 sf +/- (.131 acres)
 Zoning: IT

Price Per SF: \$4.37

Confirmation: LoopNet, County Records

COMPARABLE LISTING #5



415 20TH Street S
St. Petersburg, FL 33712

Pinellas County Parcel ID: 24-31-16-00000-3200-0800

Sale Date: Listing
Sale Price: \$425,000
Grantor: Johnston Property LLC
Grantee: N/A
Book/Page: N/A
Transaction: N/a

Land Data Type: Vacant Industrial
 Lot Size: 78,146 sf +/- (1.79 acres)
 Zoning: IT

Price Per SF: \$5.44

Confirmation: Broker: Art Diekman & Associates, Xceligent, County Records

COMPARABLE SALES MAP



SUMMARY OF COMPARABLE IMPROVED SALES

As of April 6th, 2015

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Date:		7/9/14	11/14/14	11/14/13	2/27/13	4/6/15
Sale Price:		\$285,000	\$77,500	\$228,800	\$25,000	\$425,000
Lot Size SF:	67,539	68,389	16,013	40,297	5,715	78,146
Lot Size Acres:	1.55	1.57	0.37	.93	0.13	1.79
Zoning:	IT	IT	IT	IT	IT	IT
Location:		Similar	Inferior	Similar	Similar	Similar
Price Per SF:		\$4.17	\$4.84	\$5.68	\$4.37	\$5.44

MARKET ADJUSTMENTS

Financing:	0%	0%	0%	0%	-5%
Market Cond (Time):					
Months Since Sale:	9	5	17	26	0
Annual Adjustment	9%	5%	17%	26%	0%
Adj. Price Per SF:	\$4.54	\$5.08	\$6.64	\$5.51	\$5.17

PHYSICAL ADJUSTMENTS

Location:	0%	10%	0%	0%	0%
Size/Shape:	0%	-15%	-10%	-15%	0%
Topography:	0%	0%	0%	0%	0%
Utilities:	0%	0%	0%	0%	0%
Zoning:	0%	0%	0%	0%	0%
Net Physical Adj:	0%	-5%	-10%	-15%	0%
Adj. Price Per SF:	\$4.54	\$4.83	\$5.98	\$4.69	\$5.17

Notes:

Financing: We have adjusted Comp #5 downwards by 5% to reflect difference between listing and actual sale prices on average.

Market Condition: 2014/2015 saw a 15% gain in industrial properties – we have applied a conservative 12% (1% per month).

Location: I have adjusted Sale #2 for inferior location in Pinellas Park.

Size: I have adjusted Sale #2 & Sale #4 -15% and Sale #3 -10% to reflect the smaller size

The average of our adjusted sales range from \$4.54 to \$5.98 – with a mean average of \$5.04

Indicated value: 67,539 SF x \$5.04 = \$340,403.77 rounded to \$341,000

RECONCILIATION OF APPROACHES AND FINAL VALUE ESTIMATE

In determining Market Value in Fee Simple we have researched similar sales and listings on or prior to the valuation date. Each of the properties chosen are similar in zoning, location and demographics after adjustments for time, location, and size.

It is therefore my opinion that the "As Is" *Market Value in Fee Simple* of the subject property as of April 6th, 2015 the day of my inspection was:

67,539 SF x \$5.04 = \$340,403.77 rounded to \$341,000

**THREE HUNDRED & FOURTY ONE THOUSAND DOLLARS ®
(\$341,000)**

ADDENDA

County Records
Zoning Map
Zoning Ordinance
Census Data
Flood Map
ADI Comparison of Formats
Appraisers Qualifications

23-31-16-78390-031-0010

Compact Property Record Card

[Portability Calculator](#)

Data Current as of April 07, 2015

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842	03RD AVE S ST PETERSBURG



Property Use: 4000 (Vacant Industrial Land)

Living Units:

[click here to hide] Legal Description

ST PETERSBURG INVESTMENT CO SUB BLK 31, LOTS 1 TO 6 INCL

File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
13097/0049		121030218002	NON EVAC	001/016

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/SO1 Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$129,837	\$129,837	\$0	\$0	\$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SO1 Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$129,837	\$129,837	\$0	\$0	\$0
2013	No	\$129,837	\$126,018	\$0	\$0	\$0
2012	No	\$114,562	\$114,562	\$0	\$0	\$0
2011	No	\$114,562	\$114,562	\$0	\$0	\$0
2010	No	\$129,837	\$129,837	\$0	\$0	\$0
2009	No	\$145,112	\$145,112	\$0	\$0	\$0
2008	No	\$156,200	\$156,200	\$0	\$0	\$0
2007	No	\$132,600	\$132,600	\$0	N/A	\$0
2006	No	\$106,900	\$106,900	\$0	N/A	\$0
2005	No	\$68,700	\$68,700	\$0	N/A	\$0
2004	No	\$53,500	\$53,500	\$0	N/A	\$0
2003	No	\$38,200	\$38,200	\$38,200	N/A	\$38,200
2002	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
2001	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
2000	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
1999	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
1998	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
1997	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
1996	No	\$22,900	\$22,900	\$22,900	N/A	\$22,900

2014 Tax Information

[Click Here for 2014 Tax Bill](#)

Tax Collector Mails 2014 Tax Bills October 31

2014 Final Millage Rate

2014 Est Taxes w/o Cap or Exemptions

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Tax District: **SP**

22.8749

\$2,970.01

Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	V/I
25 Sep 2003	13097 / 0049	\$305,100	U	V
	04978 / 0457	\$51,000	U	

2014 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Industrial (40)	283x127	5.00	35941.0000	1.0000	\$179,705	SF

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
[click here to hide] 2015 Extra Features					
No Extra Features on Record					

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



23-31-16-78390-031-0070

Compact Property Record Card

[Portability Calculator](#)

Data Current as of April 07, 2015

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842	03RD AVE S ST PETERSBURG



[Property Use:](#) 4090 (Vacant Industrial Land w/XFSB)

Living Units:

[click here to hide] [Legal Description](#)

ST PETERSBURG INVESTMENT CO SUB BLK 31, LOTS 7 AND 8

File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

[Parcel Information](#) [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
13097/0049		121030218002	NON EVAC	001/016

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$46,406	\$46,406	\$0	\$0	\$0

[click here to hide] [Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$46,406	\$46,406	\$0	\$0	\$0
2013	No	\$46,406	\$45,109	\$0	\$0	\$0
2012	No	\$41,008	\$41,008	\$0	\$0	\$0
2011	No	\$41,008	\$41,008	\$0	\$0	\$0
2010	No	\$46,406	\$46,406	\$0	\$0	\$0
2009	No	\$51,803	\$51,803	\$0	\$0	\$0
2008	No	\$55,700	\$55,700	\$0	\$0	\$0
2007	No	\$47,400	\$47,400	\$0	N/A	\$0
2006	No	\$38,300	\$38,300	\$0	N/A	\$0
2005	No	\$24,800	\$24,800	\$0	N/A	\$0
2004	No	\$35,500	\$35,500	\$0	N/A	\$0
2003	No	\$29,000	\$29,000	\$29,000	N/A	\$29,000
2002	No	\$25,500	\$25,500	\$25,500	N/A	\$25,500
2001	No	\$57,600	\$57,600	\$57,600	N/A	\$57,600
2000	No	\$57,600	\$57,600	\$57,600	N/A	\$57,600
1999	No	\$45,000	\$45,000	\$45,000	N/A	\$45,000
1998	No	\$41,900	\$41,900	\$41,900	N/A	\$41,900
1997	No	\$39,600	\$39,600	\$39,600	N/A	\$39,600
1996	No	\$39,600	\$39,600	\$39,600	N/A	\$39,600

2014 Tax Information

[Click Here for 2014 Tax Bill](#)

Tax Collector Mails 2014 Tax Bills (October 31)

Tax District: **SP**

2014 Final Millage Rate

22.8749

2014 Est Taxes w/o Cap or Exemptions

\$1,061.53

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales [\(Click here to Rank by Sale Date\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	Y/I
25 Sep 2003	13097 / 0049	\$305,100	U	I
	04978 / 0460	\$55,000	Q	

2014 Land Information

Seawall: No	Frontage: None			View:	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Vacant Industrial (40)	100x127	5.00	12700.0000	1.0000	\$63,500 SF

[click here to hide] 2015 Extra Features						
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year	
FENCE	\$12.00	310.00	\$3,720.00	\$1,488.00	1958	
[click here to hide] Permit Data						
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.						
Permit Number	Description	Issue Date	Estimated Value			
04-12001150	DEMOLITION	20 Jan 2005	50			

23-31-16-78390-031-0140

Compact Property Record Card

[Portability Calculator](#)

Data Current as of April 07, 2015

[Email](#)

[Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842	0 4TH AVE S ST PETERSBURG



[Property Use](#): 4000 (Vacant Industrial Land)

Living Units:

[\[click here to hide\]](#) **Legal Description**

ST PETERSBURG INVESTMENT CO SUB BLK 31, LOTS 14 THRU 16

File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <i>(NOT the same as a FEMA Flood Zone)</i>	Plat Book/Page
14170/1757		121030218002	NON EVAC	001/016

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$67,901	\$67,901	\$0	\$0	\$0

[\[click here to hide\]](#) **Value History as Certified** (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$67,901	\$67,901	\$0	\$0	\$0
2013	No	\$67,901	\$65,903	\$0	\$0	\$0
2012	No	\$59,912	\$59,912	\$0	\$0	\$0
2011	No	\$59,912	\$59,912	\$0	\$0	\$0
2010	No	\$67,901	\$67,901	\$0	\$0	\$0
2009	No	\$75,889	\$75,889	\$0	\$0	\$0
2008	No	\$81,700	\$81,700	\$0	\$0	\$0
2007	No	\$69,400	\$69,400	\$0	N/A	\$0
2006	No	\$55,900	\$55,900	\$0	N/A	\$0
2005	No	\$44,900	\$44,900	\$44,900	N/A	\$44,900
2004	No	\$35,000	\$35,000	\$35,000	N/A	\$35,000
2003	No	\$31,000	\$31,000	\$31,000	N/A	\$31,000
2002	No	\$26,600	\$26,600	\$26,600	N/A	\$26,600
2001	No	\$30,900	\$30,900	\$30,900	N/A	\$30,900
2000	No	\$30,900	\$30,900	\$30,900	N/A	\$30,900
1999	No	\$29,500	\$29,500	\$29,500	N/A	\$29,500
1998	No	\$29,000	\$29,000	\$29,000	N/A	\$29,000
1997	No	\$29,400	\$29,400	\$29,400	N/A	\$29,400
1996	No	\$29,400	\$29,400	\$29,400	N/A	\$29,400

2014 Tax Information

Click Here for 2014 Tax Bill	Tax District: SP
<small>Tax Collector Mails 2014 Tax Bills October 31</small>	
2014 Final Millage Rate	22.8749
2014 Est Taxes w/o Cap or Exemptions	\$1,553.23

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

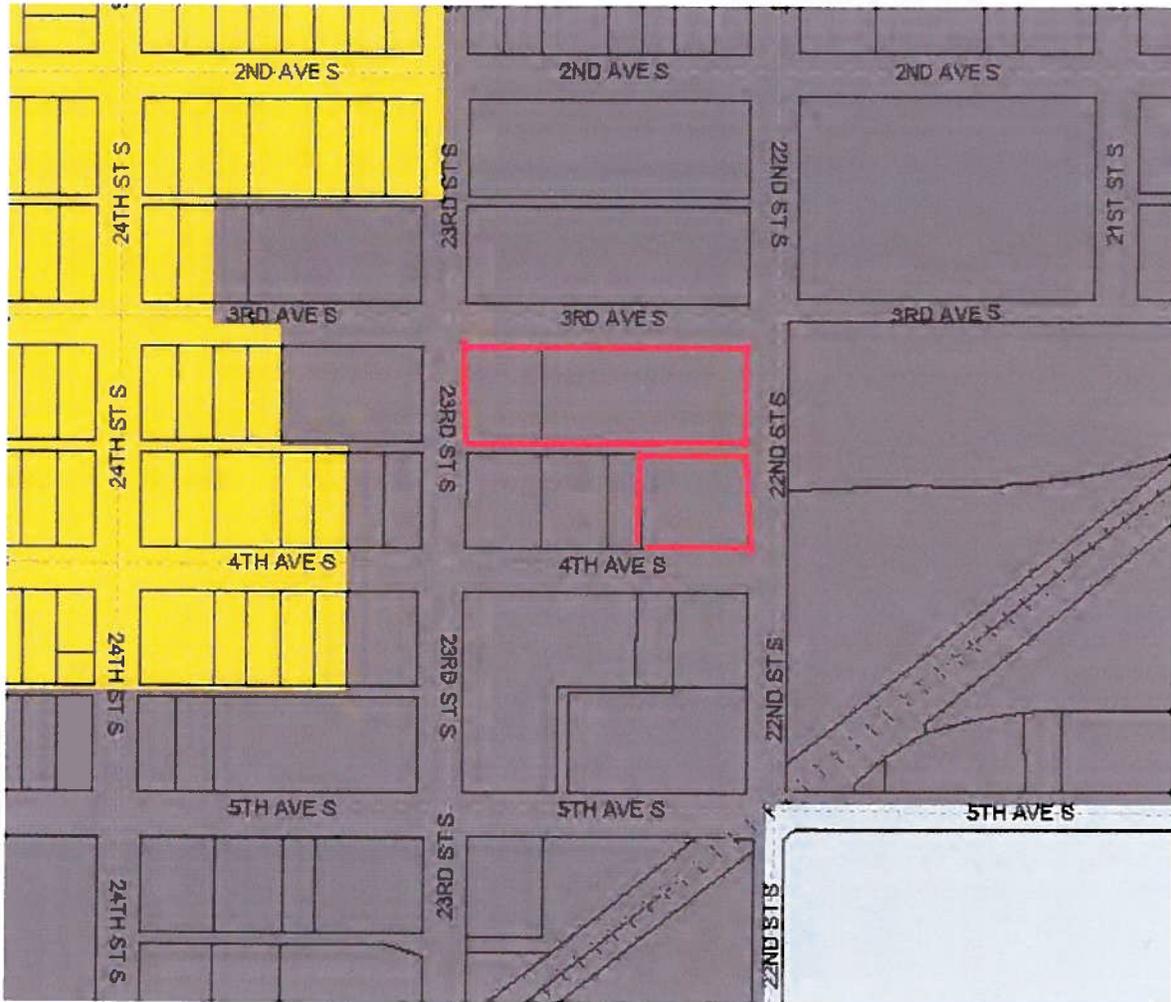
Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	V/I
11 Mar 2005	14170 / 1757	\$66,000	U	I
	05762 / 0116	\$40,000	M	

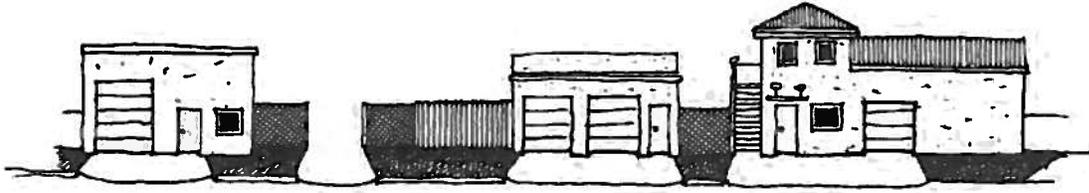
2014 Land Information

Seawall: No	Frontage: None		View:			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Industrial (40)	148x127	5.00	18796.0000	1.0000	\$93,980	SF

Zoning Map – City of St. Petersburg



SECTION 16.20.100. - INDUSTRIAL TRADITIONAL DISTRICT ("IT")



Industrial Traditional

Sections:

- 16.20.100.1 Composition of Industrial Traditional
- 16.20.100.2 Purpose and Intent
- 16.20.100.3 Permitted Uses
- 16.20.100.4 Development Potential
- 16.20.100.5 Building Envelope: Maximum Height & Building Setbacks
- 16.20.100.6 Buffer Requirements
- 16.20.100.7 Building Design

16.20.100.1. - Composition of industrial traditional.

Many of the City's older industrial areas were developed along the two railroad lines which brought goods and services into the City. These industrial lands create a string of industrial property that runs throughout the City instead of being concentrated within a defined industrial park. Businesses in these industrial areas provided needed goods and services and this district is the only opportunity for certain uses to locate. These industrial uses and surrounding residential areas have grown towards one another, in some cases creating tension between uses and limiting the ability for industrial redevelopment.

(Code 1992, § 16.20.100.1)

16.20.100.2. - Purpose and intent.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. This section:

- (1) Creates buffers and transitional zones between industrial corridors and abutting neighborhoods;
- (2) Provides standards and incentives for design including site planning, architectural design, signage and lighting; and
- (3) Establishes guidelines to shield storage areas, walls and fences to provide a better visual environment.

Flexibility is provided to encourage high quality economic development.

(Code 1992, § 16.20.100.2)

16.20.100.3. - Permitted uses.

- A. Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.
- B. The size of an accessory use which is related to the principal use is subject to any size limits set forth in the plan.

(Code 1992, § 16.20.100.3)

16.20.100.4. - Development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable size, and development standards, such as minimum lot size, parking requirements, height restrictions and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

	IT
Minimum lot area (sq. ft.)	N/A
Minimum lot width	60 ft.
Maximum nonresidential intensity (floor area ratio)	0.75
Maximum impervious surface (surface area ratio)	0.95
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.	

(Code 1992, § 16.20.100.4)

16.20.100.5. - Building envelope: Maximum height and building setbacks.

Maximum Building Height

Maximum Height		IT	
		Lot abutting a nonindustrial zoned property or abutting a major street	Lot abutting industrial zoned property only and not abutting a major street
All buildings		35 ft.	50 ft.
Outdoor storage yard	Within all required yards adjacent to streets	6 ft.	6 ft.
	Within building envelope	6 ft.	50 ft.
Refer to technical standards regarding measurement of building height and height encroachments.			

Minimum Building Setbacks

Building Setbacks	IT	
	Lot abutting a non-industrial zoned property or abutting a major street	Lot abutting an industrial zoned property
Yard adjacent to street	10	0
Interior yards	20	0
<p align="center">Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types and setback encroachment.</p>		

(Code 1992, § 16.20.100.5; Ord. No. 876-G, § 10, 2-21-2008)

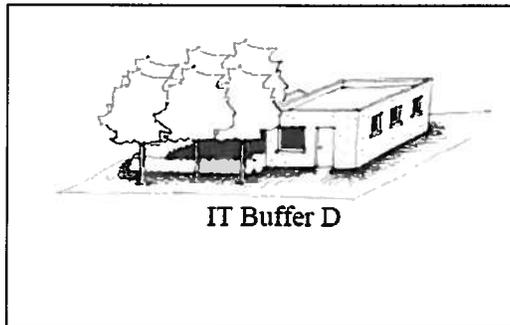
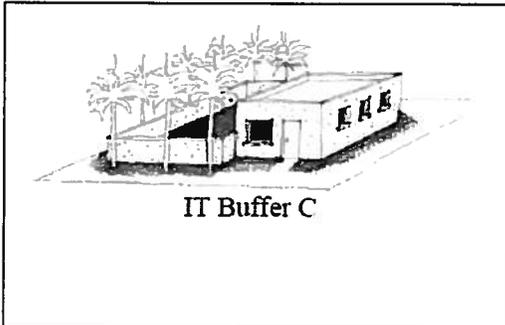
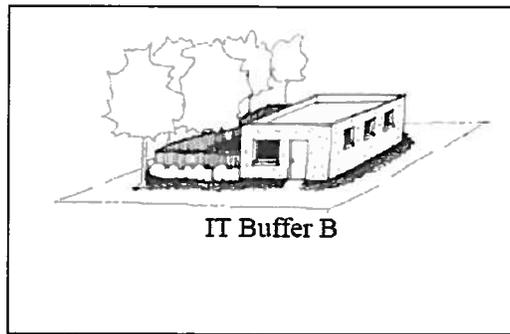
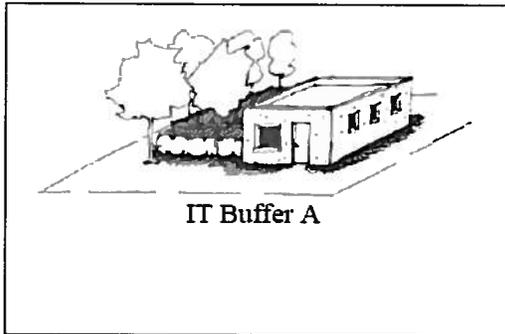
16.20.100.6. - Buffer requirements.

As development and redevelopment occurs within the district, industrial land uses shall be shielded from view from non-industrial zoned property or major streets through the utilization of buffers. The buffer width required is determined by the type of fence or wall installed and maintained on the industrial-zoned property. Flexibility is provided based upon the type of fence utilized to create the required buffer. Such buffers shall be landscaped and not used for off-street parking or off-street loading or unloading of trucks. The required landscaping shall be provided and maintained on the exterior side of any fence or wall used to create the required buffer.

Buffer Requirements

Type of Fence	Buffer Width Required	Landscaping Required
Vinyl-coated, chain link fence	20 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Solid wood or solid vinyl fence	15 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Masonry wall	10 ft.	Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct)
No fence;	10 ft.	Trees: One shade tree per 40 linear ft. measuring a

landscaping only	<p>minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh);</p> <p>Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct); and</p> <p>Shrubs: Shall measure a minimum 24 in. tall with branches touching</p>
------------------	---



(Code 1992, § 16.20.100.6)

16.20.100.7. - Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10.010.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principle structure.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building materials. Building material standards protect neighboring properties by holding the building's value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

Accessory structures and equipment. Accessory structures should reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. Outdoor storage shall not be visible from any non-industrially zoned property or major street. This can be accomplished through the construction of walls, fences or landscaping in accordance with the Code.
2. Solid waste containers shall not be located within the public rights-of-way. Solid waste containers shall be fully enclosed within a solid, opaque fence or wall that is architecturally compatible with the principal structure and includes shielding gates. Chain link fencing with inserted slats is prohibited.
3. Solid waste container enclosures located within the front yard shall be landscaped in accordance with the Code.
4. Mechanical equipment that is visible from the right-of-way, an adjacent neighborhood zoning district or adjacent residential use shall be screened with material compatible with the architecture of the principal structure.

(Code 1992, § 16.20.100.7; Ord. No. 1029-G, § 23, 9-8-2011)

CENSUS DATA

Geography Name	Geography Type	Geography Code
Florida	State	040
Pinellas County, Florida	County	050
St. Petersburg CCD, Pinellas County, Florida	County Subdivision	060
Block 2025, Block Group 2, Census Tract 218, Pinellas County, Florida	Block	100
Census Tract 218, Pinellas County, Florida	Census Tract	140
Block Group 2, Census Tract 218, Pinellas County, Florida	Block Group within Census Tract	150
St. Petersburg city, Florida	Place within State	160
Tampa-St. Petersburg-Clearwater, FL Metro Area	Metro/Micro Statistical Area	310
Tampa--St. Petersburg--Clearwater, FL MSA	MSA/CMSA	380
Tampa--St. Petersburg, FL Urbanized Area (2010)	Urban Area	400
Congressional District 11 (111th Congress), Florida	Congressional District	500
Congressional District 14 (113th Congress), Florida	Congressional District	500
State Senate District 18 (2010), Florida	State Legislative District (Upper)	610
State House District 55 (2010), Florida	State Legislative District (Lower)	620
Voting Districts not defined, Pinellas County, Florida	Voting District/Remainder	700
Pinellas County (Southeast)--St. Petersburg City (East) PUMA, Florida	Public Use Microdata Area (PUMA)	795
ZCTA5 33712	5-Digit ZCTA	860
ZIP 33712 (Saint Petersburg, FL)	5-Digit ZIP Code	861
Pinellas County School District, Florida	School District (Unified)/Remainder	970
St. Petersburg city, Florida	Economic Place	E60



Comparison of Report Formats

Reporting Options in 2014-2015 Edition of USPAP	ADI Reporting Formats Effective January 1st, 2014	Corresponding Reporting Options In 2012-2013 Edition of USPAP
Appraisal Report	Appraisal Report – Comprehensive Format	Self-Contained Appraisal Report
	Appraisal Report – Standard Format	Summary Appraisal Report
	Appraisal Report – Concise Summary Format	Minimum Requirements of Summary Appraisal Report
Restricted Appraisal Report	Restricted Appraisal Report	Restricted Use Appraisal

QUALIFICATIONS OF PAUL T WILLIES

APPRAISAL AND RELATED EXPERIENCE

1998-2015 Director and CEO Appraisal Development International
2008-2015 Senior Commercial Appraiser – Appraisal Alliance Inc
2015 Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar “State of Tampa Bay”
2014 Seminar: Unique & Complex Properties
2014 Seminar: Law Update
2014 Seminar: USPAP Update
2013 Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar acquiring commercial property
2012 The Florida Roles & Rules of the Supervisor & Trainee Appraisers
2012 FREAB Complaints And Your License
2012 CIA Mortgage Fraud Report
2012 Investigative Review Course
2012 Ethics In The Appraisal Business
2012 USPAP Update
2010 Webinar: Navigate The Gulf Oil Crisis
2010 Florida Appraisal Law and Regulations
2010 Florida Supervisor/Trainee Roles and Relationships
2009 Appraisal Institute Seminar: Commercial Appraisal Engagement and Review Seminar for Bankers and Appraisers
2009 AI Seminar: Condemnation Appraising: Principles and Applications
2008 AI Seminar: USPAP Update
2008 AI Seminar: Supervisor/Trainee Roles & Rules
2008 AI Seminar: Florida State Law For Real Estate Appraisers
2007 AI Seminar: Analyzing Distressed Real Estate
2007 AI Seminar: Condos, Co-ops, and PUDSs
2007 Marshal & Swift Webinar - Mastering Swiftestimator - Commercial
2006 AI Seminar: State of Florida Law
2006 AI Seminar: 2006 USPAP review
2006 AI Seminar: 2006 Scope of Work & the New USPAP Requirements
2006 AI Seminar: 2006 New Technology for the Real Estate Appraiser
2006 AI Seminar: What Clients Would Like Their Appraisers To Know
2005 Hillsborough Planning Commission “Comprehensive Planning for Tomorrow’s Markets”
2005 AI Briefing: How New Appraisal Requirements Impact Bankers & Appraisers
2005 AI Seminar: Cost Studies in Commercial Highest and Best Use
2005 AI Seminar: Appraisal Problems presented in mini-case format
2004 State-Certified General Real Estate Appraiser #RZ2762
2004 AI Seminar: Sales Comparison Valuation Mixed Use Properties
2004 ABIII Fl. State Pre-Certification Certified General Appraiser
2003 ABII Fl. Pre-Certification State Registered Appraiser
2001 State Registered Assistant Appraiser Course.

SCOPE OF APPRAISAL ASSIGNMENTS

Acreage, Farms, Medical/office Leasehold Estates, Industrial, Restaurants, Multifamily, Mobile Home Parks, RV Parks, Marinas, Hotels/Motels, Historic Properties, Churches, Condo-Hotels, Condominiums, Time Share, Nursing Homes, Life Care Facilities, Community & Neighborhood Shopping Centers, Office Centers, Automobile Dealerships, Apartment complexes, Special Purpose Single Family Homes.

MEMBERSHIPS

Chief Executive Officer (Voluntary), Dana Jones Foundation, Inc
Board Member & Past Chairman, British-American Business Council of Tampa Bay
Past Associate Member, Appraisal Institute of West Florida
Past Member BNI Referral Masters, Clearwater Chapter
Past Board Member, British-American Business Council New York
Past Member, Greater Tampa Chamber of Commerce Committee of One Hundred

PROFESSIONAL LICENSES

Florida State Certified General Appraiser #RZ2762

PROFESSIONAL AFFILIATIONS

Senior Appraiser: Appraisal Alliance, Inc
Approved Appraiser: City of St. Petersburg/ Real Estate & Property Management
Approved Appraiser: Tampa Housing Authority
Approved Appraiser: Homeowners Choice Insurance

EXPERT WITNESS

Circuit Court of the 13th Judicial Circuit Hillsborough County
Circuit Court of the 6th Judicial Circuit Pinellas County
Federal Bankruptcy Court – Middle District of Florida

SCOPE OF APPRAISAL ASSIGNMENTS

Acreage, Farms, Medical/office Leasehold Estates, Industrial, Restaurants, Multifamily, Mobile Home Parks, RV Parks, Marinas, Hotels/Motels, Historic Properties, Churches, Condo-Hotels, Condominiums, Time Share, Nursing Homes, Life Care Facilities, Community & Neighborhood Shopping Centers, Office Centers, Automobile Dealerships, Apartment complexes, Special Purpose Single Family Homes.

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EXPERT WITNESS

Circuit Court of the 13th Judicial Circuit Hillsborough County
Circuit Court of the 6th Judicial Circuit Pinellas County
Federal Bankruptcy Court – Middle District of Florida

A RESOLUTION FINDING THAT 1) THE DISPOSITION OF LOTS 1-8 INCLUSIVE, BLOCK 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, AND LOTS 14, 15, AND 16, BLOCK 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION ("PROPERTY") AT LESS THAN FAIR VALUE WILL ENABLE THE CONSTRUCTION OF AN INDUSTRIAL/MANUFACTURING FACILITY WHICH WILL FURTHER THE IMPLEMENTATION OF THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA PLAN OBJECTIVES, WHICH HAVE BEEN SUBSTANTIALLY INCLUDED IN THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA PLAN ; AND 2) A PUBLIC HEARING IN ACCORDANCE WITH FLORIDA STATUTE 163.380 HAS BEEN DULY NOTICED AND HELD; APPROVING DISPOSITION OF THE PROPERTY TO T2THES, INC., A FLORIDA CORPORATION; AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LEASE AND DEVELOPMENT AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION FOR DEVELOPMENT OF THE PROPERTY AS AN INDUSTRIAL/MANUFACTURING FACILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 25, 2005, the St. Petersburg City Council approved a resolution finding the Dome Industrial Park area a blighted area and identifying it as a community redevelopment area (Resolution No. 2005-450); and

WHEREAS, the Dome Industrial Park Community Redevelopment Area ("DIP") is located in the City's 5.5-square mile Midtown area with the 158.6-acre DIP area being bounded roughly by I-275 on the east and south, 1st Avenue South on the north and 34th Street South on the west; and

WHEREAS, the Dome Industrial Park Community Redevelopment Plan, ("Plan"), was originally adopted in 2007, and included objectives directing the City to pursue land assembly opportunities in the Dome Industrial Park in order to facilitate business retention, expansion and relocation efforts; and

WHEREAS, the DIP will be combined with other CRA's and new areas into the South St. Petersburg Community Redevelopment Area scheduled for approval by the Pinellas County Board of County Commissioners on June 2, 2015, however the objectives of the Plan are substantially included in the new South St. Petersburg Community Redevelopment Area Plan; and

WHEREAS, the City is to dispose of property in the Dome Industrial Park provided it furthers the City's policy of assembling land to provide larger tracts for manufacturing and other employment generating uses with priority should be given to facilitating the creation of larger holdings suitable for industrial and business use and the City should giving consideration to assisting DIP business owners in their expansion efforts as well as the need to generate new jobs; and

WHEREAS; in recent years, the DIP has become home to a variety of industries, including the arts and micro-breweries; and

WHEREAS, the expansive campus of the Job Corps is nearby offering no-cost education and career technical training administered by the U.S. Department of Labor helping people ages 16 through 24 improve the quality of their lives through vocational and academic training; and

WHEREAS, earlier this year, the City had an inquiry from a local manufacturing company that led to the City receiving an unsolicited offer for City-owned property located within the DIP named as DIP Site-C ("Property") legally described as:

Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County.

and

Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County; and

WHEREAS, receipt of the offer resulted in the issuance of a Request for Proposals ("RFP") on March 13, 2015, in accordance with Florida Statute 163.380; and

WHEREAS, the RFP closed on April 13, 2015 and resulted in no alternative proposals being received; and

WHEREAS, the proposer, T2theS, Inc. ("T2theS"), a Florida corporation, was established in 2010 with principals, Scott Fisher and Derek Grasso, having over a decade of experience in design, build and manufacturing; and

WHEREAS, T2theS is a true full-service design build company that is creating unique designs in housing, large scale commercial projects, furniture, and décor, which practices a collaborative, client-focused design process that results in installations that are

distinct and unique; and

WHEREAS, T2theS incorporates sustainable design practices into each project, is steadily growing, and intends to partner with other entities in the Warehouse Arts District to provide internships and other opportunities; and

WHEREAS, the Property was acquired in two separate acquisitions with Lots 1 through 8 being acquired in 2003 and Lots 14 through 16 being acquired in 2005; and

WHEREAS, an appraisal of the Property, performed on January 16, 2015 by Ronald W. Braun, MAI, McCormick, Braun, & Seaman, was included with the T2theS proposal indicating an estimated market value of \$340,000; and

WHEREAS, a second appraisal of the Property, was prepared for the City on April 6, 2015 by Paul T. Willies, Certified General Appraiser, Appraisal Development International, Inc., indicating an estimated market value of \$341,000; and

WHEREAS, administration has negotiated a Lease and Development Agreement ("Lease") with T2theS which includes the following substantive business points:

- **TERM:** A twenty-five (25) year initial term with an option to renew, which may be exercised during the last five (5) years of the Lease, for a term to be negotiated and subject to City Council approval.
- **DEVELOPMENT:** T2theS shall develop or cause the development of the Property with an industrial/manufacturing facility in building(s) of approximately 30,000 square feet with associated parking and amenities (collectively "Improvements"). Up to 10,000 square feet may be sublet to similarly engaged businesses with City approval.
- **DUE DILIGENCE PERIOD:** A 180-day due diligence period for T2theS to perform its inspections, review documents, and receive site plan approval.
- **CONSTRUCTION:** T2theS must begin construction of the Improvements not more than thirty (30) business days after City approval of T2theS's site and building construction plans as demonstrated by issuance of a building permit(s). Construction of the Improvements shall be complete and a temporary or permanent certificate of occupancy ("CO") for the Improvements issued not more than eighteen (18) months after the commencement of construction.
- **RENT:** A rent payment of \$2,000 per month or \$24,000 per year commencing upon the issuance of a CO with CPI escalators after the 5th year.
- **EMPLOYMENT:** T2theS, within one (1) year of issuance of a CO, will employ a minimum of twenty (20) persons at the Property and achieve a minimum total employment of thirty (30) persons at the Property within three (3) years of issuance of a CO.
- **OPTION TO PURCHASE:** T2theS will have an option to purchase the Property at any time after the Commencement Date of the Lease but prior to

the fifth (5th) anniversary thereof for the amount of \$340,000. Thereafter, but prior to the twentieth (20th) anniversary of the Commencement Date, T2theS shall have the right to purchase the Property at the fair market value of the land based on an independent certified appraisal. After the twentieth (20th) anniversary of the Lease, or in any renewal/extension term of the Lease thereof, the purchase option price shall be determined by an independent certified appraisal of the land and all improvements.

- FAILURE TO DEVELOP: City may unilaterally terminate the Lease if T2theS fails to commence construction or fails to substantially complete the development of the Property in accordance with the Lease.
- COSTS OF DEVELOPMENT: T2theS shall pay all costs including, but not limited to, development of the Property, property taxes, utilities, and insurance; and

WHEREAS, the proposed development of the Property will provide for a local manufacturing company to further expand its growing business and will allow for City-owned, vacant real estate to achieve its purpose outlined in the Plan objectives; and

WHEREAS, the terms of the proposal establishes business expansion at an attainable pace and brings added diversity to the existing businesses in the area, along with expansion of employment opportunities; and

WHEREAS, the transaction described in this report is consistent with the Plan objectives as it facilitates the relocation and expansion of a successful local manufacturing company with further assist in the continued revitalization of the DIP area by providing quality jobs and capital investment; and

WHEREAS, a Public Hearing, in accordance with Florida Statute 163.380, has been duly noticed and held; and

WHEREAS, the Community Redevelopment Agency of the City of St. Petersburg has recommended approval of the Disposition to the City Council of the City of St. Petersburg, Florida.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this City Council finds that 1) the disposition of LOTS 1-8 INCLUSIVE, BLOCK 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, and LOTS 14, 15, AND 16, BLOCK 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION ("Property") at less than fair value will enable the construction of an industrial/manufacturing facility which will further the implementation of the Dome Industrial Park Community Redevelopment Area Plan objectives which have been substantially included in the South St. Petersburg Community Redevelopment Area Plan; and 2) a Public Hearing, in accordance with Florida Statute 163.380, has been duly noticed and held; and

BE IT FURTHER RESOLVED that the disposition of the Property to T2theS, a Florida corporation, is approved; and

BE IT FURTHER RESOLVED that the Mayor, or his Designee, is authorized to execute the Lease and Development Agreement and all other documents necessary to effectuate this transaction for development of the Property as an industrial / manufacturing facility.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



City Attorney (Designee)

Legal: 00233082.doc V. 2

APPROVED BY:



Bruce E. Grimes, Director
Real Estate & Property Management

APPROVED BY:



David S. Goodwin, Director
Planning and Economic Development

CITY OF ST. PETERSBURG
M E M O R A N D U M

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

DATE: Meeting of June 4, 2015

SUBJECT: Announcement of a public meeting to be held Tuesday, June 23, 2015 at the Gladden Park Recreation Center, at 6:30 pm for the purpose of designating a new State of Florida Brownfields Area in the City of St. Petersburg, Florida established in accordance with Section 376.77-85, Florida Statutes, at 3100 38th Avenue North.

STAFF

CONTACT: Sophia Sorolis, Economic Development Manager, 893-7787

EXPLANATION: Waste Management Inc. of Florida ("Waste Management") is the current owner of the former Arab Pest Control facility located at 3100 38th Avenue North. Arab Pest Control operated at the property from 1971 until 1989, as a pesticide storage facility and the site is impacted from historic pesticide operations at the property. The specific constituent of concern at the site is dieldrin, which was a pesticide used in agricultural uses and for controlling termites. The United States Environmental Protection Agency ("EPA") banned all uses of dieldrin in 1974, except for use in termite prevention. EPA banned the use of dieldrin for all uses in 1987, when EPA cancelled the registration of the product.

WMI Urban Services, Inc. purchased this property in 1989 and assisted in the winding down of the business at this location from 1989 until 1991. The property was transferred to Waste Management on December 21, 2009. The property is currently vacant and Waste Management is interested in entering into the Florida Brownfields Redevelopment Program (the "Program") to facilitate the redevelopment of the property. Specifically, Waste Management is interested in utilizing the various Program incentives to complete voluntary cleanup, and to encourage redevelopment and job creation at the property. Designating the site a brownfield would allow businesses and developers access to financial and regulatory incentives provided by the Program including the Voluntary Cleanup Tax Credit and the Brownfield Redevelopment Bonus Incentive. Exhibit "A" displays a map of the site boundaries.

The State of Florida established the Program to assist local governments with redevelopment projects. The Program provides incentives to businesses and local governments to redevelop designated brownfield sites and/or areas. Evidence of contamination is not an eligibility requirement for State Brownfields designation, and designation alone does not imply that a property is contaminated. However, to receive program incentives a site or area must be designated a brownfield and have a Brownfield Site Rehabilitation Agreement. The designation does not render the City of St. Petersburg liable for costs of site rehabilitation or contamination source removal.

The first step in the designation process is to conduct a public meeting in the vicinity of the property. Notice of this meeting must be announced at a meeting of the local governing body. This Council Agenda item complies with the public meeting announcement requirement to be scheduled as follows:

Tuesday, June 23, 2015
6:30 p.m.
Gladden Park Recreation Center
3901 30th Avenue North, St. Petersburg, FL 33713

Resolutions that finalize the designation process will be presented to City Council after a public hearing scheduled for the July 23, 2015 meeting.

Under Section 376.80(2)(a), Florida Statutes, a local government may designate a Brownfields Area outside community redevelopment areas, enterprise zones, empowerment zones, closed military bases, or designated brownfield pilot project areas, after considering the following:

1. Whether the brownfields area warrants economic development and has a reasonable potential for such activities; **Response:** *The site has remained vacant for numerous years; however, it is ripe for redevelopment. Zoned for Industrial Traditional, the site is adjacent to railway and in close proximity to Interstate 275 and would support a variety of industrial uses.*
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage; **Response:** *The area contains one parcel consisting of 0.425 acres.*
3. Whether the area has potential to interest the private sector in participating in rehabilitation; **Response:** *Waste Management has expressed an interest in cleaning the property to encourage redevelopment of the site.*
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural or historical preservation purposes; **Response:** *While the site is currently not suitable for these purposes, in a complete redevelopment of the property there may be portion of the property that could be used for open space or cultural preservation.*

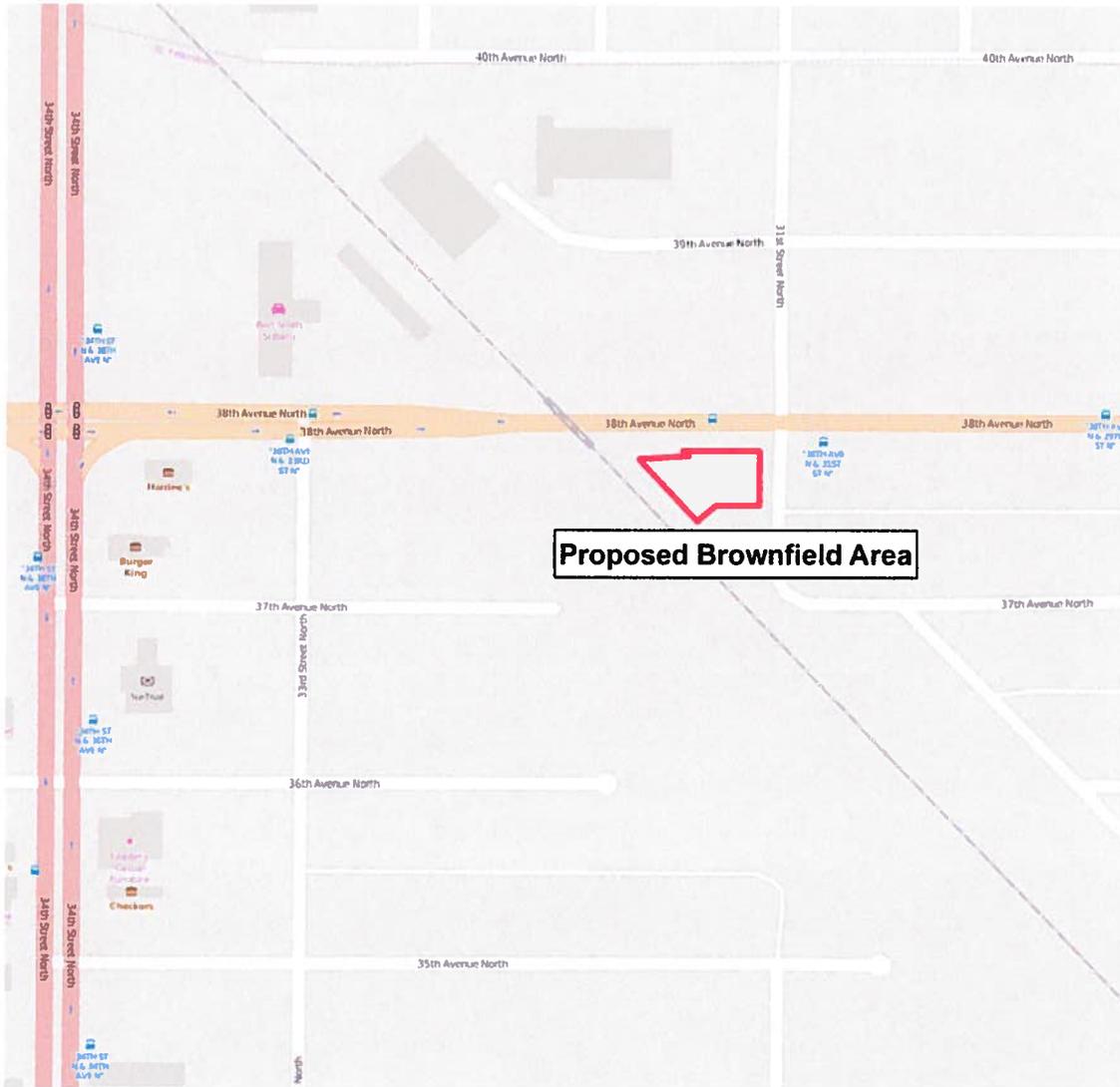
RECOMMENDATION: Administration recommends that City Council make this required announcement of a Brownfield public meeting to be held on Tuesday, June 23, 2015 at the Gladden Park Recreation Center, at 6:30 pm for the purpose of designating a new State of Florida Brownfields Area in the City of St. Petersburg, Florida. The new designation will encompass the property located at 3100 38th Avenue North.

COST/FUNDING ASSESSMENT: N/A

ATTACHMENTS: Exhibit "A"

Exhibit A

Map





SAINT PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT: Ordinance approving a vacation of portions of a north south alley located north of 11th Avenue South between Union Street South and 22nd Street South. (City File No.: 15-33000007)

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 11, 2015.

Background: The request is to vacate two portions of a north-south alley located north of 11th Avenue South between Union Street South and 22nd Street South.

The area of the right-of-way proposed for vacation is depicted on the attached sketches and legal descriptions (Attachments "C" and "D"). The applicant's goal is to vacate the remaining parts of the alley, so that the property may be sold by the City. This supports a Special Exception and related Site Plan previously approved by the City in 2002 which resulted in the construction of a 10,000 square foot M.O.L. building on the subject property. The vacation process for portions of this alley was initiated at the time of the Special Exception hearing in 2002, however there are no records showing that a vacation ordinance was adopted by City Council.

This application was initiated by the City's Real Estate Division in order to clear an outstanding title issue. St. Pete College is acquiring 1048 22nd Street South from the St. Petersburg Housing Authority and the portions of the alley that are the subject of this vacation are an outstanding title issue. The City owns the alley in fee simple and would be able to sell the property after the vacation.

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

Agency Review: Comments by several City Departments and outside utility agencies requested that the southern area be protected by a public utility easement. An associated condition has been suggested at the end of this report.

DRC Action/Public Comments: On May 7, 2015, 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 7-0 to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the staff.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the alley vacation, subject to the following conditions:

1. A fully executed public utility easement and the vacation ordinance shall be recorded by the City.

Attachments: A – Parcel Map, B – Aerial Map, C – Sketch and Legal of Northern Portion, D – Sketch and Legal of Southern Portion of the Alley

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF PORTIONS OF A NORTH-SOUTH ALLEY LOCATED NORTH OF 11TH AVENUE SOUTH BETWEEN UNION STREET SOUTH AND 22ND 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 is hereby vacated as recommended by the Administration and the Development Review Commission:

THAT PORTION OF LOT 9, SURVEYED BY T.D. PENNINGTON, ACCORDING TO THE MAP OR PLAT THEROF AS RECORDED IN PLAT BOOK 2, PAGE 36, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHWEST CORNER OF LOT 9; THENCE ALONG SAID LINE S89°52'15"E, 161.62 FEET; THENCE LEAVING SAID LINE NORTH, 320.00 FEET FOR THE POINT OF BEGINNING; THENCE N89°52'15"W, 7.62 FEET; THENCE NORTH, 1.00 FEET; THENCE S89°52'15"E, 7.62 FEET; THENCE SOUTH, 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.6 SQUARE FEET, MORE OR LESS.

AND

THAT PORTION OF LOT 9, SURVEYED BY T.D. PENNINGTON, ACCORDING TO THE MAP OR PLAT THEROF AS RECORDED IN PLAT BOOK 2, PAGE 36, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHWEST CORNER OF LOT 9; THENCE ALONG SAID LINE S89°52'15"E, 154.00 FEET; THENCE LEAVING SAID LINE NORTH, 20.00 FEET FOR THE POINT OF BEGINNING AND THE NORTH RIGHT-OF-WAY LINE OF 11th AVENUE SOUTH; THENCE LEAVING SAID LINE NORTH, 200.00 FEET; THENCE S89°52'15"E, 7.62 FEET; THENCE SOUTH, 100.00 FEET; THENCE S89°52'15"E, 8.38 FEET; THENCE SOUTH, 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 11th AVENUE SOUTH; THENCE ALONG SAID LINE, N89°52'15"W, 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2361 SQUARE FEET, 0.054 ACRES, MORE OR LESS.

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. A fully executed public utility easement and the vacation ordinance shall be recorded by the City.

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:

 _____	5-12-15 _____
Planning & Economic Development Dept.	Date
 _____	5/18/15 _____
City Attorney (Designee)	Date



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

st.petersburg
www.stpete.org

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

REVISED 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 **May 6, 2015, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 15-33000007 PLAT SHEET: H-5

REQUEST Approval of vacation of portions of a north-south dead-end alley north of 11th Avenue South between Union Street South and 22nd Street South.

OWNER: Real Estate & Property Management
City of St. Petersburg
1 4th Street North
St. Petersburg, FL 33701

LEGAL DESCRIPTION: See Attachment C and D

ZONING Corridor Commercial Traditional (CCT-1)

DISCUSSION AND RECOMMENDATION:

Request

The request is to vacate two portions of a north-south alley located north of 11th Avenue South between Union Street South and 22nd Street South.

The area of the right-of-way proposed for vacation is depicted on the attached sketches and legal descriptions (Attachments "C" and "D"). The applicant's goal is to vacate the remaining parts of the alley, so that the property may be sold by the City. This supports a Special Exception and related Site Plan previously approved by the City in 2002 which resulted in the construction of a 10,000 square foot M.O.L. building on the subject property. The vacation process for portions of this alley was initiated at the time of the Special Exception hearing in

2002, however there are no records showing that a vacation ordinance was adopted by City Council.

Analysis

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

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

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

A. Land Development Regulations

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

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

Several public and private utilities exist within the area proposed for vacation. Utilities that provide service to addresses 1001, 1019 and 1029 Union Street South through this alley will be protected by a public utility easement required by the City as a condition of the vacation.

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.

All of the abutting properties, as well as all of the lots within the interior of the block, are served by paved public streets. The alley proposed for vacation is not currently used as an alley and does not provide sole access to any of the abutting properties. Other portions of the alley have been previously vacated. The lots facing on 22nd Street South and Union Street South both have access from the abutting streets and/or from 11th Avenue South.

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.

These vacations will not affect the existing roadway network as this is already a dead end alley and is not presently used for access purposes.

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 City has determined that there is no need for these segments of an alley for right-of-way and the need for a utility corridor will be protected by the suggested easement.

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

No other factors have been raised for consideration.

A. Comprehensive Plan

There are no policies in the City's Comprehensive Plan which apply to this request.

B. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Melrose Mercy / Pine Acres Neighborhood Association. There are no neighborhood or special area plans which affect vacation of right-of-way in this area of the City.

Comments from Agencies and the Public

Comments by several City Departments and outside utility agencies requested that the area be protected by a public utility easement. An associated condition has been suggested at the end of this report.

Summary

This application was initialed by the City's Real Estate Division in order to clear an outstanding title issue. St. Pete College is acquiring 1048 22nd Street South from the St. Petersburg Housing Authority and the alley that is the subject of this vacation is an outstanding title issue. The City owns the alley in fee simple and would be able to sell the property after the vacation.

RECOMMENDATION:

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

1. A fully executed public utility easement and the vacation ordinance shall be recorded by the City.

REPORT PREPARED BY:

 5-5-15

 KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official DATE
 Development Review Services Division
 Planning & Economic Development Department

REPORT APPROVED BY:

 5-5-15

 ELIZABETH ABERNETHY, AICP, Zoning Official (POD) DATE
 Development Review Services Division
 Planning and Economic Development Department

Attachments: A – Parcel Map, B – Aerial Map, C – Sketch and Legal of Northern Portion, D – Sketch and Legal of Southern Portion of the Alley



City of St. Petersburg, Florida
 Planning and Economic Development Department
 Case No.: 15-3300007 Attachment B
 Address: North-south alley between
 Union Street South and 22nd Street South
 north of 11th Avenue South



SURVEYED BY T.D. PENNINGTON
 PLAT BOOK 2, PAGE 36 LOT 9

SECTION 25, TOWNSHIP 31S, RANGE 16E
 PINELLAS COUNTY, FLORIDA
 PROJECT NUMBER 4448-01

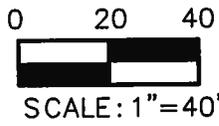
L3
 L1
 L2

POB

PENNINGTON LOT 9 PARTIAL REPLAT
 PLAT BOOK 99, PAGE 62

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°52'15"W	7.62
L2	NORTH	1.00
L3	S89°52'15"E	7.62
L4	SOUTH	1.00

PENNINGTON LOT 9 PARTIAL REPLAT
 PLAT BOOK 99, PAGE 62



LEGEND

- BNDY = BOUNDARY
- COR = CORNER
- OR = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD
- US = UNITED STATES

SURVEYED BY T.D. PENNINGTON
 PLAT BOOK 2, PAGE 36

NORTH 320.00'

LOT 1 BLOCK 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	NORTH	20.00
L2	S89°52'15"E	7.62
L3	S89°52'15"E	8.38
L4	N89°52'15"W	16.00

SURVEYED BY T.D. PENNINGTON
 PLAT BOOK 2, PAGE 36

**Attachment C
 Sketch and Legal**

WEST LINE OF LOT 9

S 89°52'15" E 161.62'

SOUTH LINE OF LOT 9

POC

SOUTHWEST
 CORNER LOT 9

11TH AVENUE SOUTH

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	5-5-15	JDF	DHR
H:\JN\4448\DWG\4448 NORTH VACATION.DWG			

**PENNINGTON SUBDIVISION
 NORTH ALLEY VACATION**



POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

DESCRIPTION

THAT PORTION OF LOT 9, SURVEYED BY T.D. PENNINGTON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 36, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHWEST CORNER OF LOT 9; THENCE ALONG SAID LINE S89°52'15"E, 161.62 FEET; THENCE LEAVING SAID LINE NORTH, 320.00 FEET FOR THE POINT OF BEGINNING; THENCE N89°52'15"W, 7.62 FEET; THENCE NORTH, 1.00 FEET; THENCE S89°52'15"E, 7.62 FEET; THENCE SOUTH, 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.6 SQUARE FEET, MORE OR LESS

Attachment C Sketch and Legal

NOTES

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 22ND STREET SOUTH, BEING ASSUMED AS NORTH.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

 DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

SHEET 2 OF 2

NOT A SURVEY

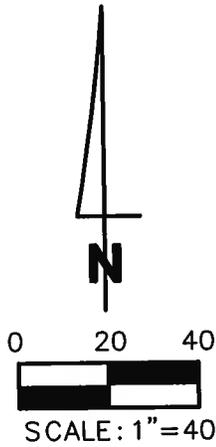
ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	5-5-15	JDF	DHR
H: \JN\4448\DWG\4448 NORTH VACATION.DWG			

**PENNINGTON SUBDIVISION
 NORTH ALLEY VACATION**



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
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**Attachment D
 Sketch and Legal**

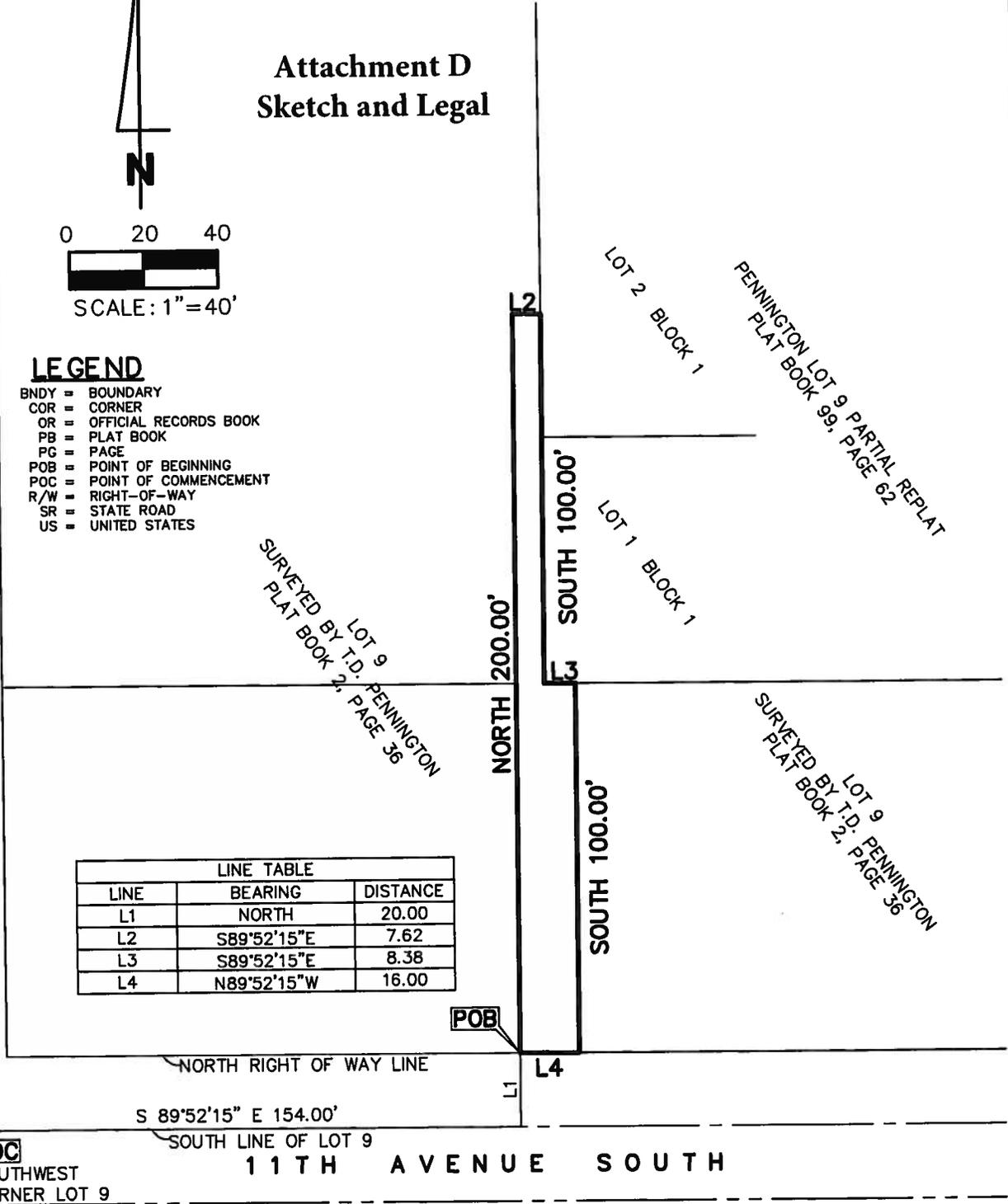


LEGEND

- BNDY = BOUNDARY
- COR = CORNER
- OR = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PC = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD
- US = UNITED STATES

22ND. STREET SOUTH

WEST LINE OF LOT 9



LINE TABLE		
LINE	BEARING	DISTANCE
L1	NORTH	20.00
L2	S89°52'15"E	7.62
L3	S89°52'15"E	8.38
L4	N89°52'15"W	16.00

POB

NORTH RIGHT OF WAY LINE

S 89°52'15" E 154.00'

SOUTH LINE OF LOT 9

11TH AVENUE SOUTH

POC
 SOUTHWEST
 CORNER LOT 9

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	5-5-15	JDF	DHR
H:\JN\4448\DWG\4448 S.DWG			

**PENNINGTON SUBDIVISION
 SOUTH ALLEY VACATION**



POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

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CONTAINING 2361 SQUARE FEET, 0.054 ACRES, MORE OR LESS

Attachment D Sketch and Legal

NOTES

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DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

SHEET 2 OF 2

NOT A SURVEY

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H:\JN\4448\DWG\4448 SOUTH VACATION.DWG			

**PENNINGTON SUBDIVISION
 SOUTH ALLEY VACATION**



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 PROFESSIONAL SURVEYING LB 6113
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 CLEARWATER, FLORIDA 33765
 (727) 461-6113

ST. PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

TO The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT First Reading of Ordinance to Establish a Redevelopment Trust Fund for the South St. Petersburg Community Redevelopment Area.

RECOMMENDATION Administration recommends City Council conduct first reading for the attached Ordinance and set second reading and public hearing for June 11, 2015.

OVERVIEW

On May 21, 2015, City Council approved the South St. Petersburg Redevelopment Plan, a major component of which is the establishment of a tax increment financing (TIF) district and redevelopment trust fund for the entire 7.4 mi.² redevelopment area (see Ord. #169-H). Florida law authorizes the use of tax increment financing districts and redevelopment trust funds through the Community Redevelopment Act of 1969 (see Sec. 163.387). After the establishment of a "base year", tax increment financing directs a percentage of future increases in St. Petersburg and Pinellas County property tax revenues generated within a TIF district into a special redevelopment trust fund. This increased revenue, known as the "increment", is then used to fund eligible redevelopment projects within the boundaries of the TIF district that can be funded on a "pay-as-you-go-basis" or with bond financing.

In order for the City to establish the redevelopment trust fund, the Pinellas County Board of County Commissioners (BCC) must approve the South St. Petersburg Redevelopment Plan (Plan) and delegate to City Council the authority to establish the trust fund. On June 2, 2015, the BCC is expected to approve the Plan, delegate trust fund authority as well as approve several amendments to the June 3, 2014, "South St. Petersburg CRA Interlocal Agreement". The BCC is then expected to approve an ordinance on June 23, 2015, committing 85 percent of Pinellas County's tax increment in the South St. Petersburg CRA to the redevelopment trust fund through May 21, 2045.

RECOMMENDATION

Administration recommends City Council conduct first reading for the attached Ordinance Establishing the Redevelopment Trust Fund for the South St. Petersburg CRA, and set second reading and public hearing for June 11, 2015.

Attachments: Ordinance

ORDINANCE NO. ____

AN ORDINANCE PROVIDING FOR AND ESTABLISHING A REDEVELOPMENT TRUST FUND FOR THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA, PURSUANT TO THE PROVISIONS OF SECTION 163.387, FLORIDA STATUTES; PROVIDING FOR CERTAIN CITY TAX FUNDS TO BE APPROPRIATED INTO SAID TRUST FUND; PROVIDING FOR THE REPEAL OF ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THE PROVISIONS HEREOF; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. FINDINGS.

1. The City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida's Community Redevelopment Act of 1969 (Chapter 163, Part III).
2. Pursuant to Resolution No. 2013-247, the City of St. Petersburg City Council also requested authority from the Pinellas County Board of County Commission to establish two tax increment financing districts to fund redevelopment projects in the CRA.
3. On October 3, 2013, the Pinellas County Board of County Commissioners (BCC) accepted the City's findings of necessity pursuant to Resolution No. 13-186, and directed its staff to collaborate with City staff to develop an Interlocal Agreement to define the framework for a community redevelopment agency.
4. City Council and the BCC approved the Interlocal Agreement on June 3, 2014, which recognized the City's request to establish two tax increment financing districts, and also outlined the duties and responsibilities to which each were bound regarding the governance of the South St. Petersburg CRA.
5. On June 9, 2014, the Pinellas County BCC approved Resolution 14-43, which delegated certain powers to the City Council of the City of St. Petersburg in order to carry out certain redevelopment functions within the South St. Petersburg Community Redevelopment Area, as defined therein (CRA).
6. Pursuant to City of St. Petersburg Resolution No. 2014-296, the City Council accepted such redevelopment powers on July 10, 2014.

7. The City of St. Petersburg submitted the proposed "South St. Petersburg Community Redevelopment Plan" on February 20, 2015, which included a request to now establish a single tax increment financing district encompassing the entire community redevelopment area instead of the two smaller TIF districts originally requested in Resolution 2013-247 and identified in the June 3, 2014, Interlocal Agreement.
8. The City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area on May 21, 2015 (Ord. #169-H) and by Res. #_____ approved amendments to the Interlocal Agreement recognizing the establishment of said tax increment financing district (see Exhibits 1 and 2).
9. The Pinellas County Board of County Commissioners approved the Redevelopment Plan on June 2, 2015 (Res. #_____), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire South St. Petersburg Community Redevelopment Area, pursuant to Sec.163.387 of Florida Statutes (Res. #___), and approved amendments to the Interlocal Agreement that recognize the establishment of a single tax increment financing district (Res. #_____).
10. On June 11, 2015, the City of St. Petersburg City Council accepted the Pinellas County Board of County Commissioner's delegation of authority to establish a redevelopment trust fund for the entire South St. Petersburg CRA (see Res. #____).
11. The appropriate taxing authorities that levy taxes in the South St. Petersburg Community Redevelopment Area, as defined herein, have been notified of this proposed ordinance as required under Florida Statute Section 163.346.
12. Appropriate notice has been given by publication in accordance with Florida Statute Section 166.041 (3)(a) and a public hearing has been held on the day noticed by said publication.

SECTION 2. AGENCY. The redevelopment agency created pursuant to City Council Res. No. 2013-247, which designated Council as a redevelopment agency, and BCC Res. 14-43, which delegated certain redevelopment authority to City Council, shall hereinafter be the "South St. Petersburg Community Redevelopment Agency" (Agency).

SECTION 3. TRUST FUND. There is hereby established and created in accordance with the provisions of Section 163.387, Florida Statutes, a redevelopment trust fund hereafter referred to as the "South St. Petersburg Redevelopment Trust Fund" (Fund), which will expire on May 21, 2045. Funds remaining in the South St. Petersburg CRA Trust Fund in the year of expiration must be expended by September 30, 2048.

The funds allocated to, and deposited into the Fund are hereby appropriated to the Agency to finance the community redevelopment projects within the South St. Petersburg CRA, which was created by Res. No. 2013-247 of the City of St. Petersburg. The Agency shall utilize the funds and revenues paid into and earned by the Fund for all and every community redevelopment purpose delegated to it by Pinellas County, as contained in the Plan for redevelopment and as provided by law.

There shall be paid into the fund, and the City hereby appropriates, commits and sets over for payment into the Fund, a sum equal to that increment from the income, proceeds, revenues and funds of the City derived from, or held in connection with the South St. Petersburg CRA, and the Agency's undertaking and carrying out of the community redevelopment projects therein. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part. Such increment shall be determined annually and shall be that amount equal to no less than 85 percent of the difference between:

- a. The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and
- b. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund.

In calculating the increment, the amount of the ad valorem taxes levied based on the City-wide debt service on City bonds shall be totally excluded from the calculation. All increment in this amount shall continue to be used for its vote approved purpose and shall not be appropriated in any part to the Fund. Any adjustments made in the appropriation will be based upon the final extended tax roll.

The City will annually pay to the Fund the tax increment due the fund on April 15th of each taxable year. The City's obligation to annually appropriate to the Fund on or before October 1 of each year shall commence immediately upon the effective date of this Ordinance and continue until all loans, advances and indebtedness, if any, and interest thereon incurred by the Agency as a result of the projects have been paid (not to exceed 30 years after the approval of the Redevelopment Plan).

The Agency is directed to establish and set up the fund and to develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered,

including the establishment and the maintenance of books and records and adoption of procedures whereby the Agency may, expeditiously and without undue delay, utilize said funds for their allocated statutory purpose.

The Agency is vested with full responsibility for the receipt, custody, disbursement, accountability, management and proper application of all moneys paid into the Fund.

SECTION 4. Copies of reports of audits required by Section 163.387 (8), Florida Statutes, shall be provided to the City Council each fiscal year.

SECTION 5. All ordinances and resolutions or parts of same in conflict herewith are hereby repealed.

SECTION 6. This Ordinance being for a public purpose and for the welfare of the citizens of the City of St. Petersburg, Florida shall be liberally construed to effectuate the purpose thereof.

SECTION 7. If any section, subsection, sentence, clause or provisions of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

SECTION 8. It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of St. Petersburg.

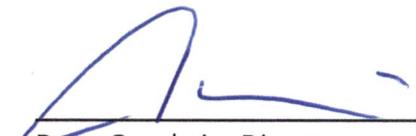
First reading conducted on the 4th day of June, 2015.

Second and final reading scheduled on the 11th day of June, 2015.

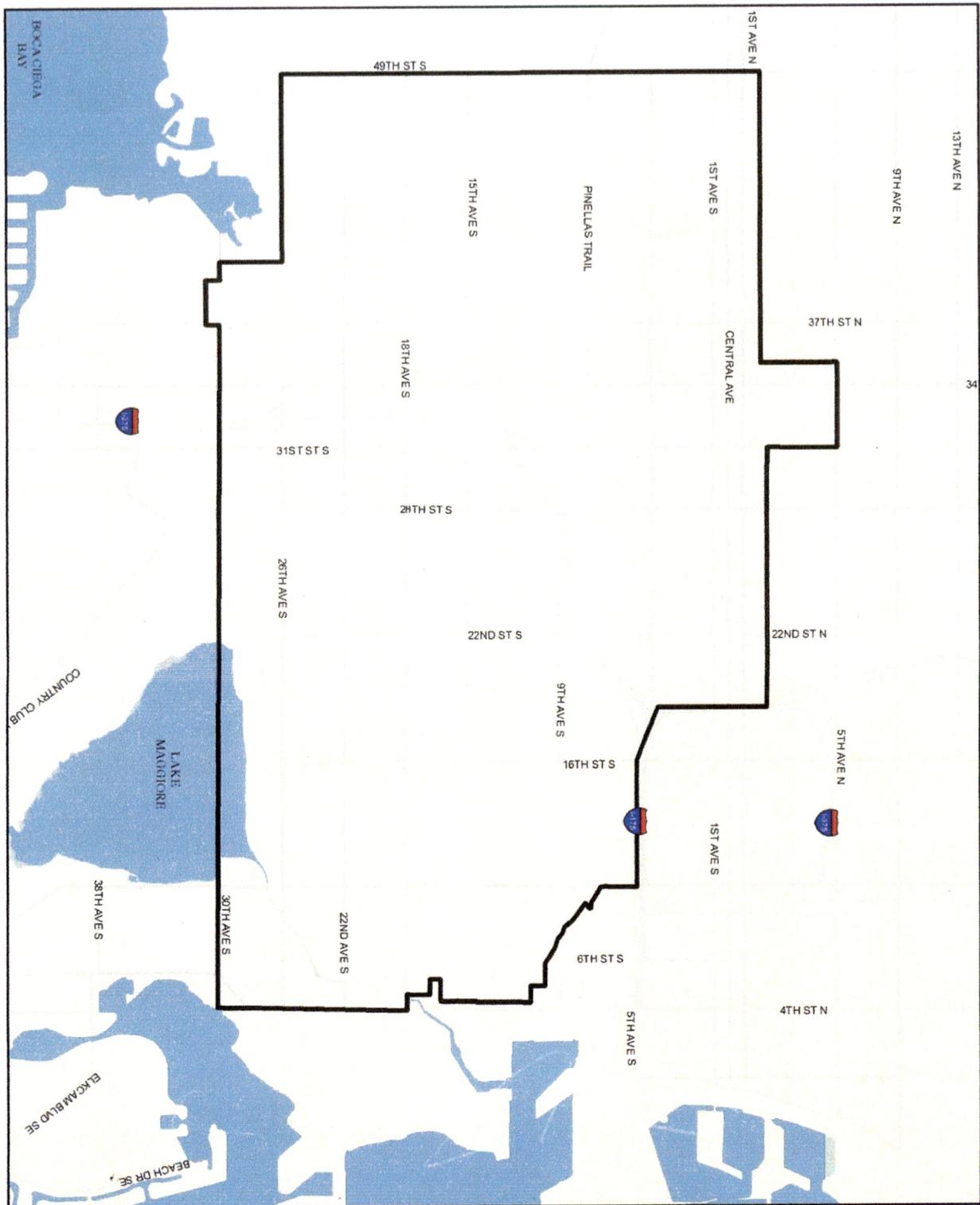
APPROVED AS TO FORM AND CONTENT: APPROVED BY:



City Attorney (Designee)



Dave Goodwin, Director
Planning and Economic Development



	<p>Tax Increment Financing District South St. Petersburg Community Redevelopment Area</p>	
--	--	--

Legal Description of South St. Petersburg Community Redevelopment Area

BEGINNING AT A POINT AT THE SOUTHWEST CORNER of the intersection of 26th Avenue South and 49th Street South and proceeding North along the West right-of-way line of 49th Street until intersecting with the North right-of-way line of 2nd Avenue North; and

Proceeding East along the North right-of-way line of 2nd Avenue North to its intersection with the West right-of-way line of 35th Street North and then heading North along the West right-of-way line of 35th Street North until intersecting with the North right-of-way line of 5th Avenue North; and

Proceeding East along the North right-of-way line of 5th Avenue North until intersecting with the East right-of-way line of 31st Street North, and then heading South along the east right-of-way line of 31st Street North until intersecting with the alley at the Southwest corner of Lot 8, Block 16 of Hall's Central Avenue Subdivision, as recorded in Plat Book 3, Page 39 of the Public Records of Pinellas County; and

Proceeding East from the Southwest corner of the aforementioned Lot 8, along the North right-of-way line of the alley until intersecting with the East right-of-way line of Interstate 275, and then heading South along Interstate 275 until intersecting with the North right-of-way line of Interstate 175;

Proceeding East along Interstate 175 until intersecting with the East right-of-way line of Dr. Martin Luther King, Jr. Street South, and then heading South along the East right-of-way line of Dr. Martin Luther King, Jr. Street South until intersecting with the North bank of Booker Creek;

Proceeding Southeast along Booker Creek until intersecting with the North right-of-way line of Roser Park Drive South, and then heading East along Roser Park Drive South until intersecting the centerline of the 5th Street South right-of-way, and then heading South to the North right-of-way line of 11th Avenue South; and

Proceeding East along the North right-of-way line of 11th Avenue South until intersecting the centerline of the north-south alley separating Lots 1 through 6 of the Royal Poinciana Subdivision, as recorded in Plat Book 7, Pages 8 and 9 of the Public Records of Pinellas County, from Lot 1 of the Kamman Partial Replat of the Royal Poinciana Subdivision as recorded in Plat Book 61, Page 91, of the Public Records of Pinellas County; and

Proceeding South along said alley to a point due West of the Southwest corner of Lot 17 of Royal Poinciana as recorded in Plat Book 7, Pages 8 and 9 of the Public Records of Pinellas County, and then East until intersecting with the Southwest corner of said lot; and

Proceeding South from Lot 17 of Royal Poinciana along the West property line of the property described as follows

FROM SE COR OF NW 1/4 TH N 240FT & W 50FT FOR POB TH W 110FT TH N 90FT TH E
110 FT TH S 90FT TO POB

and then South until intersecting with the South right-of-way line of Newton Avenue South; and

Proceeding West along Newton Avenue South until reaching the centerline of the alleyway separating Lots 3 through 6 from Lot 2, which are part of Block 2 of Croxton Subdivision, as recorded in Plat Book 5, Page 49 of the Public Records of Pinellas County, and then heading South along said alleyway until

Legal Description of South St. Petersburg Community Redevelopment Area

intersecting the North right-of-way line of Preston Avenue South; and
Proceeding West along Preston Avenue South until reaching the centerline of the 6th Street South right-of-way, and then heading South until intersecting the centerline of the 17th Avenue South right-of-way;
and

Proceeding East along 17th Avenue South until intersecting the centerline of the 5th Street South right-of-way, and then heading South until intersecting the centerline of the 18th Avenue South right-of-way; and

Proceeding East along 18th Avenue South until intersecting the East right-of-way line of 4th Street South, and then heading South until intersecting the South right-of-way line of 30th Avenue South; and

Proceeding West along 30th Avenue South, its linear extension through Lake Maggiore and parts west and its segment West of I-275 until intersecting with the East right-of-way line of 37th Street South; and

Proceeding South along 37th Street South until intersecting with the South right-of-way line of 31st Avenue South, and then heading due West along 31st Avenue South and its extension until reaching its terminus and then heading North along the West right-of-way line of 31st Avenue South to the Southwest corner of Lot 8, Block 11 of Bayview Terrace as recorded in Plat Book 8, Page 11 of the Public Records of Pinellas County; and

Proceeding North along the West property line of the aforementioned Lot 8 until intersecting the centerline of the 30th Avenue South right-of-way, and then heading West along 30th Avenue South and its extension until intersecting with the city limits; and

Proceeding North along the city limits until reaching the property commonly known as Twin Brooks Golf Course and described as follows:

W 638 FT OF NW 1/4 OF NE 1/4 & E 335 FT OF NE 1/4 OF NW 1/4 LESS ST ON N AKA
LOTS 9 & 24 CONT 29.18 AC (C)

and West along the city limits, which follows 26th Avenue South until intersecting with 49th Street South and **THE POINT OF BEGINNING.**



TO: The Honorable Charles Gerdes, Chair, and Members of City Council

FROM: Rob Gerdes, Manager, Codes Compliance Assistance

THRU: Todd Yost, Director, Codes Compliance Assistance

DATE: May 27, 2015

SUBJECT: Civil Citation Ordinance

Please find attached an Ordinance establishing a civil citation program to be implemented by the Codes Compliance Assistance Department. This proposed program and the Ordinance were discussed at the Housing Services Committee meetings of February 19 and March 26. The attached Ordinance accomplishes the following:

- Authorizes code enforcement inspectors to issue civil citations;
- Establishes the enforcement procedure for issuing civil citations;
- Establishes a Special Magistrate to hear appeals of civil citations;
- Provides procedures for appeal hearings;
- Provides authority to collect unpaid fines;
- Establishes notice requirements for issuing civil citations; and
- Provides the schedule of violations and the fine amounts.

Staff will be prepared to make a full report on the civil citation program at the City Council meeting.

AN ORDINANCE OF THE CITY OF ST. PETERSBURG CREATING A NEW ARTICLE III OF CHAPTER 9, CIVIL CITATIONS; PROVIDING AUTHORITY; AUTHORIZING THE ISSUANCE OF CIVIL CITATIONS; ADDING DEFINITIONS; PROVIDING FOR ONE OR MORE SPECIAL MAGISTRATES TO EXERCISE THE POWERS AS PROVIDED IN THIS ARTICLE AND STATE LAW RELATED TO CODE ENFORCEMENT; PROVIDING FOR AN APPEALS PROCESS TO CONTEST A CITATION, WHICH INCLUDES THE ASSESSMENT OF ADMINISTRATIVE CHARGES; PROVIDING A SCHEDULE OF VIOLATIONS AND PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, effective code enforcement is essential to the health, safety and welfare of the City of St. Petersburg; and,

WHEREAS, Florida Statutes, Chapter 162 provides the City with the powers to create multiple Code Enforcement Boards or Special Magistrates with the powers to enforce the City Code; and,

WHEREAS, Florida Statutes, Chapter 162 provides that the City may regulate and create any supplemental methods in which to enforce its municipal regulations, ordinances and codes; and,

WHEREAS, the City has a compelling interest in expediting code compliance; and,

WHEREAS, the purpose of a civil citation enforcement program is to effectively and expeditiously enforce the City Code;

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

Section One. Chapter 9 of the St. Petersburg City Code is hereby amended by adding a new Article III Sections 9-41 through 9-51 to read as follows:

ARTICLE III – CIVIL CITATIONS

Section 9-41 – Authority

(a) This Article has been enacted pursuant to the Home Rule powers of the City and authority of F.S. Ch. 162, as a supplemental method of enforcing certain sections of the codes and ordinances of the City and is enacted to protect the public health, safety, and welfare.

(b) Nothing in this article shall be construed to prohibit the City from enforcing its codes and ordinances by any other means including, but not limited to: a summons; a notice to appear in the county or circuit court; an arrest; an action before the code enforcement board; a civil action for injunctive relief; a stop work order, a demolition order, or any other method of enforcement.

Section 9-42. Applicability.

(a) The provisions of this Article shall apply to all violations of city codes and ordinances.

(b) For any violation of city codes or ordinances not specifically listed herein, the fine amount shall be \$100.

Section 9-43. Definitions; words defined.

For the purpose of this Article only, the following words shall have the following meanings:

Citation means the written charging document issued by a code enforcement inspector in a form prescribed by the POD which shall contain:

- (1) The date and time of issuance.
- (2) The name and address of the person to whom the citation is issued.
- (3) The date and time the civil infraction was committed, or observed to exist, or identified by the POD.
- (4) The facts constituting reasonable cause.
- (5) The number or section of the code or ordinance violated.
- (6) The name and title of the code enforcement inspector.
- (7) The procedure for the person to follow in order to pay the civil penalty or to contest the citation.
- (8) The applicable civil penalty if the person elects not to contest the citation.
- (9) The applicable civil penalty if the person elects to contest the citation.

(10) The time period in which an appeal must be requested and the location where such request may be made.

(11) A conspicuous statement that if the person fails to pay the civil penalty within the time allowed, or fails to request a Special Magistrate appeal hearing to contest the citation, that person shall be deemed to have waived their right to contest the citation and that, in such case, an order of the Special Magistrate may be entered against that person for the amount of the civil citation.

City Code means the St. Petersburg City Code, which is the City's Code of Ordinances and includes any ordinance of the City which is not specifically set forth therein.

Code enforcement inspector, or inspector means any POD or agent of the City whose duty it is to enforce any codes and ordinances enacted by the City and may include, but may not be limited to, code inspectors, law enforcement officers, or fire safety inspectors. Such PODs or agents shall be trained and qualified to issue citations.

Irreparable or irreversible violation means a violation that causes harm, damage, injury or change that is incapable of correction, repair or return to an original condition.

Person is defined in Chapter 1 of the City Code.

POD is defined in Chapter 1 of the City Code.

Repeat violation means a violation of a provision of the City Code by a person who has received a citation and: (1) paid the fine for; (2) contested the citation and found guilty of; or (3) been found guilty by reason of default for violating the same provision of the City Code within five (5) years prior to the violation, notwithstanding that the violations occurred at different locations.

Section 9-44. Enforcement procedures.

(a) A code enforcement inspector is authorized to issue a citation to a person when, based upon personal investigation, the inspector has reasonable cause to believe that the person is in violation of the City Code.

(b) Prior to issuing a citation, a code enforcement inspector shall provide written notice to the person that the person has committed a violation of the City Code and shall establish a reasonable time period within which the person must correct the violation. Such time period shall be no more than thirty (30) days. If, upon personal investigation, a code enforcement inspector finds that the person has not corrected the violation within

the given time period, a code enforcement inspector may issue a citation to the person who has committed the violation.

(c) A code enforcement inspector does not have to provide the person with a reasonable time period to correct the violation prior to issuing a citation and may immediately issue that citation if a code enforcement inspector has reason to believe that the violation:

- (1) Is a repeat violation;
- (2) Presents a serious threat to the public health, safety, or welfare; or
- (3) Is irreparable or irreversible;

(d) Each violation of the City Code shall be a separate civil infraction. Each day such violation shall continue shall be deemed to constitute a separate civil infraction.

(e) After issuing a citation to an alleged violator, a code enforcement inspector shall keep on file the citation for a period of eight weeks or at least 30 days after all appeal times have expired, whichever is later.

(f) A violation of a the City Code enforced by the provisions of this Article is a civil infraction punishable by a maximum civil penalty not to exceed five hundred dollars (\$500.00) or such amount as may hereafter be prescribed by law. The fines to be assessed by code enforcement inspectors shall be established by this Article.

(g) Subject to the procedures below, the alleged violator has the option of paying the penalty to the City or requesting an appeal hearing to be heard by the Special Magistrate authorized to hear civil citation hearings. Payment of said penalty to the City shall be made either in person or by mail, postmarked on or before, fifteen (15) days after receipt of the citation. If the alleged violator elects to pay the applicable penalty set forth on the citation, that person shall be deemed to have admitted the infraction and waived the right to a hearing.

(h) If a person fails to pay the penalty within the specified period or fails to timely request a hearing, that person shall be deemed to have waived the right to contest the citation. An order of the Special Magistrate may be entered against that person for the amount of the civil citation.

Sec. 9-45. Special Magistrate; appointment, powers.

(a) The City Council may appoint one or more Special Magistrates who shall have the authority to hold civil citation appeal hearings, assess fines against violators of the City Code

and otherwise exercise the powers of a municipal Code Enforcement Board as provided in F.S. ch. 162, pt. I, as and to the extent provided in this article.

(b) Special Magistrates shall consist of the following:

(1) One or more attorneys licensed to practice law in the State of Florida recommended by the City Attorney's Office and confirmed by City Council.

(2) To the extent permitted by applicable laws, the City may enter into a contract approved by City Council for use of a Special Magistrate.

(c) Minutes and records of hearings before a Special Magistrate shall be kept and maintained by the City in the manner and to the extent required by law. The City shall provide necessary and reasonable clerical and administrative support to enable a Special Magistrate to perform his or her duties. A Special Magistrate shall not be authorized to hire or use the services of any person except those provided by the City to assist him in the performance of his duties.

Sec. 9-46. Appeal of Civil Citation to Special Magistrate.

Any petitioner who wants to appeal the violation charged by a civil citation shall file with the City Clerk's Office a request for hearing on the form required by the POD by 5:00 PM on the tenth (10th) day following the date of the service of the civil citation. Such requests may be mailed by the violator if such request is sent certified mail and post-marked before midnight on the tenth (10th) day following the date of the service of the civil citation.

Sec. 9-47. Hearing procedures.

- (a) Hearings may be held at any time after giving the notice required by this Article. All hearings shall be open to the public.
- (b) The code enforcement inspector shall provide the Special Magistrate with a copy of the civil citation, the notice provided prior to issuance of the civil citation (if applicable), any recorded images related to the citation, and any other case history data prior to a hearing pursuant to this Article.
- (c) Notice of hearing shall be provided by first class mail, to the address provided by the violator in the request for hearing, at least twenty days before the hearing.
- (d) Cases on the agenda for a particular day shall be heard. All testimony shall be under oath and shall be recorded. The Special Magistrate shall take testimony from the code enforcement inspector, the petitioner and any other person with relevant information to the civil citation. The Special Magistrate shall review the

case history and any recorded images. The Special Magistrate shall not be bound by the formal rules of evidence; however, he or she shall act to ensure fundamental due process in each case.

- (e) The hearing may be continued once, prior to the hearing, at the discretion of the City, if the violator provides the City with written notice of the request to continue seven (7) days before the scheduled date of the hearing. Any violator may cancel his or her hearing by paying the penalty stated on the civil citation plus administrative costs established by this section before the start of the hearing. This information including where to make payment and the accepted forms of payment shall be set forth in the notice of hearing.
- (f) At the conclusion of each hearing, the Special Magistrate shall determine whether a violation of the City Code has occurred, in which case the Special Magistrate shall uphold or dismiss the citation, and issue a final order. If the citation is upheld, the final order shall order the violator to pay the penalty stated on the citation and shall order the violator to pay the administrative charges established by the POD.
- (g) If the violator fails to appear at the hearing, the violator shall be deemed to have waived the right to contest the citation, and the Special Magistrate will enter an order upholding the citation and ordering the violator to pay the penalty stated on the citation plus the administrative charges.

Sec. 9-48. Administrative charges.

In addition to the penalty stated on the citation, administrative charges shall be assessed against the violator. The POD shall establish the administrative charges, which charges shall at least cover all the costs to administer the appeal hearing. The cost associated with providing City staff for the hearing shall be considered part of the administrative charges. The POD shall review the administrative charges every six months and adjust, if necessary, to assure coverage of all the costs incurred in providing the hearings.

Sec. 9-49. Appeal.

Any aggrieved party including the City may appeal a final order of the Special Magistrate to the circuit court, if allowed by filing for a petition for writ of certiorari in the manner provided by law. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate.

Sec. 9-50. Collection of unpaid penalty.

The POD may establish procedures for the collection of any unpaid civil penalty and administrative costs. At the discretion of the POD, the final order of the Special Magistrate for any unpaid fines or fines plus administrative costs, if applicable, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and

upon any other real or personal property owned by the violator. Such liens may be foreclosed upon by the City subject to the state laws governing such code enforcement liens.

Sec. 9-51. Notices.

All notices required by this part must be provided to the violator by:

- (a) Certified mail to the address listed in the tax collector's office for tax notices or to the address listed in the county property appraiser's database, except the City may provide notice of a Special Magistrate hearing to any other address provided to the City by the alleged violator on the appeal hearing request form by first class mail.
- (b) Hand delivery
- (c) Leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such persons of the contents of the notice; or
- (d) In the case of a violation at a property commercial premises leaving the notice with the manager or other person in charge. Each employee of the business shall be deemed to be an agent of the business for service of warning notices and citations during regular business hours.
- (e) Additional notice may be completed by posting a copy of the notice or citation in a conspicuous place upon the property which is the subject of the violation. Such posting, together with proof of mailing in subsection (a) shall be sufficient to show that the notice requirements were met without regard to whether or not the alleged violator actually received such notice.

Sec. 9-52. Schedule of violations and penalties.

(a)

Violations of the following sections of the St. Petersburg City Code are considered Class I violations and the fine is:			
For a first offense.....\$40.00			
For a second offense.....\$80.00			
For a third offense.....\$160.00			
For a fourth or subsequent offence.....\$320.00			
8-2 Mailbox Required	16.40.100.5 Domestic Equipment	16.50.410 Temporary Uses	
8-3 Address Numbers	16.40.100.6 Commercial	16.50.440 Food Trucks	

	Equipment		
8-99 LPA	16.50.085 Community Gardens	16.50.450 Pushcart Vendor	
8-146 Foreclosure Registry	16.50.140 Dog Dining	25-1 Mailbox in Right of Way	
16.40.040 Fence, Wall & Hedges	16.50.370.4 Sidewalk Café	25-5 Permit Required to Change Right of Way Surface	
16.40.100.4 Yard Parking	16.50.380 Sidewalk Display		

(b)

Violations of the following sections of the St. Petersburg City Code are considered Class II violations and the fine is: For a first offense.....\$100 For a second offense.....\$200 For a third and subsequent offense.....\$400					
1-17 Development Orders	8-166 Electrical Service	8-201 Outdoor Storage and Inoperative Vehicles	16.40.060.3.1 Maintenance of Trees and Vegetation	16.50.240 Accessory Outdoor Sales	
Chapter 4 Animals	8-167 Air and Water Heating	8-205 Harborage of Rats	16.40.070 Lighting	16.50.300 Portable Storage Units	
8-6 Construction Site Maintenance	8-168 Space, Use and Location	8-206 Mosquito Control	16.40.090 Parking Standards	25-136 Altering Curb	
8-7 Hours of Construction	8-169(a) and (b) Maintenance	8-207 Area Between Curb and Property Line	16.40.100.3 Driveway Maintenance	27-431 Prohibited Discharges	
8-35 Florida Building Code	8-169(c) Maintenance Accessory Structure	11-29 Water Pollution	16.40.120 Signs	27-465 Unlawful Dumping	
8-37 Tents/Temporary Structures	8-169(d) Maintenance	11-53 Loud, Raucous and Unnecessary Noises	16.40.160 Visibility at Intersections		

8-129 CIP	8-169(e) Manmade Bodies of Water	Chapter 16 Required Setbacks	16.50.130 Docks/Mooring Vessels		
8-163 Plumbing	8-170 Ventilation	16.20.160.8 Preservation Area Requirements	16.50.160 Garage Sales Immediate		
8-164 Kitchen Equipment	8-171 Bathroom Access	16.40.060.2.1.2 Groundcover – Commercial	16.50.170 Hobbies		
8-165 Light and Ventilation	8-196 thru 8- 200 Cleanliness	16.40.060.2.1.6(D) Prohibited Trees	16.50.180 Home Occupation		

(c)

Violations of the following sections of the St. Petersburg City Code are considered Class III violations and the fine is For a first offense.....\$300 For a second and subsequent offense.....\$450					
8-98 Unfit/Occupied	8-203 Rental Re-Let				
8-169(a)(1) Permit Required	19-65 Graffiti – Property Owner				
8-169(a)(2) Permit Expired	25-6 Structure in Right of Way				
8-169(a)(3) Unpermitted Work	25-8 Doing Business on Streets and Sidewalks				
8-202 Illegal Units	25-273 Minor Easement Required				

(d)

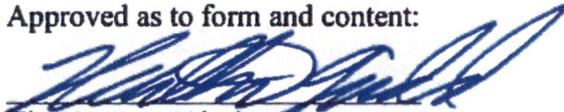
Violations of the following sections of the St. Petersburg City Code are considered Class IV violations and the fine is: For a first offense and subsequent offense.....\$500					
16.40.150 Tree Protection					

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Section 2. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section 3. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:



City Attorney (designee)

MEMORANDUM

TO: The Honorable Chair and City Council Members

FROM: Heather K. Judd, Assistant City Attorney

THRU: Todd Yost, Director, Codes Compliance Assistance
Robert Gerdes, Manager, Codes Compliance Assistance

DATE: May 18, 2015

SUBJECT: Lot Clearing and Special Assessments for Junk, Trash and Debris
Removal

Please find attached the final draft of an ordinance amending Chapter 8, Section 201 and Chapter 16.40.060 relating to the process, notice and procedures related to Lot Clearing and Junk Trash and Debris removal from properties within the City.

The vegetation maintenance standards in Section 16.40.060.03.1 of the City Code are enforced by the Codes Compliance Assistance Department. If these violations go uncorrected by the property owner, the City Code authorizes the City to correct the violations. These violations typically consist of overgrown grass or vegetation in the visibility triangle. Correcting these types of violations is considered lot clearing, which is coordinated by the Codes Compliance Assistance Department with the work being performed by the Sanitation Department. The cost of the work is assessed against the property through City Council approval.

Recently, these two departments have worked together to begin removing junk, trash and debris from vacant properties. This is authorized by Chapter 8 of the City Code. The intent of the text amendments that are proposed is to clarify the authority to remove these items from vacant property and to specifically authorize assessment of the cost against the property as part of the lot clearing procedure.

Additionally, to further facilitate efficient procedures the appeals process for removal of junk trash and debris found in Chapter 8 of the City Code has been changed from a Subcommittee of the Code Enforcement Board (which is currently not being utilized) to an appeal conducted by a hearing officer. This process will be the same for appeals of lot clearing found in Section 16.40.060.4.2. Currently the Land Development Regulations (LDRs) provide that the Development Review Commission (DRC) or other designated non-department official would hear these appeals. In being able to provide efficient and accessible appeal procedures for what is generally a Codes Compliance issue, Staff has decided to replace this appeal procedure with the hearing officer as well. Both Chapter 8 and the Chapter 16 Lot Clearing section will require the same notice provision language. We believe this will help maintain consistency and clarity in the process.

1

Lastly, it was discovered that during a previous LDR revision some sections relating to various appeals were changed incorrectly. These sections were meant to move from appeals being heard by the City Administrator or his designee, to the DRC. However, when the change was made the authorization to "designees" remained. The DRC does not have such designees and Sections 16.70.030.1.G.2 and 16.70.010.6.A.3 have been changed to correct this error.

The DRC will be reviewing the proposed text amendments for consistency with the Comprehensive Plan and making the decision to whether to approve such amendments on June 3, 2015.

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE; AMENDING SECTION 8-201 TO CLARIFY THAT CORRECTION OF CERTAIN CODE VIOLATIONS BY THE CITY MAY BE CHARGED TO THE PROPERTY OWNER AS A SPECIAL ASSESSMENT AND TO CLARIFY NOTICE REQUIREMENTS AND PROVIDE A NEW APPEALS PROCESS; AMENDING SECTION 16.40.060 BY REASSIGNING WHO MAY HEAR LOT CLEARING APPEALS AND TO CLARIFY THAT REMOVAL OF JUNK, RUBBISH, AND GARBAGE IS INCLUDED IN THE COSTS THAT MAY BE CHARGED AS A SPECIAL ASSESSMENT TO REAL PROPERTY; CORRECTING TYPOS RELATING TO OTHER APPELLATE PROCEDURES AND PROVIDING AN EFFECTIVE DATE.

Section 1. The St. Petersburg City Code section 8-201(c)(1) is hereby amended to read as follows:

If the owner or occupant of any private property fails to remove any item, as described in subsection (b) of this section, which is unlawfully stored on that property within ten days after having been served with written notice, as described in subsection (g) of this section, which requires such removal, the City may cause the removal of such unlawfully stored items by following the lot clearing procedures found in Chapter 16. The POD may dispose of the items ~~after 30 days after removal from the private property unless the owner or occupant of the private property retrieves the items after presentation to the City of adequate proof of ownership thereof and payment to the City of reasonable charges for the storage and removal thereof.~~ The removal and disposal of such items may be accomplished either by the POD or by private contract, and all costs of such work required to correct the violation shall be charged against the property as a special assessment as provided in Chapter 16.

Section 2. The St. Petersburg City Code section 8-201(g) is hereby amended to read as follows:

- (g) (1) The written notice required by this section shall be deemed to have been served if:
- a. A copy thereof is personally delivered to the party to be notified;

- b. A copy is left at the party's usual place of abode with some person of the family above 15 years of age and informing such person of the contents thereof;
- c. A copy is mailed by either registered or certified United States mail ~~with return receipt requested~~;
- d. If the name of such party or the place of residence or post office address cannot be ascertained after diligent search and inquiry or in the event a notice sent by either registered or certified mail shall be returned undelivered, a copy of such notice is posted in a conspicuous place on the property upon which the items described in this section are or were located;
- e. A copy is attached to the item, if the item is located on public property; or
- f. A copy is personally delivered to the person with custody of the items stored on public property which items may belong to someone else, and a copy is attached to the item.

- (2) The notice required by this section shall contain the following:
- a. A complete description of the items to be removed (such description may refer to an attached photograph);
 - b. The location of the property;
 - c. The section of the Code in violation;
 - d. The location to which the items will be removed, if such items are removed from public property;
 - e. The date and time by which the items must be removed from the private or public property; and
 - f. If such items were removed from public property, the date by which the items must be claimed from the location where they are being stored, with notice that the items may be destroyed or otherwise disposed of after such date.

- (3) For notices related to removal of items on private property by the POD pursuant to subsection (c) of this section or vehicles pursuant to subsection (f) of this section, the notice must be substantially in the same form as the Notice of Violation provided in the Lot Clearing procedures in Chapter 16 and contain notification that a hearing may be held at the owner's or occupant's request. The hearing ~~may~~must be requested by the owner or occupant by notice in writing to the City Clerk within ten days of the date of service on the notice. The time for request of a hearing shall be five days for a repeat violation. POD at the address prescribed on the notice. The notice that a hearing is requested must be received by the POD prior to the tenth day from the date of service of the written notice provided for in this section. A hearing, if requested, must be held prior to the removal of any item and shall be heard by a hearing officer ~~Committee composed of three members of the Code Enforcement Board~~. The owner or occupant, the City and all interested parties shall have the right to present evidence and appear before the Committee hearing officer either in person or by counsel. The ~~Subcommittee~~hearing officer shall decide based upon the evidence presented and

the applicable ordinances and laws whether or not the violation specified is sustained by the facts and shall rule expeditiously. The ~~Subcommittee~~hearing officer shall not be bound by the strict rules of evidence. If a hearing is requested, the POD shall not cause the removal of the items or vehicle until the ~~Subcommittee~~hearing officer has sustained the violation and five days have elapsed from the date that the ~~Committee's~~ hearing officer's decision is served upon the owner or occupant which service shall be served as provided in subsection (g) of this section.

Section 3. The St. Petersburg City Code section 16.40.060.4.2 is hereby amended to read as follows:

B. The appeal shall be heard by a hearing officer~~the Development Review Commission or by a department director or other senior management official not having direct supervisory authority over the POD who has been designated by the Development Review Commission for the purpose of conducting the hearing.~~ The hearing shall be conducted at a reasonable time and place, following notice of the hearing to the appellant. If the alleged violation is a repeat violation, the hearing shall be conducted not more than ten calendar days from the date of filing of the appeal. The hearing shall be informal and the strict rules of evidence shall not be applicable, but the minimal requirements of due process shall be observed. The objective of the hearing shall be to render a decision which is fair and just under the circumstances. At the hearing, the POD and the owner or the designated agent of the owner may introduce such evidence as is deemed necessary. The decision of the ~~Development Review Commission or the Development Review Commission's designee~~ hearing officer shall be final and the owner shall be deemed to have exhausted all administrative remedies.

Section 4. The St. Petersburg City Code section 16.40.060.4.3 is hereby amended to read as follows:

If the violations of City Code are not corrected by the property owner by the date stated in the notice of violation and no appeal has been made or, if made, a hearing has been held and has concluded adversely to the owner and the violation is not corrected within five days following the date of the hearing, the POD shall have authority to cause the violation to be corrected. By receiving the notice of violation in section 16.40.060.4.1 and failing to correct the violation or file an appeal (or to correct the violation within five days of an unsuccessful appeal), the property owner shall have given implied consent for the City, or its designee, to go onto the owner's property, including into fenced yards, to correct the violation(s). The POD shall have authority to cause the cutting and removal of vegetation, the application of pesticides to active hives of bees, wasps, yellow jackets or other stinging insects and/or the removal of such hives, and/or other appropriate lot clearing action as specifically provided by the City Code, including the removal of any and all junk, rubbish, or garbage on the property, when such work is necessary to correct the violation. ~~and~~ The costs of such work, as well as such administrative and other costs as are necessary to correct the violation, shall be charged against the property as a special assessment lien as provided in this section. ~~The POD is hereby authorized and directed to remove any and all junk, rubbish, or garbage on the property when the removal of that material is reasonably necessary to correct the violation.~~

Section 5. The St. Petersburg City Code section 16.70.010.6.A.3 is hereby amended to read as follows:

3. This section shall not apply to any notice of violation for which review by the Development Review Commission ~~or a designee of the Development Review Commission~~ or by the Code Enforcement Board is expressly authorized by this chapter.

Section 6. The St. Petersburg City Code section 16.70.030.1.G.2 is hereby amended to read as follows:

2. The owner or occupant may appeal a suspension or revocation of a zoning permit. ~~The Development Review Commission, or a department director or other senior management official who does not have direct supervisory authority over the POD and who has been designated by the Development Review Commission for such purpose,~~ shall hear appeals of the suspension or revocation of any zoning permit except an adult use permit, which shall be heard by the City Council. The decision of the Development Review Commission ~~or the Development Review Commission's designee~~ in such an appeal shall be deemed the final decision of the City.

(a) An appeal from a suspension or revocation of an adult use permit or denial of a request for extension of an adult use permit shall be heard by the City Council within 30 days of receipt of the notice of appeal by the City Clerk.

(b) The filing of a notice of appeal from the suspension or revocation of any zoning permit shall stay the effect of the suspension or revocation until the appeal has been decided, except that a suspension or revocation which is based upon a use or activity which constitutes a threat to public health or safety shall not be stayed pending the appeal.

Section 7. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

Section 8. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section 9. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

A handwritten signature in blue ink, appearing to read "H. B. ...", is written over a horizontal line.

City Attorney or Designee

ST. PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT: An Ordinance amending Chapter 2 of the St. Petersburg City Code by revising Section 2-122 relating to the required date for Mayor's submission of an annual estimated budget to City Council and adding a provision authorizing City Council to establish an earlier date, with restrictions.

EXPLANATION: Currently, City Code requires the Mayor to submit an estimated budget to City Council no later than July 1st of each year. Since the certified property tax valuation from the Tax Appraiser is not provided to the City until July 1st, this sometimes requires significant revisions to the budget estimate be made after the submission to City Council. Moving the date to no later than July 15th will allow the Budget Department and Administration to make final adjustments to the recommended budget based upon the certified tax role prior to submission to City Council for their review and subsequent action. In addition, wording has been added to the Ordinance allowing City Council to establish by resolution a date earlier than July 15th, but no earlier than July 1st, for submission of the recommended budget, provided that Council passes such resolution at least two weeks prior to the new due date. Other key dates in the budget approval process for FY16 include:

- July 23, 2015 – Setting of Proposed Millage
- September 3, 2015 – First Public Hearing on Budget Adoption
- September 17, 2015 – Second Public Hearing and Adoption of FY16 Budget.

RECOMMENDATION: Administration recommends adoption of the revised Ordinance. Conduct First Reading of the Ordinance on June 4, 2015 and Second Reading and Public Hearing on June 11, 2015.

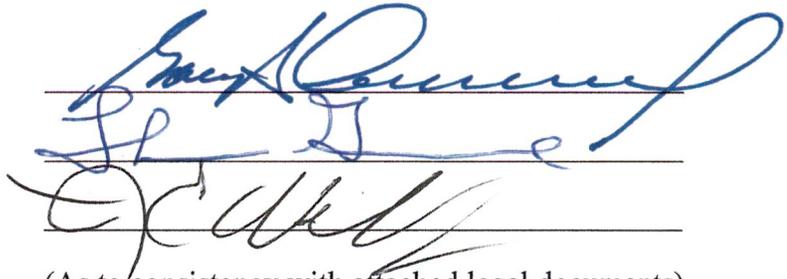
COST/FUNDING/ASSESSMENT INFORMATION: There is no financial impact to the City; however, extension of the due date will provide more accurate estimation of the Mayor's recommended budget.

ATTACHMENTS: Ordinance

APPROVALS: Administration:

Budget:

Legal:



(As to consistency with attached legal documents)

AN ORDINANCE AMENDING SECTION 2-122 (a) OF THE ST PETERSBURG CITY CODE TO PROVIDE FOR A CHANGE IN THE DATE FOR THE ESTIMATED BUDGET TO BE SUBMITTED BY THE MAYOR TO CITY COUNCIL FROM NO LATER THAN JULY 1 OF EACH YEAR TO NO LATER THAN JULY 15 OF EACH YEAR; PROVIDING THAT THE CITY COUNCIL, BY RESOLUTION, CAN ADJUST THE BUDGET SUBMISSION DATE TO A DATE EARLIER THAN JULY 15; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Code Section 2-122(a) now requires the Mayor to submit an estimated budget on or before July 1, of each year; and

WHEREAS, the City is not supplied with the certified value of properties within the City until July 1 each year; and

WHEREAS, to have a more accurate estimated budget, it would require two weeks between the certification of value and the submittal of the estimated budget; and

WHEREAS, for the foregoing reasons it would be advantageous to move the required budget submittal date to a later date.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

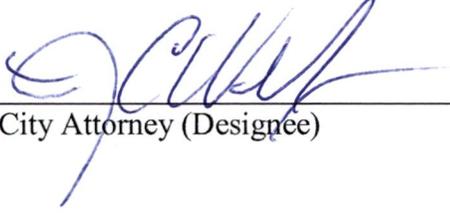
SECTION 1: Section 2-122 (a) of the St Petersburg City Code shall be amended to read as follows:

The Mayor from information and estimates shall compile, revise and submit to the City Council, on or before ~~July 1~~ July 15 of each year, a budget estimate of the expenditures and revenues of their respective departments and divisions for the ensuing year. City Council may, by resolution, require a budget submission date earlier than July 15 but not earlier than July 1 provided that the resolution is adopted at least two weeks prior to the revised date.

SECTION 2: Language which is underlined represents additions and the language which is ~~struck through~~ represents deletions.

SECTION 3: 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 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, it shall become effective immediately upon a successful vote of City Council to override the veto in accordance with the City Charter.

APPROVED AS TO FORM AND CONTENT:



City Attorney (Designée)

ST. PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

To: The Honorable Charlie Gerdes, Chair, and Members of City Council

Subject: Two Ordinances in accordance with Section 1.02(c)(5)A., St. Petersburg City Charter, authorizing the restrictions contained in Site Dedications (“Site Dedications”) dedicating the boat ramp project areas (“Project Areas”) at Demens Landing Park and Bay Vista Park to the public as boating access facilities for the use and benefit of the general public from the date of execution of the Site Dedications by the City to June 30, 2035, as a requirement for receipt of Florida Fish and Wildlife Conservation Commission (“FFWCC”) Grants from the Florida Boating Improvement Program, Boating and Waterways Section for boat ramp improvements at Demens Landing Park and Bay Vista Park; authorizing the Mayor or his designee to execute Site Dedications for the Project Areas for a period ending June 30, 2035, and all other documents necessary to effectuate these Ordinances; and providing effective dates.

Explanation: The Florida Fish and Wildlife Conservation Commission (“FFWCC”) offered the City Grants from the Florida Boating Improvement Program, Boating and Waterways Section (“Grants”) for boat ramp improvements at Demens Landing Park and Bay Vista Park. On August 7, 2014, City Council adopted Resolution 2014-351 accepting the Grant for the construction of boat ramp improvements at Demens Landing Park. On September 18, 2014, City Council adopted Resolution 2014-398 accepting the Grant for the construction of boat ramp improvements at Bay Vista Park. FFWCC requires the execution of Site Dedications (“Site Dedications”) for the Project Areas to the public as boating access facilities for the use and benefit of the general public from the date of execution of the Site Dedications by the City to June 30, 2035, as a requirement for receipt of Florida Fish and Wildlife Conservation Commission (“FFWCC”) Grants for the Project Areas and as a condition of the Grants.

Section 1.02(c)(5)a of the City Charter provides:

(c)

The disposition of park and waterfront property. With respect to the disposition of waterfront or park property the following shall govern:

(5)

Exception for acceptance of grants. Notwithstanding any other provision of this Charter, the following properties may be encumbered with assurances as to future uses in order to receive grants from governmental agencies upon the approval of City Council by an Ordinance receiving a public hearing and receiving an affirmative vote from at least six members of City Council. Each such encumbrance must be approved by a single ordinance dealing with only that encumbrance:

A. Perpetual encumbrances or restrictions for property or portions of property classified as Park or Waterfront property where such restrictions would restrict the property to recreation uses provided such restrictions could be removed

by replacing the grant facility and transferring the encumbrance to a new comparable park purchased at City expense or at the option of the Granting Agency repaying the grant money. The City could also accept similar grants having restrictions that are less than perpetual using the same ordinance adoption procedure.

The proposed Site Dedications are subject to the above procedures.

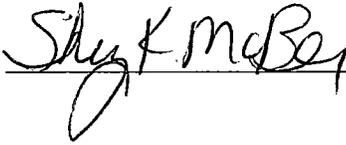
Recommendation. Administration recommends that City Council conduct the second reading and public hearing on June 11, 2015 and approve the attached Ordinances.

Cost/Funding/Assessment Information: There are no expenditures or receipts associated with the passage of the Ordinances. Funding for the construction of the boat ramp improvements has been previously approved.

Approvals:

Legal: /s/ RBB

Administration: _____

Handwritten signature of Shy K. McBay in black ink, written over a horizontal line.

Ordinance No. _____

AN ORDINANCE IN ACCORDANCE WITH SECTION 1.02(c)(5)A., ST. PETERSBURG CITY CHARTER, AUTHORIZING THE RESTRICTIONS CONTAINED IN A SITE DEDICATION (“SITE DEDICATION”) DEDICATING THE BOAT RAMP PROJECT AREA (“PROJECT AREA”) AT DEMENS LANDING PARK TO THE PUBLIC AS A BOATING ACCESS FACILITY FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC FROM THE DATE OF EXECUTION OF THE SITE DEDICATION BY THE CITY TO JUNE 30, 2035, AS A REQUIREMENT FOR RECEIPT OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (“FFWCC”) GRANT FROM THE FLORIDA BOATING IMPROVEMENT PROGRAM, BOATING AND WATERWAYS SECTION FOR THE BOAT RAMP IMPROVEMENTS AT DEMENS LANDING PARK; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A SITE DEDICATION FOR THE PROJECT AREA FOR A PERIOD ENDING JUNE 30, 2035, AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE..

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Demens Landing Park is a City Waterfront Park located at the eastern terminus of First Avenue Southeast, east of Bayshore, which is subject to Section 1.02, of the St. Petersburg City Charter governing use and disposition of City park and waterfront property. Demens Landing Park contains a boat launching ramp facility.

Section Two. The Florida Fish and Wildlife Conservation Commission (“FFWCC”) has awarded the City a grant from The Florida Boating Improvement Program, Boating and Waterways Section for the construction of boat ramp improvements at Demens Landing Park (“Grant”) in the amount of \$187,000.

Section Three. The FFWCC requires that the City execute a site dedication (“Site Dedication”) dedicating the project area at each of the waterfront parks covered by the Grants as set forth in the City’s grant applications (“Project Area”) to the public as a boating access facility for the use and benefit of the general public for a minimum period of twenty (20) years from the date of the Site Dedication through June 30, 2035.

Section Four. Section 1.02(c)(5)A of the St. Petersburg City Charter provides:
5) *Exception for acceptance of grants.* Notwithstanding any other provision of this Charter, the following properties may be encumbered with assurances as to future uses in order to receive grants from governmental agencies upon the approval of City Council by an Ordinance receiving a public hearing and receiving an affirmative vote

from at least six members of City Council. Each such encumbrance must be approved by a single ordinance dealing with only that encumbrance:

A.

Perpetual encumbrances or restrictions for property or portions of property classified as Park or Waterfront property where such restrictions would restrict the property to recreation uses provided such restrictions could be removed by replacing the grant facility and transferring the encumbrance to a new comparable park purchased at City expense or at the option of the Granting Agency repaying the grant money. The City could also accept similar grants having restrictions that are less than perpetual using the same ordinance adoption procedure.

The Site Dedication required by FFWCC qualifies for the exemption set forth in Section 1.02(c)(5)A.

Section Five. The Mayor or his designee is authorized to execute a Site Dedication for the Demens Landing Park Project Area for a period ending June 30, 2035 and all other documents necessary to effectuate this ordinance.

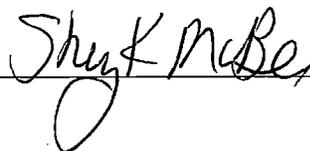
Section Six. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

Section Seven. 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.

Approvals:

Legal: /s/ RBB

Administration: _____



Legal: 00233891.doc V.1

AN ORDINANCE IN ACCORDANCE WITH SECTION 1.02(c)(5)A., ST. PETERSBURG CITY CHARTER, AUTHORIZING THE RESTRICTIONS CONTAINED IN A SITE DEDICATION (“SITE DEDICATION”) DEDICATING THE BOAT RAMP PROJECT AREA (“PROJECT AREA”) AT BAY VISTA PARK TO THE PUBLIC AS A BOATING ACCESS FACILITY FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC FROM THE DATE OF EXECUTION OF THE SITE DEDICATION BY THE CITY TO JUNE 30, 2035, AS A REQUIREMENT FOR RECEIPT OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (“FFWCC”) GRANT FROM THE FLORIDA BOATING IMPROVEMENT PROGRAM, BOATING AND WATERWAYS SECTION FOR THE BOAT RAMP IMPROVEMENTS AT BAY VISTA PARK; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A SITE DEDICATION FOR THE PROJECT AREA FOR A PERIOD ENDING JUNE 30, 2035, AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE..

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Bay Vista Park is a City Waterfront Park located at 7000 4th Street South, bounded on the north by a private home and Pinellas Point Drive South, on the south and east by Tampa Bay, and on the west by a private home, which is subject to Section 1.02, of the St. Petersburg City Charter governing use and disposition of City park and waterfront property. Bay Vista Park contains a boat launching ramp facility.

Section Two. The Florida Fish and Wildlife Conservation Commission (“FFWCC”) has awarded the City a grant from The Florida Boating Improvement Program, Boating and Waterways Section for the construction of boat ramp improvements at Bay Vista Park (“Grant”) in the amount of \$140,000.

Section Three. The FFWCC requires that the City execute a site dedication (“Site Dedication”) dedicating the project area at each of the waterfront parks covered by the Grants as set forth in the City’s grant applications (“Project Area”) to the public as a boating access facility for the use and benefit of the general public for a minimum period of twenty (20) years from the date of the Site Dedication through June 30, 2035.

Section Four. Section 1.02(c)(5)A of the St. Petersburg City Charter provides:
5) *Exception for acceptance of grants.* Notwithstanding any other provision of this Charter, the following properties may be encumbered with assurances as to future uses in order to receive grants from governmental agencies upon the approval of City

Council by an Ordinance receiving a public hearing and receiving an affirmative vote from at least six members of City Council. Each such encumbrance must be approved by a single ordinance dealing with only that encumbrance:

A.

Perpetual encumbrances or restrictions for property or portions of property classified as Park or Waterfront property where such restrictions would restrict the property to recreation uses provided such restrictions could be removed by replacing the grant facility and transferring the encumbrance to a new comparable park purchased at City expense or at the option of the Granting Agency repaying the grant money. The City could also accept similar grants having restrictions that are less than perpetual using the same ordinance adoption procedure.

The Site Dedication required by FFWCC qualifies for the exemption set forth in Section 1.02(c)(5)A.

Section Five. The Mayor or his designee is authorized to execute a Site Dedication for the Bay Vista Park Project Area for a period ending June 30, 2035 and all other documents necessary to effectuate this ordinance.

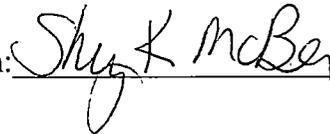
Section Six. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

Section Seven. 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.

Approvals:

Legal: /s/ RBB

Administration: _____



Legal: 00233907.doc V. 1

ST. PETERSBURG CITY COUNCIL

Meeting of June 4, 2015

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT: **City File: ZM-4:** Private application proposing an amendment to the Official Zoning Map designation for the subject property, an estimated 0.78 acre portion of a 1.96 acre parcel owned by Circle K Stores, Inc., generally located on the southwest corner of 5th Avenue North and 34th Street North.

A detailed analysis of the request is provided in Staff Report ZM-4, attached.

REQUEST: (A) ORDINANCE ____-Z amending the Official Zoning Map designation from CRT-1 (Corridor Residential Traditional) to CCS-1 (Corridor Commercial Suburban), or other less intensive use.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL.

Public Input: No phone calls or correspondence have been received to date.

Neighborhood Input: The subject property is located within the boundaries of the Central Oak Park Neighborhood Association. The Planning & Economic Development Department has received no phone calls or correspondence to date.

Community Planning & Preservation Commission (CPPC): On May 12, 2015 the CPPC held a public hearing regarding these amendments, and voted unanimously 7 to 0 to recommend APPROVAL.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinance; AND 2) SET the second reading and adoption public hearing for June 11, 2015.

Attachments: Ordinance and Staff Report.

ORDINANCE NO. ___-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED AT 3400 5TH AVENUE NORTH, ON THE SOUTHWEST CORNER OF 5TH AVENUE NORTH AND 34TH STREET NORTH, FROM CRT-1 (CORRIDOR RESIDENTIAL TRADITIONAL) TO CCS-1 (CORRIDOR COMMERCIAL SUBURBAN); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The West 150 feet of Lot 1 Block 1, Powers Central Park Block One Replat, according to the plat thereof, as recorded in Plat Book 138, Page 20, of the Public Records of Pinellas County, Florida, including that certain 16 foot Public Alley vacated by Ordinance 1034-V, as recorded in Official Records Book 18756, Pages 694-696, of the Public Records of Pinellas County, Florida.

[Containing 33,900 square feet or 0.78 acres, more or less.]

District

From: CRT-1 (Corridor Residential Traditional)

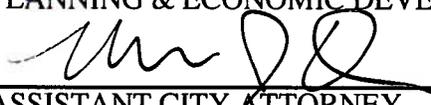
To: CCS-1 (Corridor Commercial Suburban)

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

SECTION 3. This ordinance shall become effective upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

ZM-4 (Zoning)

	5-6-15
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT	DATE
	5/12/15
ASSISTANT CITY ATTORNEY	DATE



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

For Public Hearing and Executive Action on May 12, 2015
at **3:00 p.m.**, in City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: ZM-4
Agenda Item #IV.A

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

APPLICANT/

PROPERTY OWNER:

Circle K Stores, Inc.
1130 W. Warner Road, Building B
Tempe, AZ 85284

APPLICANT'S

REPRESENTATIVE:

Soumya Chakrabarti, P.E.
MDM Services Inc.
1055 Kathleen Road
Lakeland, FL 33805

SUBJECT PROPERTY:

The subject property, estimated to be a 0.78 acre portion of a 1.96 acre parcel, is generally located on the southwest corner of 5th Avenue North and 34th Street North.

PIN/LEGAL:

The subject property is a portion of parcel number 22/31/16/72765/001/0010. The legal description of the subject property is attached.

REQUEST:

As depicted on the attached map series, the 1.96 acre parcel currently has two Official Zoning Map designations, CRT-1 and CCS-1. The request is to amend the western 0.78 acres from CRT-1 (Corridor Residential Traditional-1) to CCS-1 (Corridor Commercial Suburban-1), or other less intensive use.

PURPOSE:

The applicant's desire is to install two additional fuel pumps.

EXISTING USE:

The parcel currently consists of a gas station with a convenience store, including a gas station pumping canopy with pump islands, vehicular use area, a dumpster enclosure and drainage ponds. The subject property contains a vehicular use area, a dumpster enclosure and drainage ponds.

SURROUNDING USES:

The surrounding uses for the subject property are as follows:

- North: Restaurant with drive-thru (Taco Bell), multifamily residence and single-family residence
- South: Retail sales (antique shop)
- East: Strip commercial along 34th Street North
- West: Personal service (hair salon), offices and single-family residence

NEIGHBORHOOD ASSOCIATION:

The subject property is located within the boundaries of the Central Oak Park Neighborhood Association. The Association does not have a neighborhood plan.

ZONING HISTORY:

The present CRT-1 zoning designation has been in place since September 2007, following the implementation of the City's Vision 2020 Plan, the Citywide rezoning and update of the land development regulations (LDRs).

APPLICABLE REGULATIONS:

As stated above, the subject property is estimated to be 0.78 acres or 33,900 square feet in size. The applicant has indicated that the subject property will be used for two more fuel pumps; the existing drainage ponds, dumpster enclosure and parking area will remain. The existing drainage ponds, dumpster enclosure and vehicular use area conform to the present CRT-1 zoning regulations.

Development potential under the present CRT-1 zoning designation is as follows: 19 multifamily units, calculated at a base density of 24 units per acre; 33,900 square feet of non-residential space, based on a floor-area-ratio (FAR) of 1.0; or a mix of these uses.

Development under the requested CCS-1 zoning designation is as follows: 12 multifamily units, calculated at a base density of 15 units per acre; 18,645 square feet of non-residential space, based on a floor-area-ratio (FAR) of 0.55; or a mix of these uses.

STAFF ANALYSIS:

The primary issues associated with the applicant's request are 1) consistency of the requested designation with the established zoning pattern; and 2) level of service considerations.

Zoning Consistency

The requested CCS-1 zoning designation is consistent with the existing Planned Redevelopment – Mixed-Use (PR-MU) future land use plan category, therefore the request satisfies Policy LU3.3 of the Comprehensive Plan, which states that *“each land use plan category shall have a set of different zoning districts that may be permitted within the land use category, and zoning that is not consistent with the plan category shall not be approved.”*

The established character of the immediate area is a mix of commercial and residential uses to the north, commercial uses to the south and east, and a mix of office and residential uses to the west. The requested CCS-1 zoning is consistent with the designations to the north, south and east. Therefore, the requested designation is consistent with Policy LU3.6 which states that *“land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.”*

The property to the south has frontage on 34th Street North with a commercial depth of 377 feet. The proposed CCS-1 for the subject property will match this depth. Therefore, the request also satisfies Policy LU3.17, which states *“future expansion of commercial uses is encouraged when infilling into existing commercial areas.”*

Level of Service (LOS) Impact

The Level of Service (LOS) impact section of this report concludes that the proposed rezoning will not alter the City's population or the population density pattern or have a negative effect upon the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY:

Level of Service impacts are addressed further in this report. Approval of this rezoning request does not guarantee that the subject property will meet the requirements of Concurrency at the time development permits are requested. **Completion of this rezoning does not guarantee the**

right to develop on the subject property. Upon application for site plan review, or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

RECOMMENDATION:

City staff recommends **APPROVAL** of the applicant's request to amend the Official Zoning Map designation from CRT-1 (Corridor Residential Traditional-1) to CCS-1 (Corridor Commercial Suburban-1), or other less intensive use, on the basis that the proposal is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

**RESPONSES TO RELEVANT
CONSIDERATIONS ON AMENDMENTS
TO THE OFFICIAL ZONING MAP:**

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

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

- LU3.1.(F)(2) Planned Redevelopment – Mixed Use (MU) - allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre.

- LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

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

- LU3.17 Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.

- LU3.18 All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets or lowering the LOS below adopted standards, and with proper facilities for pedestrian convenience and safety.

- LU4(2) Commercial – the City shall provide opportunities for additional commercial development where appropriate.

- LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

- LU18: Commercial development along the City's major corridors shall be limited to infilling and redevelopment of existing commercially designated frontages.

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

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

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

The proposed change will not alter population or the population density pattern and thereby impact residential dwelling units and/or public schools.

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

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

WATER

Under the existing interlocal agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member governments' water supply needs. The City's current potable water demand is 27.7 million gallons per day.

The City's adopted level of service (LOS) standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 78 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The subject property is served by the Southwest Water Reclamation Facility, which presently has excess capacity estimated to be 9.92 million gallons per day. Therefore, there is excess sanitary sewer capacity to serve the amendment area.

SOLID WASTE

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

There is excess solid waste capacity to serve the amendment area.

TRAFFIC

The adopted level of service standard for roadways is "D" in the Comprehensive Plan. Fifth Avenue North is classified as a minor arterial roadway and is presently operating at a level of service "C" between 16th Street North and 34th Street North, while 34th Street is classified as a principal arterial roadway, and is presently operating at a level of service "D" from Central Avenue to 5th Avenue North and level of service "C" from 5th Avenue North to 22nd Avenue North. Sufficient capacity exists to accommodate the requested change.

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. The PSTA has two routes that provide local transit service to the subject site: Route 19 has a service frequency of 20 minutes and Route 11 has a service frequency of 60 minutes. The LOS standard for mass transit is headways less than one hour.

RECREATION

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

STORMWATER MANAGEMENT

The subject property currently has two drainage ponds which will remain. Should the parcel be redeveloped in the future, site plan approval will be required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

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

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

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

There are approximately 122 acres of vacant land in the City designated with CCS-1 zoning.

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

The proposed change will permit commercial development, which is consistent with the established land use pattern to the north, south and east of the subject area.

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

The existing CRT-1 zoning district boundary is not illogically drawn in relation to existing conditions.

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

Both the current zoning, CRT-1, and the proposed zoning, CCS-1, allow for mixed-use development opportunities (i.e., each allow for some residential, office and commercial uses).

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

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is not located within the 100-year flood plain. The property is not located within the CHHA (Coastal High Hazard Area).

- k. **Other pertinent information.** None.

Legal (Area to be Rezoned)

The West 150 feet of Lot 1 Block 1, Powers Central Park Block One Replat, according to the plat thereof, as recorded in Plat Book 138, Page 20, of the Public Records of Pinellas County, Florida, including that certain 16 foot Public Alley vacated by Ordinance 1034-V, as recorded in Official Records Book 18756, Pages 694-696, of the Public Records of Pinellas County, Florida.

Containing 33,900 square feet or 0.78 acres, more or less.



AERIAL

CITY FILE

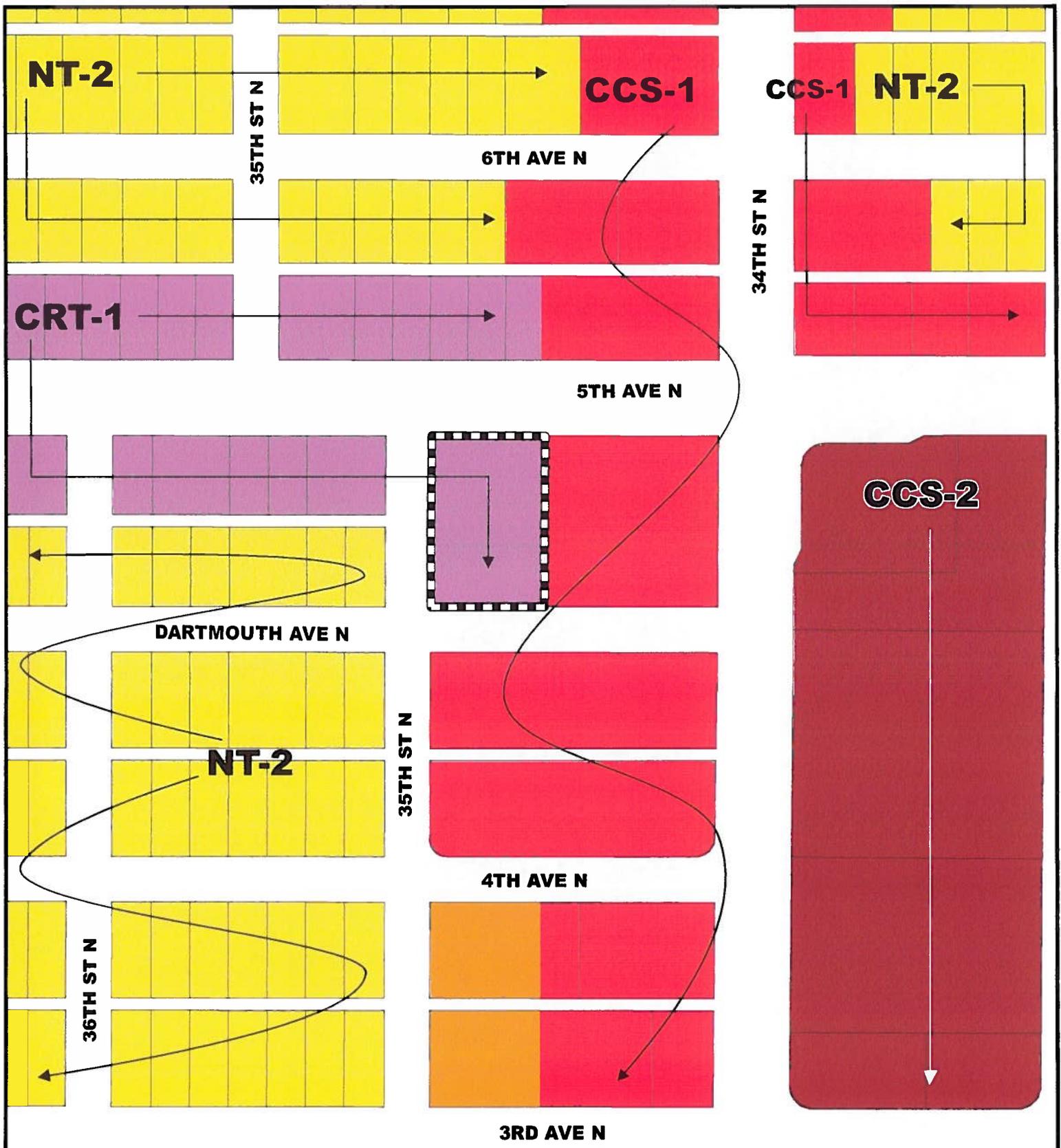
ZM-4

SCALE: 1" = 167'



SUBJECT AREA





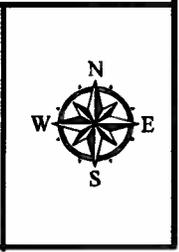
EXISTING ZONING

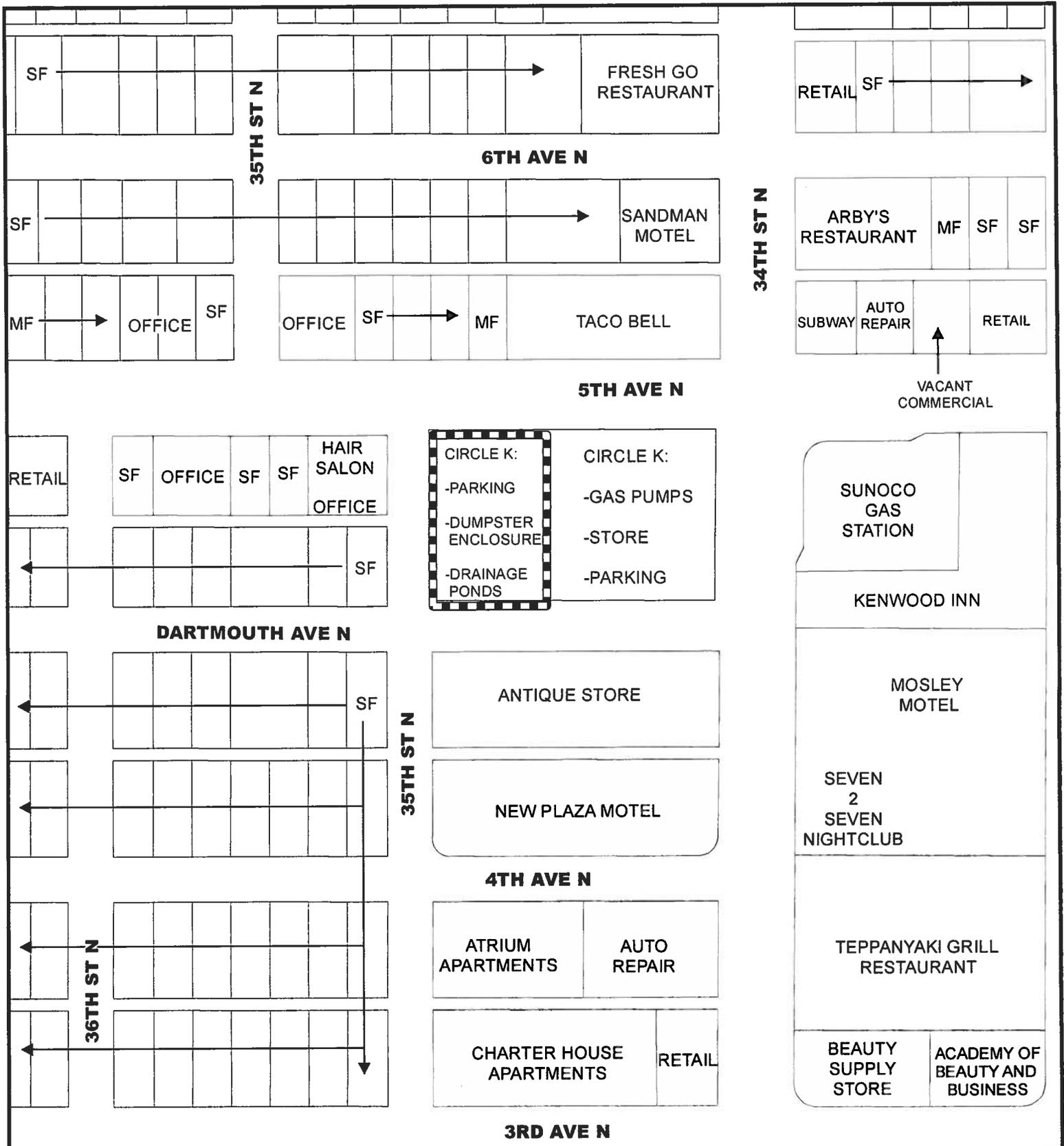
CITY FILE
ZM-4
 SCALE: 1" = 167'

From: CRT-1
 (Corridor Residential
 Traditional-1)

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

 SUBJECT AREA





EXISTING SURROUNDING USES

CITY FILE
ZM-4
SCALE: 1" = 167'



SUBJECT AREA



**COUNCIL AGENDA
NEW BUSINESS ITEM**

TO: The Honorable Members of City Council

DATE: May 28, 2015

COUNCIL DATE: June 4, 2015

RE: *Referral to Committee of the Whole*

ACTION DESIRED:

Respectfully request a referral to a Committee of the Whole to discuss funding approximately \$25,000 from Weeki Wachee Funds for due diligence/feasibility study for the Meadowlawn Community Garden Project which is currently on the Weeki Wachee Project list.

Darden Rice, Council Member
District 4

**COUNCIL AGENDA
NEW BUSINESS ITEM**

TO: The Honorable Members of City Council

DATE: May 28, 2015

COUNCIL DATE: June 4, 2015

RE: *Referral to Committee of the Whole*

ACTION DESIRED:

Respectfully request a referral to a Committee of the Whole to discuss funding from Weeki Wachee Funds for the Regional Skateboard Park Project.

Karl Nurse, Council Member
District 6

**ST. PETERSBURG CITY COUNCIL
BUDGET, FINANCE & TAXATION COMMITTEE**

Committee Report for May 21, 2015

**Meeting of May 21, 2015
8:00 a.m. - City Hall Room 100**

Members & Alternate: **Budget, Finance & Taxation Committee: Chair James R. “Jim” Kennedy, Jr.; Vice Chair Karl Nurse; William Dudley; Charles Gerdes (Absent); and Darden Rice (alternate).**

Support Staff: **Meghan Wimberly, Administrative Assistant, Billing & Collections
Robert Coats, Risk Management Analyst, Human Resources**

A. Call to Order

B. Approval of Agenda – Passed unanimously with changes.

C. Approval of Minutes – None.

D. New/Deferred Business

1. May 21, 2015

a. Second Quarter Financial Report (Fritz/Greene)

Anne Fritz, Director of Finance, provided the Committee a 65 page Second Quarter Financial Report dated March 31, 2015, and an overview of the Report. The overview consisted of five financial sections: Investments, Debt, Pensions, the Parks Preservation (Weeki Wachee) Fund and Budgeted verses Actual financial schedules reported amount by operating fund. The current amortized book value of the City’s Investment Policy (General) portfolios was \$440.7 million and the corresponding market value was \$442.2 million with a total unrealized gain of \$1.5 million. Combined interest income earnings for twelve months ending March 31, 2015 were \$5.3 million, or an average return of 1.23%. The current amortized book value of the Alternative Investment Policy portfolios was \$35.5 million and the corresponding market value was \$39.2 million with a total unrealized gain of \$3.6 million. The total amortized book value of the General and Alternative Investment Policies was \$476.2 million and the market value was \$481.4 million with a total unrealized gain of \$5.2 million.

Ms. Fritz noted that during the current quarter all three pensions continue to show positive results. Ms. Fritz stated that this was the first quarter that the total assets held in trust for all pension benefits exceeded one billion dollars. Also, the Parks Preservation (Weeki Wachee) Fund balance as of March 31, 2015 was \$19,829,217.

Ms. Fritz stated that property tax revenues will again appear higher than projected for taxes this quarter due to the timing of the property tax collections as the great majority of property tax distributions to the City are made in the first quarter and shortly thereafter.

Ms. Fritz highlighted that to enhance transparency in financial reporting; the City is offering an interactive reporting tool called OpenGov, which allows citizens to log on to www.Stpete.org and explore budget and other financial data online in various graphical formats selected by the user. She demonstrated the platform available on the city’s website and showed some reporting tools available to show current and historical financial data for the City’s operating funds.

Tom Greene, Budget Director, provided a summary of the Quarterly Budget Report for the second quarter ending March 31, 2015. The General Fund projected revenue for the second quarter of fiscal year 2015 amended budget amount was \$216.477 million with a year-end projection actual of \$216.844 million. The General Fund Expenditures for the second quarter of fiscal year 2015 amended budget amount was \$219.814 million with a year-end projection of \$219.218 million.

Mr. Greene noted that all three main Enterprise Funds are performing well and will meet or exceed their fund balance target at year end. Mr. Greene highlighted the projected decreases and increases to the General Fund subsidy. Also, in the second quarter a total of 45 Capital Improvement Projects were completed and closed.

b. Investment Oversight Committee (IOC) May 5, 2015 Meeting Report (Fritz)

Chair Kennedy requested a report from the May 5, 2015 IOC meeting. Anne Fritz, Finance Director, provided a short update from the May 5, 2015 IOC meeting. Ms. Fritz noted that Michael Connors, Public Works Administrator, made a motion at the IOC meeting for the Budget, Finance and Taxation Committee to ask City Council to approve a new reporting mechanism that alters the monthly and quarterly investment reporting to reflect which holdings are regulated by the respective policies to better reflect results - the detailed holdings and results for the Investment Policy (General) and the Alternate Investment Policy will be reported separately. Chair Kennedy motioned for Committee approval to bring the new reporting practice to City Council. The motion passed unanimously.

E. Continued Business

F. Upcoming Meetings Agenda Tentative Issues

1. May 28, 2015

a. Offering Illness Leave Benefits to Part-Time Employees (Guella/Cornwell)

2. June 11, 2015

a. Purchase Adjacent Lands for Addition to Boyd Hill Nature Preserve: Legal & Real Estate to research (Zeoli)

b. Purchase Kuttler Estate adjacent to Abercrombie Park on Boca Ciega Bay (Grimes/Jefferis)

c. Public Art Ordinance that requires developers of private construction projects to include a public art component equal to 2% of total project (Goodwin/Atherholt)

3. July 30, 2015

a. Third Quarter Financial Report – (Fritz/Greene)

G. New Business Item Referrals

H. Adjournment

The Meeting adjourned approximately 9:20 AM.

RESOLUTION No. 2015-

A RESOLUTION APPROVING A NEW REPORTING MECHANISM THAT ALTERS THE MONTHLY AND QUARTERLY INVESTMENT REPORTING TO REFLECT WHICH HOLDINGS ARE REGULATED BY THE INVESTMENT POLICY AND THE ALTERNATIVE INVESTMENT POLICY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Ordinance No. 221-G governs the investment of municipal funds and the Restated City of St. Petersburg Investment Plan for Municipal Funds ("Investment Plan") provides the detailed City investment plan; and

WHEREAS, the City's Investment Oversight Committee and Budget, Finance and Taxation Committee recommend approval of a new reporting mechanism that alters the monthly and quarterly investment reporting to reflect which holdings are regulated by the Investment Policy and the Alternative Investment Policy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a new reporting mechanism that alters the monthly and quarterly investment reporting to reflect which holdings are regulated by the Investment Policy and the Alternative Investment Policy is hereby approved by this Council.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content:

City Attorney (Designee)
223949

City of St. Petersburg
Public Services & Infrastructure Committee
Meeting of May 21, 2015 - 9:15 a.m.
City Hall, Room 100

Members and Alternates: Chair Bill Dudley, Jim Kennedy, Darden Rice
Alternate: Amy Foster

Others present: Council Members Karl Nurse, Charlie Gerdes; Support Staff: Blaise Mazzola, Claims Supervisor and primary support staff; Mika Nelson, Library Director and backup support staff; John Wolfe, City Attorney; Mark Winn, Assistant City Attorney; Major Matthew McKinney Police Department; Lieutenant Scott MacDonald, Police Department; Mike Connors, Public Works Administrator; Mike Dove, Neighborhood Affairs Administrator; Todd Yost, Director Codes, Compliance Assistance; Chris Daily, Shore Acres Resident

- 1) Call to Order 9:28 A.M.
- 2) Approval of Agenda Passed 4-0
- 3) Approval of Minutes Passed 4-0

April 23, 2015

- 4) New Business
 - a) Emergency / Disaster Plan for Low Flood Prone Areas (Mike Connors, Lt. Scott MacDonald)

Mike Connors provided an oral report outlining various departmental responsibilities during an emergency/disaster situation. Lt. Scott MacDonald added a synopsis of the Police Department's roll during these events including evacuation, traffic, shelters, security investigation, re-entry, communication, and education. CM Kornell stressed the importance of having a plan if the Gandy, Skyway, and Howard Frankland Bridge system closes early during the evacuation process. CM Kennedy added that vehicles can cause additional damage to property by driving through areas that have been flooded by causing a wake. CM Nurse commented that in Florida there is no true evacuation, he encourages his employees that reside in flood zones to make arrangements with coworkers who live in non-evacuation zones. Chris Daily a resident of Shore Acres spoke on his experiences with flooding in his neighborhood and stated that he has full confidence during events that the Emergency Operations Center (EOC) is open, but has concerns about smaller events which may not activate the EOC. Mr. Daily spoke about 2012's Tropical Storm Debby and the issues that Shore Acres faced including citizens causing large wakes that forced water into homes unnecessarily. He added that at the May 18th Shore Acres Neighborhood Association meeting residents unanimously voted "yes" to restricting access to residents only during an event. Mr. Connors feels the request to be reasonable, but believes a motorist check point to be more appropriate, thus allowing non-residents to enter if there is an acceptable need. CM Dudley believes this is a quality of life issue and thanked Mr. Daily for his efforts. The members of the committee thanked staff and Mr. Daily, the presentation was concluded.

5) New Business Referrals from Council

Chronic Nuisance Ordinance (Councilmember Foster)

CM Foster opened the discussion by providing some background on this referral. Mike Dove provided a memo, draft ordinance, and a detailed flow chart. Mr. Dove explained that the intention of the ordinance is to identify nuisance properties earlier and have property owner involvement to correct the issue. The ordinance defines the type of violations associated with what will become labeled as a "chronic nuisance" property. Mr. Dove stated that there will be a series of opportunities for a property owner to remedy a situation, if after all of these opportunities they are not in compliance then the cost of future services to abate nuisance activities at the property will be assessed to the property. Mark Winn offered a few legal concerns. First, generally law enforcement fees are paid by tax dollars. Second, special assessments are not typically services and historically have not been placed on tax rolls. CM Kennedy questioned the "charge concept" and if conviction was necessary. CM Gerdes believes that the concerns regarding special assessments are valid and prefers a three charge in 30 day period, rather than a seven in 90 day. CM Kornell believes that it is critically important to enforce this city wide and thanked staff for their efforts. CM Rice questioned when a Written Action Plan does not work, when will the City determine to use discretion or penalize the property owner. Major McKinney assured CM Kornell that enforcement will be across the board. CM Foster believes that follow-up and monitoring will be key to success. CM Kornell made a motion to include the ordinance with the Committee Report to be heard at the next Council meeting (June 4) for First Reading and setting the public hearing date. Motion passed 4-0.

Action Item: Staff to include the Ordinance with the Committee Report to be heard at the next Council meeting (June 4) for First Reading and setting the public hearing date.

6) Upcoming Meetings

May 28, 2015

- i.) City Code 16.60.030.2, Nonconforming Lots and Grandfathered Situations (Dave Goodwin)
- ii.) Door-to-Door Solicitation Ordinance (Jackie Kovilaritch)

7) Adjournment 11:04 A.M.

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE BY CREATING A NEW ARTICLE TO REGULATE NUISANCE PROPERTIES; MAKING FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE DECLARATION OF NUISANCE PROPERTIES AND CHRONIC NUISANCE PROPERTIES; PROVIDING FOR EXEMPTIONS; PROVIDING FOR NOTICE; REQUIRING A WRITTEN ACTION PLAN; PROVIDING FOR APPEALS; PROVIDING FOR PENALTIES; PROVIDING FOR THE RECOVERY OF POLICE COSTS; PROVIDING A PROCEDURE FOR COLLECTION; AUTHORIZING COLLECTION THROUGH THE NON AD VALOREM ASSESSMENT METHOD; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The St. Petersburg City Code is hereby amended by adding a new Article IV, Sections 9-61 through 9-78, to Chapter 9, to read as follows:

CHAPTER 9, ARTICLE IV. CHRONIC NUISANCE PROPERTY

DIVISION I. GENERALLY

Sec. 9-61. The City Council hereby makes the following findings:

(a) that any property that has generated three or more responses from the police department for nuisance activities within thirty days, or five or more responses in ninety days, has received significantly more services than the normal level of general and adequate police service provided to the public and has placed an extraordinary and unnecessary burden on the citizens, businesses, taxpayers and property owners of the City, has disproportionately used police services, and substantially reduced the availability of police services for other citizens.

(b) that property owners, and other parties who control a property, that chronically fail to control the use of their property substantially interfere with the comfortable enjoyment of life, health and safety of other citizens and the community.

(c) that it is in the public interest to require the owners and/or other responsible parties of such property to bear the additional costs associated with abating violations at properties at which nuisance activities chronically occur.

(d) that such properties disproportionately consume City services and impose an economic burden on properties in the City.

(e) that nuisance properties receive special services which extend far beyond general law enforcement or code enforcement activities and that the abatement of chronic nuisances by the City is a municipal service.

(f) that abating chronic nuisances possesses a logical relationship to the use and enjoyment of the benefitted real property and provides a direct, special benefit to the real property by:

- 1) reducing property maintenance costs;
- 2) reducing property management costs;
- 3) eliminating the invitation of on-site criminal activities;
- 4) protecting the health and safety of the occupants and nearby persons;
- 5) protecting the value of the real property; and
- 6) enhancing market perceptions of the real property.

g) that the cost of abating the nuisance activities shall be entirely apportioned to the benefitted real property receiving the services.

h) that the cost of abating the nuisance activities may be levied against the benefitted real property as a special assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the real property and equal in dignity with a lien for ad valorem taxes.

Sec. 9-62. Definitions and Exemptions.

For the purposes of this division:

a) "Nuisance activity" means when any person associated with a property is charged with a violation of any of the following activities, behaviors or conduct:

- 1) Chapter 3 - Alcoholic Beverages, Sections 3-10, 11, 13, or 14.
- 2) Chapter 11, Article III - Noise Pollution.
- 3) Chapter 4, Article III - Dogs, Sections 4-55 or 57.
- 4) Chapter 20, Article V, Division 2 - Illicit Synthetic Drugs
- 5) F.S. § 767.12 - dangerous dogs.
- 6) F.S. § 790.15(1) - discharging firearm in public.
- 7) F.S. § 796.06 - renting space to be used for prostitution.
- 8) F.S. § 796.07 - prostitution.
- 9) F.S. § 800.03 - exposure of sexual organs.
- 10) F.S. § 806.13 - criminal mischief.
- 11) F.S. § 810.08 - trespass in structure or conveyance.

- 12) F.S. § 810.09 - trespass on property other than structure or conveyance.
- 13) F.S. § 812.014 - theft.
- 14) F.S. § 812.019 - dealing in stolen property.
- 15) F.S. § 812.173 - convenience business security.
- 16) F.S. § 823.01 - nuisances.
- 17) F.S. § 828.12 - cruelty to animals.
- 18) F.S. § 856.011 - disorderly intoxication.
- 19) F.S. § 856.015 - open house parties.
- 20) F.S. § 856.021 - loitering or prowling.
- 21) F.S. § 856.022 - loitering or prowling in close proximity to children.
- 22) F.S. Ch. 874 - criminal gang enforcement and prevention.
- 23) F.S. § 877.03 - breach of the peace; disorderly conduct.
- 24) F.S. Ch. 893 - any offense under the Florida Comprehensive Drug Abuse Prevention & Control Act.
- 25) Any other offense under state or federal law that is punishable by a term of imprisonment exceeding one year.

- b) 'Other responsible party' means any individual or entity other than the owner of the property that is operating a business upon the property or is occupying the property, whether pursuant to a lease, license, or is otherwise allowed to use the property by the owner.
- c) 'Person associated with a property' means the property owner, operator, manager, resident, occupant, guest, visitor, patron, employee or agent of any of these persons.
- d) 'Responsible party' means the owner of the property and any 'other responsible party' as defined herein.
- e) 'Separate and distinct incident' means that each time that the police department responds to a nuisance activity at the property shall be deemed a separate and distinct incident. This may include multiple incidents occurring on the same day.
- f) 'Police services' means all costs associated with a police officer response to a property and may include, but is not limited to, the costs for: officers and cruisers to respond to a call, receiving the call, dispatch, any supervisory time necessary, any research necessary for enforcement, any citation costs, any transport costs for arrests, and any other cost associated with a response to a call for service at the property.

- g) This division shall not be applied to restaurants or taprooms except for violations of the noise ordinance (Ch. 11), Sec. 3-10 and 3-11 of the alcoholic beverage ordinance and any violation set forth herein which is committed by the owner of the property or business or their employees. The 'theft' category shall not be applied in dealing with retail establishments.
- h) This division shall not be applied when the responsible party was the victim of a crime, or when there is more than one responsible party and one of the responsible parties is the victim of domestic violence.
- i) POD is defined in Chapter 1, references to the Chief shall mean the Chief of Police or his or her designee.

Sec. 9-63. Procedure.

a) Notices

- 1) Whenever the POD determines that the police department has responded to three or more nuisance activities that have occurred at a property during a thirty day period or five or more nuisance activities within a ninety day period, the POD may notify the property owner or other responsible party in writing that the property is a nuisance. The initial nuisance property notice (INP Notice) shall begin the procedures of this division, although the POD should have other contact with any responsible party in an attempt to abate the nuisance activity prior to the initiation of this process. The INP Notice shall contain:
 - i. A clear statement that the property is deemed a nuisance.
 - ii. The street address or legal description sufficient for identification of the property.
 - iii. A description of the nuisance activities that have occurred at the property, including the dates of the occurrences.
 - iv. A statement indicating that the cost of police responses and enforcement may be assessed as a special charge against the property, or referred for collection.
 - v. Examples of nuisance abatement measures.
 - vi. A statement that the property owner or other responsible party shall, within 14 days of date of the INP Notice, either respond to the POD with an acceptable, written action plan (WAP) to abate the nuisance activities at the property or file an appeal pursuant this division.
 - vii. A requirement that the WAP shall include the specific address(es) at which all future correspondence and notices shall be sent. Any

future notice sent to the address in the WAP by first class mail shall be considered to have been properly served.

- viii. A statement that the INP Notice may be appealed within fourteen days of service of the INP Notice.

2) Service of Notice

- i. The INP Notice shall be served by certified mail, return receipt requested, or hand delivery to any responsible party, or by hand delivery at the responsible party's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice. In the alternative, if the property is used for a nonresidential use, or a residential use with an onsite office, INP Notice may be served by hand delivery to any employee at the property or office, with a copy mailed by first class mail to the property and any responsible party.
 - ii. If service of the INP Notice cannot be accomplished as set forth above, the INP Notice may be served by publication and mailed notice. The INP Notice shall be published once during each week for four consecutive weeks (four publications being sufficient) in a newspaper of general circulation in the City. The INP Notice shall also be mailed by first class mail to the property and any responsible party shown on the ad valorem tax roll.
 - iii. Evidence that an attempt has been made to hand deliver or mail the INP Notice as provided in this section, together with proof of publication as provided this section, shall be sufficient to show that the INP Notice requirements have been met, without regard to whether or not the responsible party actually received the INP Notice.
 - iv. After the INP Notice has been served as provided in this section, all subsequent correspondence and notices shall be mailed, by first class mail, to the address provided in the WAP, or if no address is provided, to the address at which service of the INP Notice was made or the property at which the nuisance activities occurred, unless otherwise specifically required by this division. Service by mail shall be effective upon mailing.
- 3) Constructive notice. A responsible party shall be deemed to have notice of a nuisance activity if that responsible party: i) has actual knowledge of

the nuisance activity; ii) has received notice of the nuisance activity; iii) has refused to accept a communication sent by certified mail; iv) has reason to know of the nuisance activity; v) knows about a fact related to a nuisance activity; or vi) is able to ascertain the existence of a nuisance activity by checking an official filing or recording. The lack of knowledge of, acquiescence to, participation in, or responsibility for a nuisance activity on the part of a responsible party shall not be a defense to any enforcement of this division.

- b) Upon service of the INP Notice, the responsible party shall, within fourteen days, either respond to the POD with an acceptable WAP to abate the nuisance activities at the property or file an appeal pursuant this division.
- c) Extensions. The POD may extend any deadline for up to 20 days if the responsible party is actively, and in good faith, attempting to comply with this section.
- d) Upon receipt of the proposed WAP, the Chief shall review the proposed WAP to determine if the Chief reasonably believes that, based on the measures identified in the proposed WAP, that it will ensure that the identified nuisance activities will not occur again. Measures to be considered in determining the adequacy of the WAP may include, but are not limited to:
 - 1) Commencement of an eviction action pursuant to F.S. Ch. 83 to remove from the property those individuals engaged in the nuisance activity;
 - 2) Implementation of crime prevention through environmental design (CPTED) measures;
 - 3) Frequency of site visits and inspections at various times of both day and night;
 - 4) Hiring of property management;
 - 5) Hiring of private security;
 - 6) Installation of security cameras and/or exterior lighting;
 - 7) Installation of fencing;
 - 8) Compliance with all property maintenance codes;
 - 9) Use and enforcement of a comprehensive written lease agreement which addresses the standard terms of the industry for rentals;
 - 10) Criminal background checks for prospective tenants and lease renewals;
 - 11) Posting of "no trespassing" signs at the property and execution of a "no trespass affidavit" authorizing the police department to act as an agent of the property owner to enforce trespass statutes on the property;
 - 12) Regular requests for offense and incident reports relating to the property that are available through the records custodian of the police department records division;
 - 13) Written documentation of all efforts to curtail or eliminate the re-occurrence of nuisance activities on the property;

- 14) Any other action that the POD determines is reasonably sufficient to curtail or eliminate the re-occurrence of nuisance activities on the property.
- e) Upon review of the proposed WAP, the POD shall accept the proposed WAP if the Chief reasonably believes that, based on the measures identified in the proposed WAP, that it will ensure that the identified nuisance activities will not occur again. If the Chief rejects the WAP, measures shall be identified which, if included in the WAP, will make the WAP acceptable.
 - 1) An accepted WAP shall include a specific timetable for the implementation of each measure of the WAP and shall be fully implemented within forty five (45) days from the date the POD mails notice of acceptance of the WAP to the responsible parties.
 - 2) If implementation of any measure in the WAP is expected to exceed 45 days (e.g. tenant eviction), through no fault of the responsible party, the POD may extend this time limit for such measure so long as the responsible party has implemented all other measures and the responsible party is acting in good faith to implement the measures which need additional time.
 - f) Whenever the POD determines that an accepted WAP has not abated the identified nuisance activities or that other nuisance activities have begun at the property, and that modification of an accepted WAP is necessary to abate nuisance activities at the property, the POD shall notify the responsible parties in writing that the WAP must be modified. This modification notice shall contain the same information as the INP Notice and, in addition, a description of the nuisance activities that continue to occur at the property and/or the new nuisance activities, and a copy of the previously accepted WAP.
 - g) Upon receipt of a modification notice, the responsible party shall, within fourteen days either respond to the POD with a modified, acceptable WAP to abate the nuisance activities at the property or file an appeal pursuant this division.
 - 1) Upon review of the modified WAP, the POD shall accept or reject the proposed modified WAP if the Chief reasonably believes that, based on the measures identified in the proposed modified WAP, that it will ensure that the identified nuisance activities will not occur again.
 - 2) The modified WAP shall include a specific timetable for the implementation of each aspect of the modified WAP and shall be fully implemented within forty five (45) days from the date the POD mails notice of acceptance of the modified WAP to the responsible parties,

subject to the specific extensions for specific measures allowed for the original WAP.

- h) Each WAP shall be effective for not less than six months nor more than one year from its approval.
 - 1) The POD shall determine the period of time the WAP shall be in effect at the time of approving the WAP, which time shall be based on the reasonable amount of time necessary to implement the requirements of the WAP and abate the nuisance activities.
 - 2) If the WAP is modified, the POD shall establish a new date for termination of the WAP.
 - 3) A responsible party may request that a WAP be terminated early. The POD may terminate the WAP before the established termination date if the POD determines that the nuisance activities have been abated and are not likely to reoccur in the near future. This decision is within the PODs discretion, is final, and is not appealable except as allowed by the State appellate rules or other applicable law.

Sec. 9-64. Penalties.

- a) If the responsible party fails to respond to the INP Notice, proposes a WAP that is rejected by the POD, or fails to implement an accepted or modified WAP completely, the POD shall declare the property a chronic nuisance and notify the responsible parties in writing that the property is a chronic nuisance, that the cost of any future police services for or any response to subsequent nuisance activities occurring at the property may be assessed as a special charge against the property, or referred for collection, that any responsible parties may be cited for allowing a chronic nuisance property to exist, and that they have fourteen days from the date of mailing in which to appeal. The POD shall record the declaration of a chronic nuisance in the public records so that any potential buyer will be able to have notice of the declaration.
- b) It is a violation of this section to be a chronic nuisance property. The fine for each violation of this section shall be \$500. The property owner, business owner, tenant, and manager may each be cited for a violation of this section.
- c) The POD or police department may calculate the cost of police services for responses to nuisance activities occurring at the property after the date the property is declared a chronic nuisance and refer the cost to the POD for imposition of a lien and/or collection.

Sec. 9-65. Appeals.

- a) Appeals may be taken from:
 - 1) the INP Notice that a property is a nuisance property,
 - 2) the written determination by the POD that a WAP, or modified WAP, is inadequate or rejected, or
 - 3) the written determination by the POD that the property is a chronic nuisance.
- b) Failure to file a timely appeal shall be deemed to be a waiver of that right and the responsible party shall have failed to exhaust their administrative remedies.
- c) An appeal may be filed by any responsible party who has been aggrieved.
- d) Any appeal must be filed not later than 5 p.m. on the fourteenth day after mailing of the action complained of. The appeal:
 - 1) shall be filed in the City Clerk's Office,
 - 2) shall be in writing,
 - 3) shall include a copy of the action complained of,
 - 4) shall include the address at where any notice of hearing shall be mailed,
 - 5) shall include the phone number and email address of the responsible party appealing, and
 - 6) shall be accompanied by a fee of \$100. If the responsible party filing the appeal prevails, then the appeal fee shall be returned.
 - 7) The City Clerk shall not accept any appeal which does not meet these requirements.
- e) The appeal shall be heard by a hearing officer who is an attorney licensed to practice law in Florida. Hearing officers shall be recommended by the City Attorney and confirmed by City Council.
- f) A notice of the appeal hearing by a hearing officer shall be mailed at least ten days prior to the time of the hearing and shall identify the location of the hearing.
- g) The hearing shall be a quasi-judicial hearing at which the hearing officer determines whether the POD followed the correct procedures and that the action appealed from meets the requirements of this division. If the rejection of a proposed WAP is the subject of the appeal, the hearing officer shall determine whether the measures identified in the proposed WAP, if implemented, are likely to abate the nuisance activities. If they are not, the hearing officer shall deny the appeal.
- h) In any hearing before the hearing officer, formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. Irrelevant, immaterial, or unduly repetitious evidence shall be excluded. All other evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible whether or not such evidence would be admissible in a trial in the courts of the State. Each party shall have the right to be represented by counsel, to call and examine

witnesses under oath, to introduce documentary evidence or exhibits, to cross-examine opposing witnesses on any relevant matter even though the matter was not covered under direct examination, to impeach any witness regardless of which party first called him to testify, and to submit rebuttal evidence

- i) The burden of proof is upon the City to show that, by a preponderance of the evidence, the correct procedures were followed and that the determination of the POD meets the requirements of this division.
- j) At the hearing, the hearing officer shall affirm, modify or reverse the action of the POD and enter a final written order. When the hearing officer affirms the action of the POD, the POD may proceed without further delay.
- k) Any person aggrieved by the decision of the hearing officer may seek judicial review if allowed by the State appellate rules or other applicable law.
- l) As used in this subsection, and for appeal purposes only, "responsible party" may include a person who possesses a present legal right of present or future enjoyment of the property by virtue of a deed, title, mortgage, fully executed contract for purchase, lien or estate in the property, judgment of court, being a named beneficiary in a will or trust of a deceased owner (or the legal spouse of the property owner).
- m) Any responsible party appearing before the hearing officer may appear in person, by legal counsel or by an agent.

Sec. 9-66. Change of ownership.

- a) Any purchaser of a chronic nuisance property at a judicial sale, any trustee of a chronic nuisance property in receivership, and any personal representative of an estate in probate (or the beneficiaries if the owner died intestate) for which a chronic nuisance property is an asset shall file a WAP within forty five days after they become responsible for, or legally in control of, the property.
- b) An arms length purchaser or bona fide purchaser for value who purchases the property shall file a WAP within forty five days after closing or they become responsible for, or legally in control of, the property.
- c) A new owner who obtains title to a chronic nuisance property and who does not fall into one of the categories of owners set forth in this section, shall step into the shoes of the previous owner and comply with any WAP which has been approved or, if no WAP is approved, shall have fourteen days to file a WAP with the POD or file an appeal.

Sec. 9-67. Cost Recovery.

- a) Establishment of costs
 - 1) All bills for police service costs shall be for the actual cost of the police services provided to the property.

- 2) All bills for police service costs shall be supported with written documentation showing the actual time and costs for police services provided to the property.

b) Billing of police service costs

- 1) The property owner of the nuisance property and all other responsible parties are responsible for paying all police service costs.
- 2) Police service costs shall be billed to the property owner by first class mail to the address listed on the ad valorem tax roll and to any other responsible party at the address provided in the WAP. The bill shall contain at least the following information:
 - i. The street address or legal description sufficient for identification of the property,
 - ii. A description of the nuisance activities that occurred on the property;
 - iii. A description of the police services provided to abate the nuisance activities, and cost of the services;
 - iv. A statement that the total amount of the bill shall be paid to the City within 30 days from the date of the bill and that any police service costs that are not paid within 30 days from the date of the bill shall be delinquent;
 - v. A statement that that any unpaid police service costs may be levied against the property as a non-ad valorem assessment equal in rank and dignity with a lien for ad valorem taxes; and
 - vi. A statement that unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method provided in F.S. § 197.3632.

Sec. 9-68. Cost Recovery Termination.

If the property receives no calls for police service for one year, then it shall no longer be a chronic nuisance under this section and shall not be billed for any additional calls for police service unless the POD initiates this process from the beginning.

Division 2. NON-AD VALOREM SPECIAL ASSESSMENTS; ALTERNATIVE COLLECTION METHODS

Sec. 9-71. Police service costs; non-ad valorem assessment.

- a) Whenever a responsible party has been notified that a chronic nuisance exists at a property and has been billed for 3 or more separate nuisance activities within a one-year time period for the costs of police services and

such bills are delinquent, the POD may initiate the assessment procedures set forth herein. After the initiation of these procedures, any delinquent bill for police service costs may be assessed against the property.

- b) Any police service costs that remain unpaid and are therefore delinquent may be levied against the benefitted real property as a non-ad valorem special assessment.

Sec.9-72.Non-ad valorem assessments.

The POD shall follow the procedures for assessing a non-ad valorem assessment as set forth in state statutes (currently F.S. 197.3632 – Uniform Method for the levy, collection and enforcement of non-ad valorem assessments) and any additional requirements of this division. In the event of any conflict in these procedures, state law procedures shall control.

Sec.9-73 Initial assessment roll.

- a) *Contents of initial assessment roll.* The POD shall, annually, prepare an initial assessment roll for delinquent police service costs which shall contain the following:
 - 1) A summary description of all benefitted real property with delinquent police service costs to be assessed, conforming to the description contained on the ad valorem tax roll;
 - 2) The name of the each owner of the benefitted real property as listed on the ad valorem tax roll; and
 - 3) The amount of the delinquent police service costs to be assessed against each parcel of benefitted real property.
- b) *Public inspection of initial assessment roll.* The initial assessment roll shall be retained by the City Clerk and shall be open to public inspection. The foregoing shall not be construed to require that the assessment roll be in printed form if the amount of police service assessment for each parcel of benefitted real property can be determined by use of a computer terminal available to the public.
- c) *Notice to property appraiser.* A copy of the initial assessment roll shall be provided to the property appraiser and included as a part of the notice of proposed property taxes if required by state law (F.S. § 200.069, the truth-in-millage notification).

Sec. 9-74. Final assessment roll; Public hearing.

- a) *Public hearing.* The City Council shall adopt a final non-ad valorem assessment roll at a public hearing held in accordance with state law (currently F.S. § 197.3632).

b) *Notice by mail.* The City shall mail notice of the public hearing to the property owner(s). The mailed notice shall conform to the requirements for non-ad valorem assessments set forth in state law (currently F.S. § 197.3632). Notice shall be mailed by first class mail prior to the hearing to each property owner at the address listed on the ad valorem tax roll. The mailed notice shall contain at least the following information:

- 1) The purpose of the assessment;
- 2) The total amount to be levied against each parcel of assessed real property;
- 3) A statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title;
- 4) A statement that all affected property owners have a right to appear at the hearing and to file written objections with the City Council; and
- 5) The date, time, and place of the hearing.

Failure of the property owner to receive such notice due to mistake or inadvertence shall not affect the validity of the assessment roll nor release or discharge any obligation for payment of a police service cost assessment.

c) *Notice by publication.* The City shall publish notice of the public hearing in a newspaper of general circulation in the City. The published notice shall conform to the requirements set forth in state law (currently F.S. § 197.3632) and shall contain at least the following information:

- 1) A geographic description of the real property subject to the assessment;
- 2) A brief and general description of the police services provided;
- 3) The fact that the assessment will be collected by the tax collector;
- 4) A statement that all affected property owners have the right to appear at the public hearing and the right to file written objections with the POD; and
- 5) A statement that the initial assessment roll is available for inspection at the office of the City Clerk and that all interested persons may ascertain the amount to be assessed against a parcel of assessed real property at the office of the City Clerk.

Sec. 9-75. Public hearing; adoption of final assessment roll.

a) *Public hearing.* At the public hearing, the City Council shall receive the written objections and shall hear testimony from all interested persons. If the City Council adopts the final assessment roll, the City Council shall specify the amount of the assessment. Notwithstanding the notices provided for in this division, the City Council may adjust the assessment or the application of the assessment to any assessed real property based on the benefit which the City has provided to the property.

- b) *Adoption of final assessment roll.* The City Council may, at the public hearing or at any subsequent meeting of the City Council, adopt an assessment roll which shall confirm, modify, or repeal the initial assessment roll with such amendments, if any, as the City Council deems equitable.
- c) *Legislative determination of special benefit and fair apportionment.* The adoption of the final assessment roll by the City Council shall constitute a legislative determination that all assessed parcels of real property derive a special benefit from the police services provided by the City and a legislative determination that the assessments are fairly and reasonably apportioned to the properties.

Sec. 9-76. Lien of police service assessments.

Upon the adoption of the final assessment roll, all police service cost assessments shall constitute a perfected lien against the assessed real property superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes.

Sec. 9-77. Correction of errors and omissions.

- a) *Validity of assessment.* Any informality or irregularity in the proceedings in connection with the levy of a police service costs assessment shall not affect the validity of the assessment after approval by the City Council. A police service costs assessment as finally approved by the City Council shall be competent evidence that the assessment was duly levied, made and adopted, and that all other proceedings were duly taken. No error or omission on the part of the property appraiser, tax collector, POD, or other employee of the City shall operate to release or discharge any obligation for payment of a police service costs assessment imposed by the City under this division.
- b) *Correction of errors by the POD.* Prior to the delivery of the assessment roll to the tax collector, the POD shall have the authority at any time to correct any error or omission in applying the assessment to any particular parcel of assessed real property not otherwise requiring the provision of notice pursuant to state law. Any such correction shall be considered valid ab initio and shall not affect the enforcement of the police service costs assessment. Any such correction shall be made by the POD and not the property appraiser or tax collector.

Sec. 9-78. Alternate Methods of collection.

- a) Police service costs assessments shall be collected pursuant to the uniform method provided in state law (currently F.S. § 197.3632), unless the POD determines that another enforcement method is more effective.

- b) In lieu of using the non-ad valorem assessment method, the POD may elect to collect a police service cost assessment by any other method authorized by law including, but not limited to, filing an action in a court of law or assessing the property using any other process.
- c) Any hearing or notice required by this division may be combined with any other hearing or notice required by any other provision of law.
- d) Notwithstanding the City's use of an alternative method of collection, POD shall have the same power and authority to correct errors and omissions as provided in this division.

SECTION 2. 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 3. 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:

City Attorney (designee)

City of St. Petersburg
Youth Services Committee Report
Thursday, May 21, 2015
10:30 a.m.

Room 100

Members and Alternates: Councilmembers Amy Foster (Chair), Steve Kornell (Vice-Chair), Bill Dudley, and Wengay Newton; Alternate – Karl Nurse

Support Staff: Mike Jefferis, Parks and Recreation Director

A. Call to Order and Roll Call – Councilmember Amy Foster, Committee Chair

The meeting was called to order by Chair Foster. Councilmembers in attendance were Bill Dudley, Charlie Gerdes, Steve Kornell, and Karl Nurse

B. Approval of minutes for Youth Services Committee – April 9, 2015

The minutes for the meeting of April 9, 2015 were approved as submitted.

C. Agenda Items

1. The Youth Services Committee members were updated on the 2nd Change program, a cooperative effort by the Police and Parks and Recreation Departments. Sergeant James Alese and Detective Steven Sequeira provided data that included the number of participants eligible to utilize the program and those that have successfully completed it.

Director Mike Jefferis reported that the program is having a positive impact on the participating juveniles. The youth, an even mix of gender and race, are introduced to mentors, TASCOS, and recreation center programs. There have been no unruly participants, and the community service work day has proved to be an educational experience as well.

Committee members followed up with questions and were reminded that the program is very new, the momentum is good, and we, as a city, are on the leading edge in addressing juvenile waywardness. Mike informed the committee that the program will be evaluated at a later date and adjustments will be made accordingly. He also thanked the committee for their support.

2. A brainstorming session followed with committee members considering which priorities to focus on and where funding should be invested. Discussion regarding the insufficient number of summer jobs available to the many unemployed youth ensued. Ideas were proposed to decrease the disparity between the two. Other thoughts shared included impacting youth at the developmental stage with early childhood education, building employability skills, education and training on how to seek employment, creating job fairs, and recruiting private businesses to partner in providing jobs.

In summary, the committee agreed to focus on the following:

- quality early childhood education,
- jobs in general—after school, summer, privately sourced, and
- youth considered average but have the potential to become exceptional.

D. Next Meeting Date – Thursday, June 11, 2015

E. Adjournment – Meeting was adjourned at 12:05 p.m.

City of St. Petersburg
Energy, Natural Resources and Sustainability Committee
Meeting of May 21, 2015 – 1:00 p.m.
City Hall, Room 100

Members and Alternates: Chair Darden Rice, Bill Dudley, Karl Nurse, Steve Kornell
Alternate: Charlie Gerdes

Others present: Support Staff: Mike Connors, Public Works Administrator, Jane Wallace, Assistant City Attorney, Dr. Gary Mitchum, Professor and Associate Dean, USF College of Marine Science

- 1) Call to Order meeting was Called to Order @ 1:04 p.m..
- 2) Approval of Agenda Passed 4-0
- 3) Approval of Minutes Passed 4-0

April 16, 2015

4) New Business

- a) Chair Rice introduced Dr. Gary Mitchum, Professor and Associate Dean, USF College of Marine Science. Dr. Mitchum is as a climate scientist.

Dr. Mitchum gave a presentation on Sea Level Change Emergency. Sea level rise is just the tip of the iceberg. The attribution problem is not where the CO₂ is coming from, the attribution problem is what happens after the CO₂ is in the atmosphere? Scientists are not just concerned with the change in sea level rise, but the rate at which it is occurring. Sea level rise is not only going up, it's going up faster. Dr. Mitchum stated that global mean sea level will continue to rise during the 21st century. Under all RCP scenarios the rate of sea level rise will very likely exceed that observed during 1971-2010 due to increased ocean warming and increased loss of mass from glaciers and ice sheets. Every five years the federal agencies within the US are mandated to do a national climate assessment, the latest was released about a year ago. The prediction is sea level will rise 2-4 feet by 2100. The Tampa Bay Climate Science Advisory Panel goal is to develop recommendations for local governments and regional agencies as they respond to climate change and associated sea-level rise. The Advisory Panel's key findings in recommendation are:

- (i) Projections of sea-level rise should be "regionally corrected" using the St. Petersburg tide gauge;
- (ii) Projections of sea-level rise should be consistent with NOAA estimates and methods
- (iii) Adaptation planning should employ a scenario-based approach that considers, at a minimum, location, time horizon and risk tolerance; and
- (iv) Planning is a continuum, not an endpoint.

The Climate Science Advisory Panel advises that this recommendation be revised in 5 years, or when additional scientific information on future sea-level rise is available. The mantra is the past is no longer a guide to the future because we are no longer in the same climate situation. You have to be ready to reassess every 5 years.

It is believed that by the year 2100 water will be as important as oil in the last century, that water is going to be the new gold because we are already having water supply trouble in many

parts of the world. Water supply changes and storm frequencies are the recommendations on what to take up next.

Council member Rice asked that Dr. Mitchum touch on the stability of the models and why we go out to the year 2100, and because the models go out to 2100 that the sea level rise isn't going to cap off at the time and does keep rising.

Council members Dudley, Kornell and Nurse commented.

5) Upcoming Meetings

June 11, 2015

- i.) Noah Taylor - FEMA Update
- ii.) Mike Connors – 100 Resilient Cities update

6) Adjournment 1:50 p.m.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ST. PETERSBURG**

Meeting of June 4, 2015

SUBJECT

Approval of a Resolution finding that: 1) disposition of Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, and Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION ("Property") at less than fair value ("Disposition") will enable the construction of an industrial/manufacturing facility which is consistent with and will further the implementation of the Dome Industrial Park Community Redevelopment Area Plan, objectives which have been substantially included in the South St. Petersburg Community Redevelopment Area Plan; and 2) a Public Hearing in accordance with Florida Statute 163.380 has been duly noticed and held; recommending approval of the Disposition to the City Council of the City of St. Petersburg, Florida; authorizing the Executive Director or his designee to execute all documents necessary to effectuate this Resolution; and providing an effective date.

BACKGROUND

On August 25, 2005, the St. Petersburg City Council approved a resolution finding the Dome Industrial Park area a blighted area and identifying it as a Community Redevelopment Area (Resolution No. 2005-450). The Dome Industrial Park Community Redevelopment Area ("DIP") is located in the City's 5.5-square mile Midtown area. The 158.6-acre DIP area is bounded roughly by I-275 on the east and south, 1st Avenue South on the north and 34th Street South on the west.

The Dome Industrial Park Community Redevelopment Plan, ("Plan"), was originally adopted in 2007, and included objectives directing the City to pursue land assembly opportunities in the DIP in order to facilitate business retention, expansion and relocation efforts. The City is to dispose of property in the DIP provided it furthers the City's policy of assembling land to provide larger tracts for manufacturing and other employment generating uses. When disposing of property, priority should be given to facilitating the creation of larger holdings suitable for industrial and business use and the City should give consideration to assisting DIP business owners in their expansion efforts, as well as the need to generate new jobs.

In recent years, the DIP has become home to a variety of industries, including the arts and micro-breweries. Also, the expansive campus of the Job Corps is nearby offering no-cost education and career technical training administered by the U.S. Department of Labor helping people ages 16 through 24 improve the quality of their lives through vocational and academic training. The DIP will be combined with other CRA's and new areas into the South St. Petersburg Community Redevelopment Area scheduled for approval by the Pinellas County Board of County Commissioners on June 2, 2015, however the objectives of the Plan are substantially included in the new South St. Petersburg Community Redevelopment Area Plan.

PRESENT SITUATION

Earlier this year, the City had an inquiry from a local manufacturing company that led to the City receiving an unsolicited offer for City-owned property located within the DIP designated as DIP Site-C ("Property") legally described as:

Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County.

AND

Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County.

Receipt of the offer resulted in the issuance of a Request for Proposals ("RFP") on March 13, 2015, in accordance with Florida Statute 163.380. The RFP closed on April 13, 2015 and resulted in no alternative proposals being received. After a thorough review of the proposal, City Administration requested Real Estate & Property Management to pursue negotiating a Lease and Development Agreement with T2theS, Inc. ("T2theS"), a Florida corporation.

T2theS was established in 2010 with principals, Scott Fisher and Derek Grasso, having over a decade of experience in design, build and manufacturing. T2theS is a true full-service design build company that is creating unique designs in housing, large scale commercial projects, furniture, and décor. The company practices a collaborative, client-focused design process that results in installations that are distinct and unique. T2theS incorporates sustainable design practices into each project, is steadily growing, and intends to partner with other entities in the Warehouse Arts District to provide internships and other opportunities. Over the last four years, T2theS has shown an average annual growth rate of 103%, with forecasted sales in 2015 in line with the trend and proposals already in place for 2016. T2theS has established itself as a top tier company within their industry, throughout the city, county and state, and has worked on several award winning projects in both the residential and commercial sectors. A current listing of clients includes, but is not limited to, C1 Bank, Beck Construction, Rob Bowen Design Group, HSN, AVEDA and Red Bull North America, in addition to numerous residential clients. T2theS states it maintains an above average rate of pay for employees based on industry standard, including health benefits, and has a strong emphasis on maintaining an above average work environment for its employees.

The Property was acquired in two separate acquisitions. Lots 1 through 8 were acquired in 2003 and Lots 14 through 16 were acquired in 2005. An appraisal of the Property, performed on January 16, 2015 by Ronald W. Braun, MAI, McCormick, Braun, & Seaman, was included with the T2theS proposal indicating an estimated market value of \$340,000. A second appraisal of the Property was prepared for the City on April 6, 2015 by Paul T. Willies, Certified General Appraiser, Appraisal Development International, Inc, indicating an estimated market value of \$341,000.

Administration has negotiated a Lease and Development Agreement ("Lease") with T2theS, which includes the following substantive business points:

- **TERM:** A twenty-five (25) year initial term with an option to renew, which may be exercised during the last five (5) years of the Lease, for a term to be negotiated and subject to City Council approval.
- **DEVELOPMENT:** T2theS shall develop or cause the development of the Property with an industrial/manufacturing facility in building(s) of approximately 30,000 square feet with associated parking and amenities (collectively "Improvements"). Up to 10,000 square feet may be sublet to similarly engaged businesses with City approval.
- **DUE DILIGENCE PERIOD:** A 180-day due diligence period for T2theS to perform its inspections, review documents, and receive site plan approval.
- **CONSTRUCTION:** T2theS must begin construction of the Improvements not more than thirty (30) business days after City approval of T2theS's site and building construction plans as demonstrated by issuance of a building permit(s). Construction of the Improvements shall be complete and a temporary or permanent certificate of occupancy ("CO") for the Improvements issued not more than eighteen (18) months after the commencement of construction.
- **RENT:** A rent payment of \$2,000 per month or \$24,000 per year commencing upon the issuance of a CO with CPI escalators after the 5th year.
- **EMPLOYMENT:** T2theS, within one (1) year of issuance of a CO, will employ a minimum of twenty (20) persons at the Property and achieve a minimum total employment of thirty (30) persons at the Property within three (3) years of issuance of a CO.
- **OPTION TO PURCHASE:** T2theS will have an option to purchase the Property at any time after the Commencement Date of the Lease but prior to the fifth (5th) anniversary thereof for the amount of \$340,000. Thereafter, but prior to the twentieth (20th) anniversary of the Commencement Date, T2theS shall have the right to purchase the Property at the fair market value of the land based on an independent certified appraisal. After the twentieth (20th) anniversary of the Lease, or in any renewal/extension term of the Lease thereof, the purchase option price shall be determined by an independent certified appraisal of the land and all improvements.
- **FAILURE TO DEVELOP:** City may unilaterally terminate the Lease if T2theS fails to commence construction or fails to substantially complete the development of the Property in accordance with the Lease.
- **COSTS OF DEVELOPMENT:** T2theS shall pay all costs including, but not limited to, development of the Property, property taxes, utilities, and insurance.

SUMMARY

The transaction described in this report is consistent with the Plan objectives as it facilitates the relocation and expansion of a successful local manufacturing company. The transaction will further assist in the continued revitalization of the DIP area by providing quality jobs and capital investment. Due to the fact that the Lease provides for an option to purchase at the current value for a period of five (5) years and the initial rent structure, a public hearing was duly noticed and in accordance with Florida Statute 163.380 in the event the disposition could be construed as being less than the fair value.

RECOMMENDATION

CRA Staff recommends that The Community Redevelopment Agency of the City of St. Petersburg, Florida adopt the attached Resolution finding that: 1) disposition of Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, and Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION ("Property") at less than fair value ("Disposition") will enable the construction of an industrial/manufacturing facility which is consistent with and will further the implementation of the Dome Industrial Park Community Redevelopment Area Plan objectives, which have been substantially included in the South St. Petersburg Community Redevelopment Area Plan; and 2) a Public Hearing in accordance with Florida Statute 163.380 has been duly noticed and held; recommending approval of the Disposition to the City Council of the City of St. Petersburg, Florida; authorizing the Executive Director or his designee to execute all documents necessary to effectuate this Resolution; and providing an effective date.

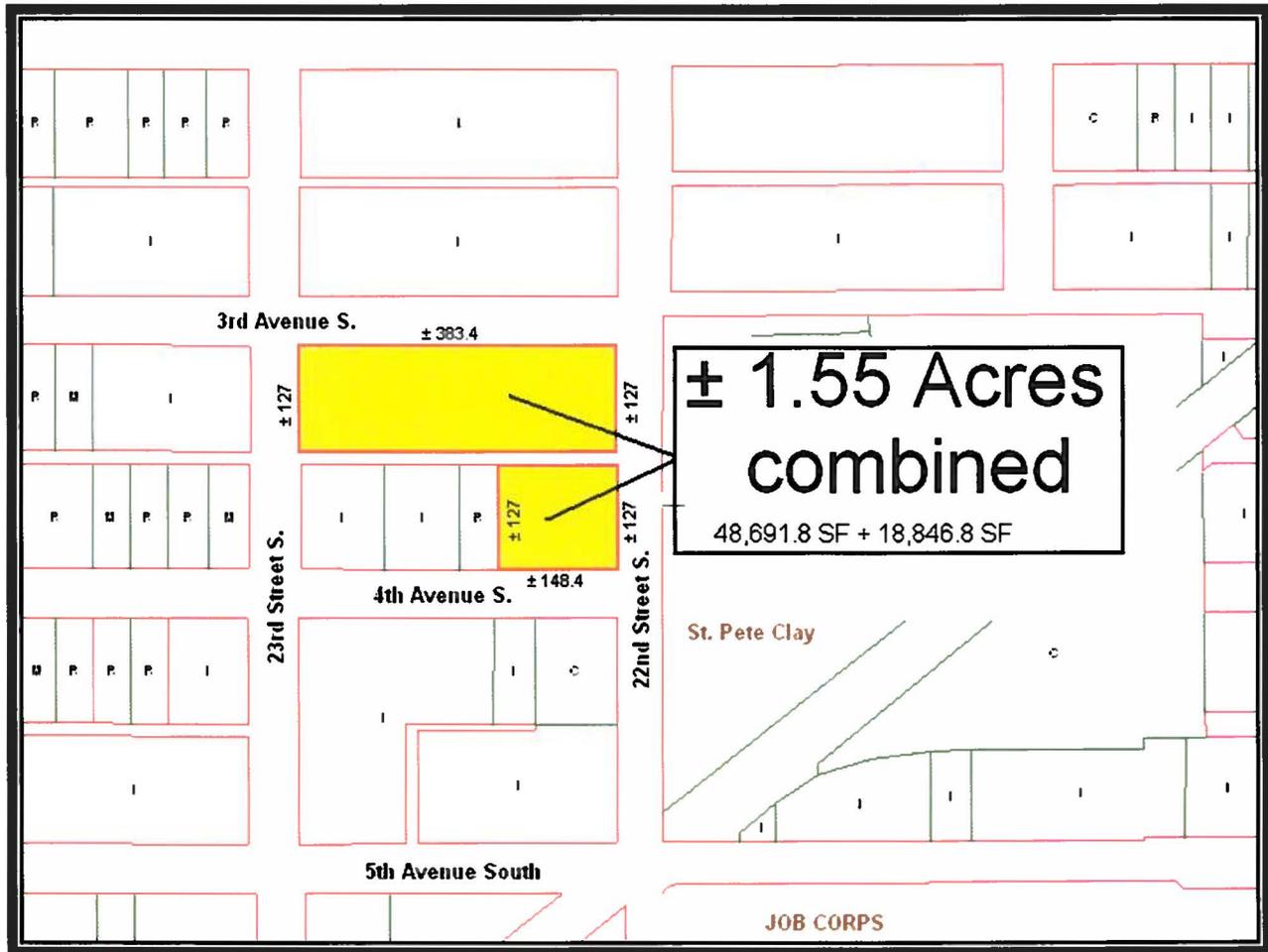
ATTACHMENTS

Illustration
Resolution

Legal: 00233083.doc V. 2

ILLUSTRATION

DIP Site - C



Legal Description:

Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County. (Pinellas County PIN #'s 23/31/16/78390/031/0010 and 23/31/16/78390/031/0070)

AND

Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County. (Pinellas County PIN # 23/31/16/78390/031/0140)

APPRAISAL NO. 1

McCormick, Braun, & Seaman

January 16, 2015

APPRAISAL REPORT

**Vacant Land
SWC 22nd Street & 3rd Avenue South
St. Petersburg, Florida 33712**

PREPARED FOR:

**Mr. Derek Grasso
T 2 The S
633 Central Avenue
St. Petersburg, Florida 33701**

AS OF:

January 16, 2015

Prepared by:

McCORMICK, BRAUN, & SEAMAN

**Ronald W. Braun, MAI
State-Certified General
Real Estate Appraiser RZ1761
Licensed Real Estate Broker**

MBS FILE # 15118

McCormick, Braun, & Seaman

Real Estate Appraisers & Consultants

1262 Dr. Martin Luther King, Jr. Street North

St. Petersburg, Florida 33705

Phone: (727) 821-6601

Fax: (727) 823-5625

January 21, 2015

Mr. Derek Grasso
T 2 The S
633 Central Avenue
St. Petersburg, Florida 33701

RE: Appraisal Report
Vacant Land
SWC 22nd Street & 3rd Avenue South
St. Petersburg, Florida 33712

Dear Mr. Grasso:

In response to your request, we have prepared an appraisal report on the 67,539 SF More Or Less (MOL) vacant land site located at the SWC 22nd Street & 3rd Avenue South, within the City of St. Petersburg, Pinellas County, Florida. The subject is located in an area of south St. Petersburg that is developing into an arts district.

This report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). This report presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as an aid in asset evaluation. The appraiser is not responsible for unauthorized use of this report.

The scope of work in this appraisal included gathering land sales from the subject's immediate market area. However, in the absence of adequate data, we expanded our search to other areas of south St. Petersburg. Each comparable was inspected and verified. The sales were adjusted to the subject on a Land Sales Comparison Grid based on several factors. The per square foot multiplier was then applied to the subject and the "As Is" fee simple market value of the subject vacant land was determined via the Sales Comparison Approach. Only the Sales Comparison Approach was utilized since it is the only method typically used to value vacant land.

This report should be read in its entirety, in order to fully understand the values being reported herein.

Mr. Derek Grasso
January 21, 2015
Page 2

RE: Appraisal Report

Vacant Land
SWC 22nd Street & 3rd Avenue South
St. Petersburg, Florida 33712

According to the plat map, we were not provided with a survey, the subject site is "L" shaped and is comprised of two rectangular pieces with an alley running between the two pieces. The northern portion has approximately 383.4 feet of frontage on 3rd Avenue South and the alley and approximately 127 feet of frontage on both 22nd and 23rd Streets. The southern portion has approximately 148.4 feet of frontage along 4th Avenue South and the alley and approximately 127 feet of frontage along 22nd Street. The total site contains 67,539 SF More or Less (MOL) or 1.55 acres. The site is vacant, clear and appears to be level.

Fee Simple Title "As Is": It is our opinion, considering the various factors contained within this report, that the estimated Market Value of the subject land, subject to the Limiting Conditions as noted on pages 3 - 6 of this report, Unencumbered, "As Is", In Fee Simple Title, as of January 16, 2015 was:

THREE HUNDRED FORTY THOUSAND (\$340,000) DOLLARS

Note: The value stated herein assumes the site is free of any environmental contamination.

Extraordinary Assumptions: In estimating the value of the subject land, we have not made any extraordinary assumptions.

Hypothetical Conditions: In estimating the value of the subject land, we have not assumed any hypothetical conditions.

Thank you for the opportunity to be of service.

McCORMICK, BRAUN, & SEAMAN



Ronald W. Braun, MAI
State-Certified General
Real Estate Appraiser RZ1761
Licensed Real Estate Broker

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EXHIBITS

Appraiser's Qualifications	Exhibit "A"
Zoning Ordinance	Exhibit "B"

McCORMICK, BRAUN, & SEAMAN

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
- * We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- * We have no bias with respect to the property that is the subject of this appraisal report or to the parties involved with this assignment.
- * Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * We performed consultation services regarding the property that is the subject of this report in September of 2014 which is within the three year period immediately preceding acceptance of this assignment.
- * The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- * The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- * The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- * Ronald W. Braun, MAI made a personal inspection of the property that is the subject of this report.
- * No one provided significant real property appraisal assistance to the person signing this certification.

McCORMICK, BRAUN, & SEAMAN

CERTIFICATION (Continued):

- * As of the date of this report, Ronald W. Braun, MAI has completed the continuing education program of the Appraisal Institute.

 Date: 1/21/15

Ronald W. Braun, MAI
State-Certified General
Real Estate Appraiser RZ1761
Licensed Real Estate Broker

McCORMICK, BRAUN, & SEAMAN

CONTINGENT AND LIMITING CONDITIONS AND SPECIAL ASSUMPTIONS:

Limiting Conditions:

This report is for no purpose other than a property valuation, and the appraiser(s) are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are inherent limitations to the accuracy of the information and analysis contained in this report. Before making any decisions based on the information and analysis contained in this report, it is critically important to read this entire report.

This Report is not a survey:

- *** It is assumed that the utilization of the land and improvements (if any) is within the boundaries of the property lines of the property described and that there is no encroachment unless so noted within the report.
- *** No survey has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. A surveyor should be consulted, if there are any concerns on boundaries, set-backs, encroachments or other survey matters.

This Report is not a legal opinion:

- *** No responsibility is assumed for matters of a legal nature that affect title to the property, nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances or encroachments.
- *** It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations laws unless non-compliance is defined and considered in the report.
- *** It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless noncompliance/nonconformity is stated, defined, and considered in this report. Any significant question(s) should be addressed to local zoning and land use officials or an attorney.

McCORMICK, BRAUN, & SEAMAN

ASSUMPTIONS, CONTINGENT, AND LIMITING CONDITIONS (Continued):

This Report is not an engineering or property inspection report:

- *** This report should not be considered a report on the physical items that are a part of this property. Although the report may contain information about the physical items being appraised, it should be clearly understood that this information is only to be used as a general guide for property valuation and is not a complete or detailed physical report. The appraiser(s) are not construction, engineering, environmental, or legal experts, and any statement given on these matters in the report should be considered preliminary in nature.
- *** The observed conditions of the foundation, roof, exterior walls, interior walls, floors, heating systems, plumbing, insulation, electrical service and all mechanical and construction is based on a visual inspection only and no detailed inspection was made. The structures were not checked for building code violations, and it is assumed that all buildings meet the applicable building codes unless so stated in the report.
- *** It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No engineering or sub-soil tests were provided. No responsibility is assumed for such conditions.
- *** We do not have the expertise necessary to determine the existence of environmental hazards such as the presence of formaldehyde foam insulation, toxic wastes, toxic mold, asbestos or hazardous building materials or any other environmental hazard on the subject or surrounding properties. An expert in the field should be consulted if any interested party has questions on environmental factors.
- *** No chemical or scientific tests were performed by the appraiser(s) on the subject property, and it is assumed that the property presents no physical or health hazard. This includes but is not limited to: toxic molds, radon gas, lead based paints, air-borne pollutants or any other environmental contaminants.
- *** The age of any improvement on the subject property mentioned in this report should be considered a rough estimate. We are not sufficiently skilled in the construction trades to be able to reliably estimate the age of the improvement by observation. Parties interested in knowing the exact age of improvements on the property may wish to pursue additional investigation.
- *** Because no detailed inspection was made, and such knowledge goes beyond the scope of this report, any observed condition or comments given in this report should not be taken as a guarantee that a problem does not exist specifically. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we suggest that a construction expert be hired for a detailed investigation.

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ASSUMPTIONS, CONTINGENT, AND LIMITING CONDITIONS (Continued):

*** The Americans with Disabilities Act went into effect on January 26, 1992. Among other goals, this legislation is intended to eradicate discrimination regarding access to public and commercial facilities. The requirements of the Act are extensive and complex and it is beyond the appraiser(s) expertise to evaluate the effects, if any, on the subject property. The value estimate is based upon the assumption that there is no significant effect on the value of the property by virtue of the American with Disabilities Act. The reader is urged to retain an expert in this field, if desired.

This Report is made under conditions of uncertainty with limited data:

*** Before relying on any statement made in the report, interested parties should contact us for the exact extent of our data collection in order to determine if the extent of our data gathering was adequate for their needs.

*** Information (including projections of income and expenses) provided by local sources is assumed to be true, correct, and reliable.

*** The comparable sales data relied upon in the report is believed to be from reliable sources, and our best efforts have been made to confirm the data used. A diligent effort was made to verify the comparables used in this report.

*** All values shown in the report are projections based on our analysis as of the date of the report. These values may not be valid in other time periods or as circumstances change. We take no responsibility for events, conditions, or circumstances that take place subsequent to the date of value of this report.

*** Since mathematical models and other projections are based on estimates and assumptions which are inherently subject to uncertainty and variations depending upon evolving events, we do not represent them as results that will actually be achieved.

Report limitations:

*** These reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all the information concerning the subject property or the real estate market. While no factor we believe to be significant to the client has been knowingly withheld, it is always possible that we have information of significance which may be important to others.

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ASSUMPTIONS, CONTINGENT, AND LIMITING CONDITIONS (Continued):

- *** Reports made for lenders are technical documents specifically made to lender requirements. Casual readers are cautioned about their limitation and cautioned against possible misunderstanding of the information contained in these reports. The appraiser(s) should be contacted with any question before this report is relied on for decision making by other than the addressee.
- *** This report was prepared at the request of and for the exclusive use of the client to whom the report is addressed. No third party shall have any right to use or rely upon this report for any purpose.
- *** Value and conclusions for various components of the subject property as contained with this report are valid only when making a summation; they are not to be used independently for any purpose, and must be considered invalid if so used.
- *** This report is made for the information and/or guidance of the client and possession of this report, or a copy thereof, does not carry with it a right of publication.
- *** There is no requirement by reason of this report to give testimony or to appear in court with reference to the property, unless sufficient notice is given to allow preparation, and additional fees paid by the client.

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APPRAISAL REPORT

Appraisal Problem: Provide an estimate of the market value of the subject vacant land.

Definition of Market Value: Market Value is defined by the federal financial institutions as, "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash and US dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

Intended Use of Report: Intended to assist the client in asset evaluation

Intended User of the Report: Derek Grasso, T 2 The S and their advisors

Interest Valued: Fee Simple

Effective Date of Value: January 16, 2015

Date of Report: January 21, 2015

Scope of Work: Inspected the subject site. Market research was gathered from numerous sources including but not limited to: Public Records of Pinellas County, Property Appraiser's office of Pinellas County, The Planning & Zoning Departments of the City of St. Petersburg, CoStar, Loopnet and the appraiser's files and database.

¹ Department of the Treasury, Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12 CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"); and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010.

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SUMMARY (Continued):

Scope of Work (Continued): The primary emphasis in the data research centered on the subject's market area. However, in the absence of adequate data, the search was expanded to all of south St. Petersburg.

Each comparable was inspected and verified. The sales and listing were adjusted to the subject on a Land Sales Comparison Grid based on several factors. The per square foot multiplier was then applied to the subject and the estimated market value of the subject site was determined via the Sales Comparison Approach.

Only the Sales Comparison Approach was utilized since it is the only method typically used to value vacant land.

Competency Provision: The appraiser has appraised numerous properties similar to the subject and is qualified in education and experience to perform this assignment.

Owner of Record: City of St. Petersburg

Property Address: SWC 22nd Street & 3rd Avenue South
St. Petersburg, Florida 33712

Legal Description: St. Petersburg Investment Co, Block 31, Lots 1 thru 8 and lots 14 thru 16 as recorded in Plat Book 1, page 16 of the public records of Pinellas County, Florida.

Flood Plain Map: According to the Pinellas County FEMA Flood Map #12103C0 218G, Map Revised 9/3/2003, the subject is located in flood zone "X" which are areas of minimal flooding.

Parcel Numbers: 23-31-16-78390-031-0010, 0070 & 0140

Census Tract: 218.00

Land Area: 67,539 SF MOL or 1.55 acres according to the plat map. Please see page 12.

Access: Access is available to the site from 22nd Street, 23rd Street, 3rd Avenue South, 4th Avenue South and an alley that runs parallel to and between 3rd and 4th Avenues.

Five Year Sales History: According to the public records, there have been no transfers within the past five years.

Listing Data: To the best of our knowledge, the subject is not listed for sale.

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SUMMARY (Continued):

Market Area: The subject is located on the southwest corner of 22nd Street and 3rd Avenue South, approximately ¼ of a mile south of Central Avenue and approximately 1 ½ miles southwest of downtown St. Petersburg. The subject's market area could be considered 5th Avenue North to the north, I-275 to the east and south and 34th Street (US Highway 19) to the west. The surrounding land uses include industrial uses and specialty uses such as Three Daughters Brewing. This area of south St. Petersburg is developing into an arts district with various artists having studios.

Zoning: "IT" – Industrial Traditional – City of St. Petersburg
Land Use – Industrial General

Permitted uses include but are not limited to: pet care, kennels, catering services, veterinary offices, temp labor offices, outdoor sales, outdoor storage, fleet-based services, studios, construction establishments, laboratories (R & D), manufacturing, publishing & printing, recycling center, self-storage, towing & freight trucking, warehouse, wholesale, indoor commercial recreation, park, cemetery, crematorium, government buildings and schools. There are no minimum lot areas for the Industrial Traditional District. The maximum Floor Area Ratio (FAR) is 0.75. A copy of the zoning regulations are included in the Addendum.

Tax Information: 2014 Assessed Value: \$244,144.00
2014 Real Estate Taxes: \$ - 0 -

Note: According to the tax collector's office, the subject is owned by the City of St. Petersburg and is tax exempt.

Comments: The subject site is located in an area of the City of St. Petersburg that is west of the Tropicana Dome. It is primarily industrial in use but is transitioning to an arts district with micro-breweries and areas that cater to artists. The site appears to be level and drains well. It is currently unimproved.

Estimated Marketing Time: It is our opinion that the estimated marketing time for the subject would be nine to twelve months. This is based on the assumption that it is properly priced, advertised and marketed by a firm experienced in the sale of this type of property.

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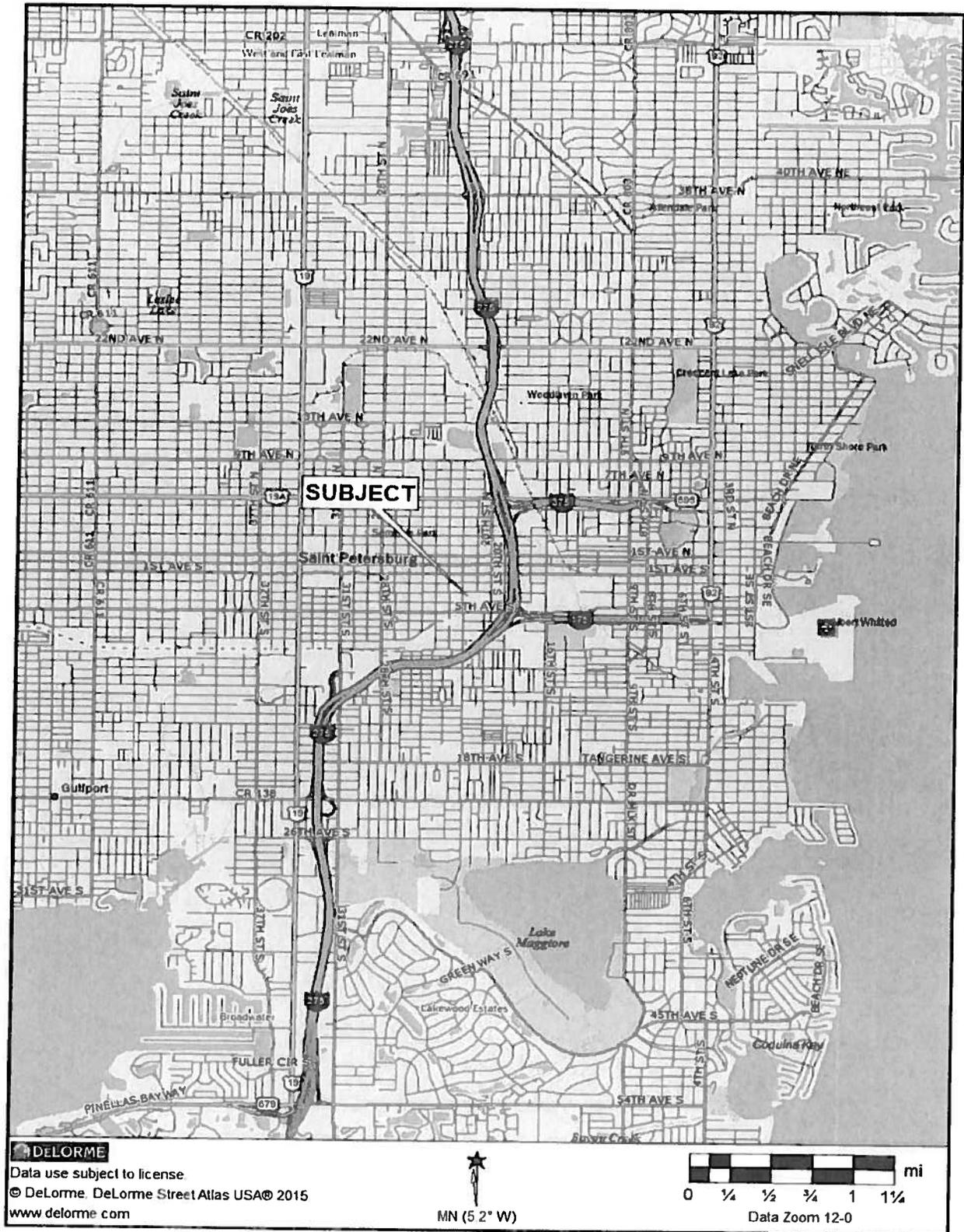
SUMMARY (Continued):

Reasonable Exposure Time: Based on an analysis of the subject property and its competitive market area, it has been estimated that a reasonable “exposure time” for the subject property, if it had been offered for sale prior to the date of valuation, would have been nine to twelve months. This is based on the assumption that it would have been marketed by a firm experienced in the sale of this type of property with their time and effort being adequate, sufficient and reasonable.

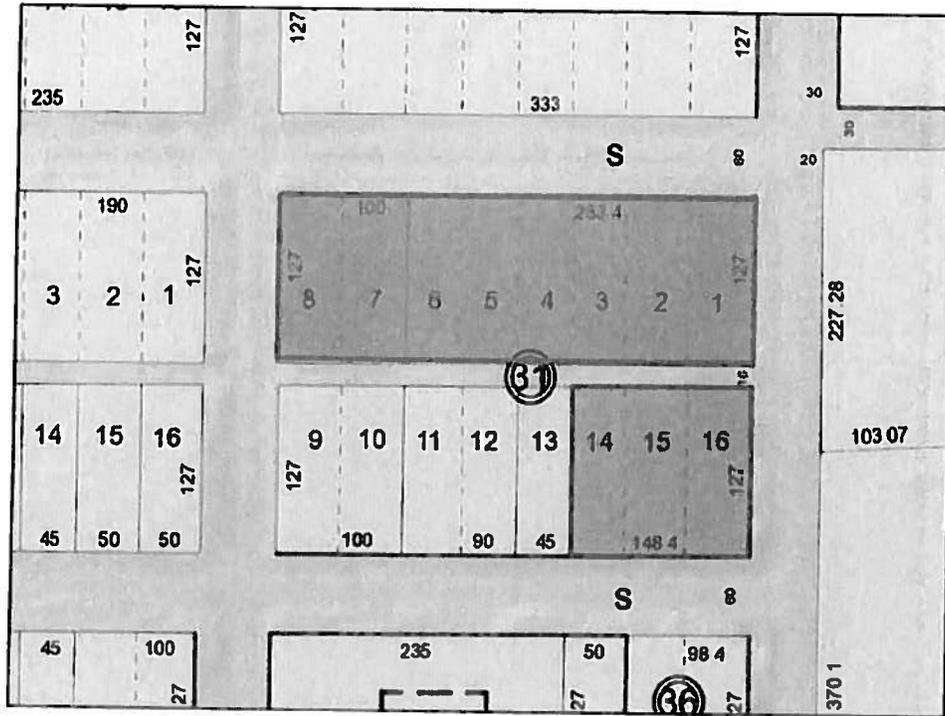
**Highest & Best Use
As though Vacant:**

Based on the location of the subject site, its zoning and its surrounding uses, the highest and best use of the site as vacant, would be for an industrial use.

SUBJECT LOCATION MAP



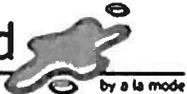
SUBJECT PLAT MAP



**Parcel ID #: 23-31-16-78390-031-0140,
23-31-16-78390-031-0010 & 23-31-16-78390-031-0070
Southwest Corner of 3rd Avenue South & 22nd Street
St. Petersburg, Florida 33712**

SUBJECT FLOOD MAP

InterFlood

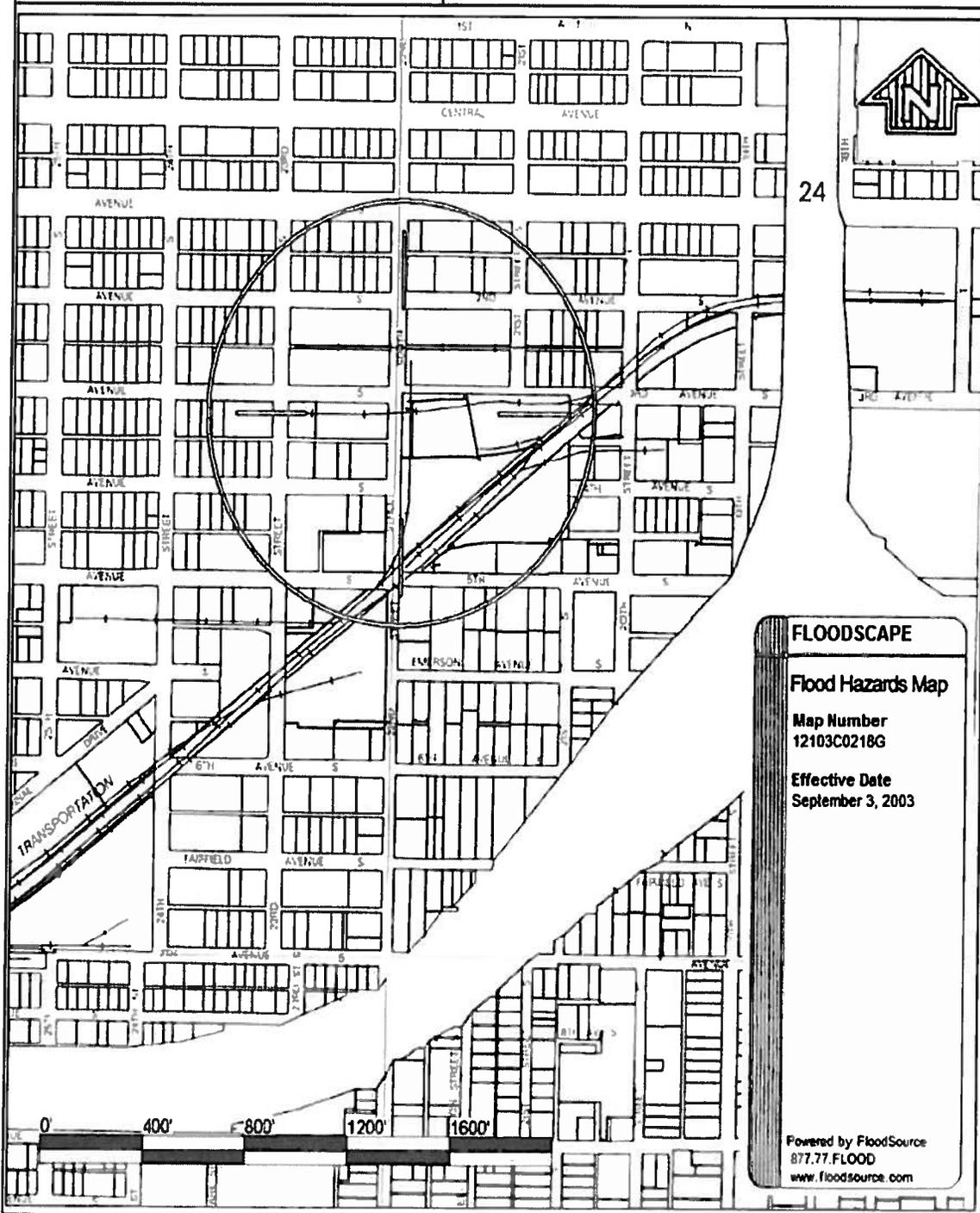


www.interflood.com • 1-800-252-6633

Prepared for:

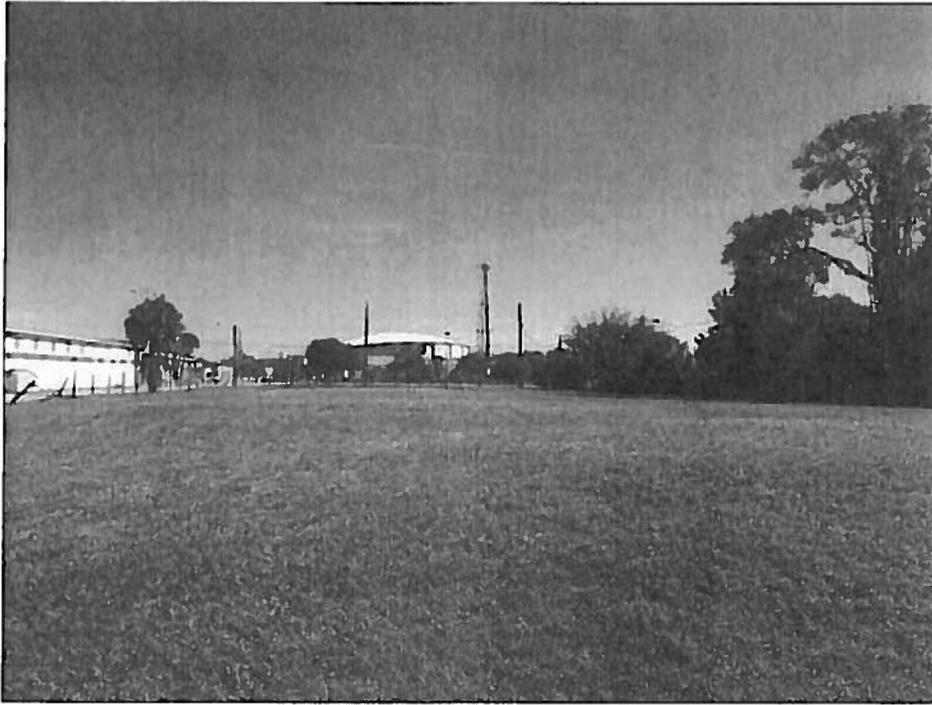
McCormick, Braun, & Seaman

3rd Ave S & 22nd St
St. Petersburg, FL



McCORMICK, BRAUN, & SEAMAN

PHOTOGRAPHS



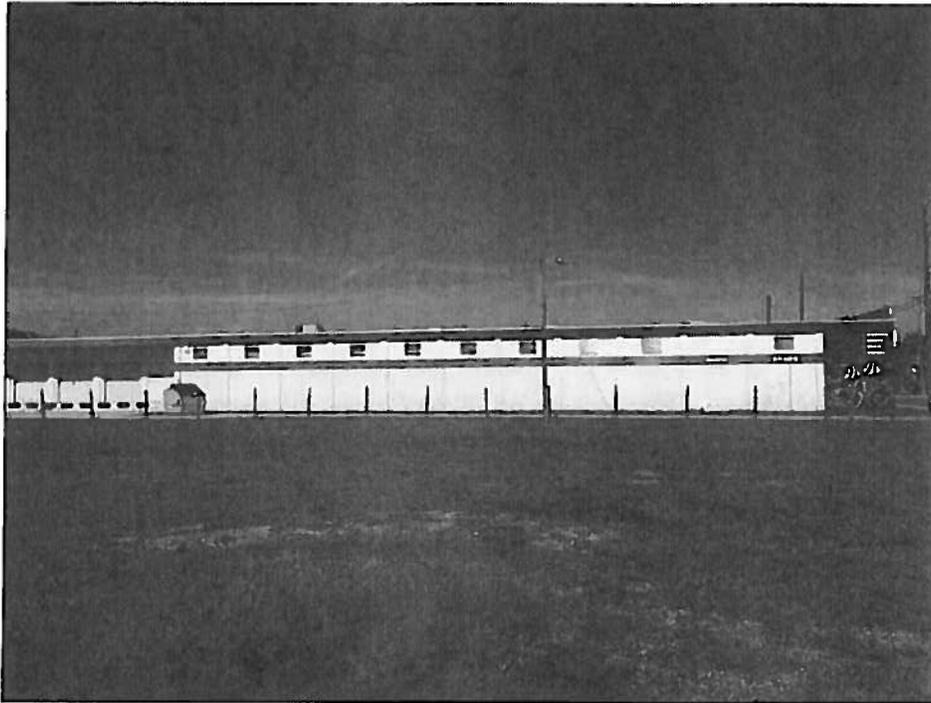
VIEW OF NORTHERN SUBJECT SITE LOOKING EAST



VIEW OF NORTHERN SUBJECT SITE LOOKING WEST

McCORMICK, BRAUN, & SEAMAN

PHOTOGRAPHS



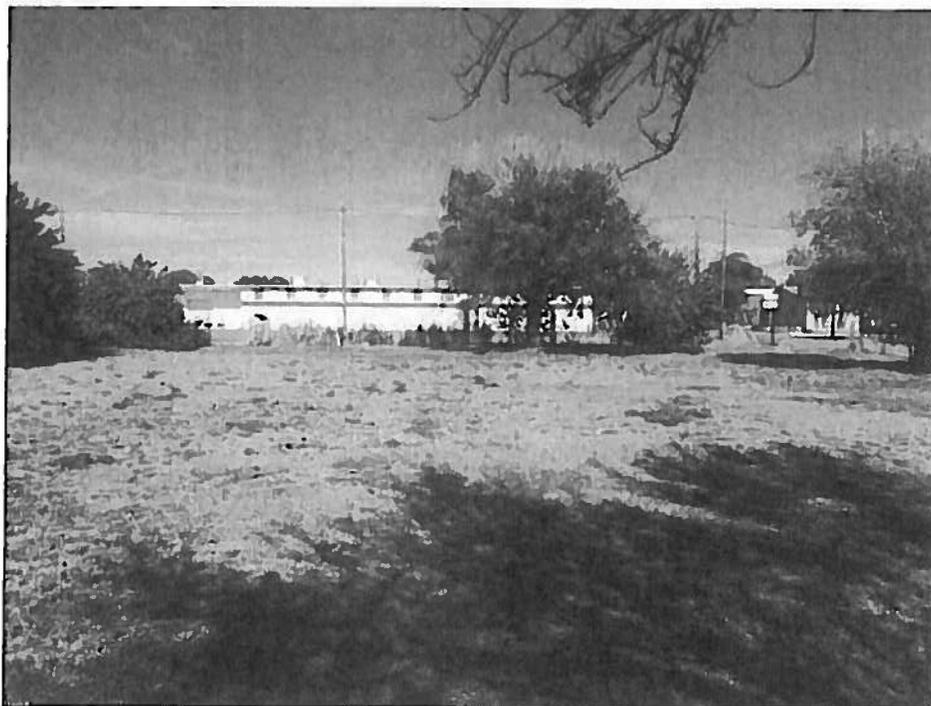
VIEW OF NORTHERN SUBJECT SITE LOOKING NORTH



VIEW OF SOUTHERN SUBJECT SITE LOOKING WEST

McCORMICK, BRAUN, & SEAMAN

PHOTOGRAPHS



VIEW OF SOUTHERN SUBJECT SITE LOOKING NORTH



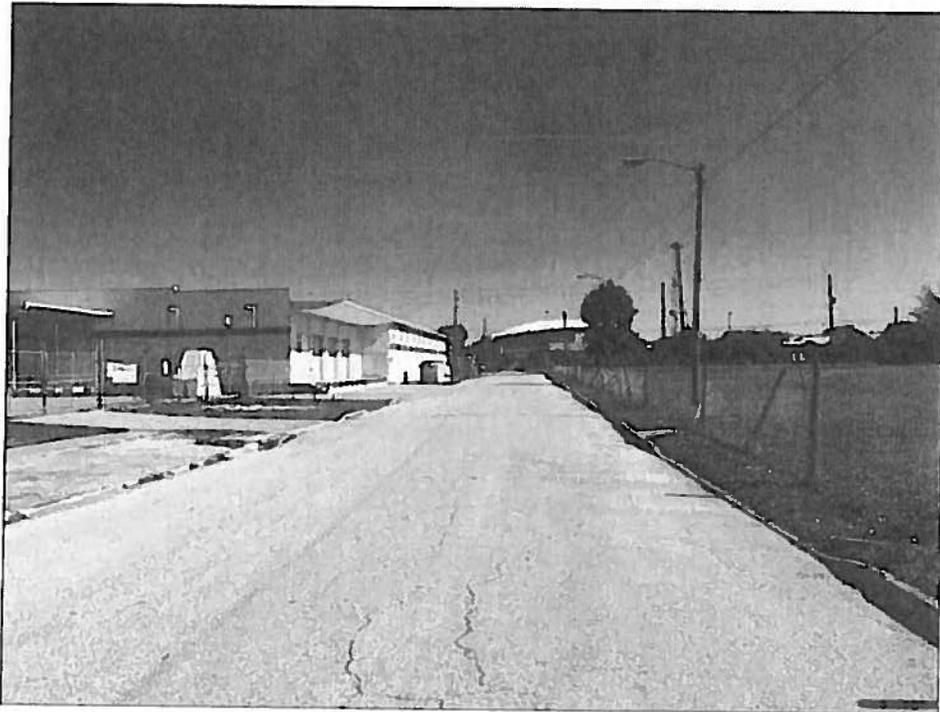
VIEW OF SOUTHERN SUBJECT SITE LOOKING SOUTH

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PHOTOGRAPHS



STREET SCENE LOOKING NORTH ALONG 22ND STREET SOUTH



STREET SCENE LOOKING EAST ALONG 3RD AVENUE SOUTH

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SALES COMPARISON APPROACH

According to The Appraisal of Real Estate, 14th Edition, The sales comparison approach is: "The process of deriving a value indication for the subject property by comparing similar properties that have sold recently with the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale pricing (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison."²

The Direct Sales Comparison Approach involves a number of logical steps.

- (1) The gathering of sales data and information from appropriate sources.
- (2) Analyzing and verifying data; or sorting out of valid value indications from
- (3) Then an adjustment process is applied. The adjustment process compares each comparable sale to the subject property in terms of physical characteristics as well as items such as financing.
- (4) A summation is made of all measurable differentials into a single adjusted indication of value for each comparable property.
- (5) A reconciliation of each indicated comparable value into a final estimate of value via the Direct Sales Comparison Approach.

In the reconciliation, all factors are reviewed in terms of their strengths and weaknesses in order to assess the overall quality and comparability of the data. In this way, the greatest weight is typically placed on those comparable sales which would be the best indications of value for the subject property.

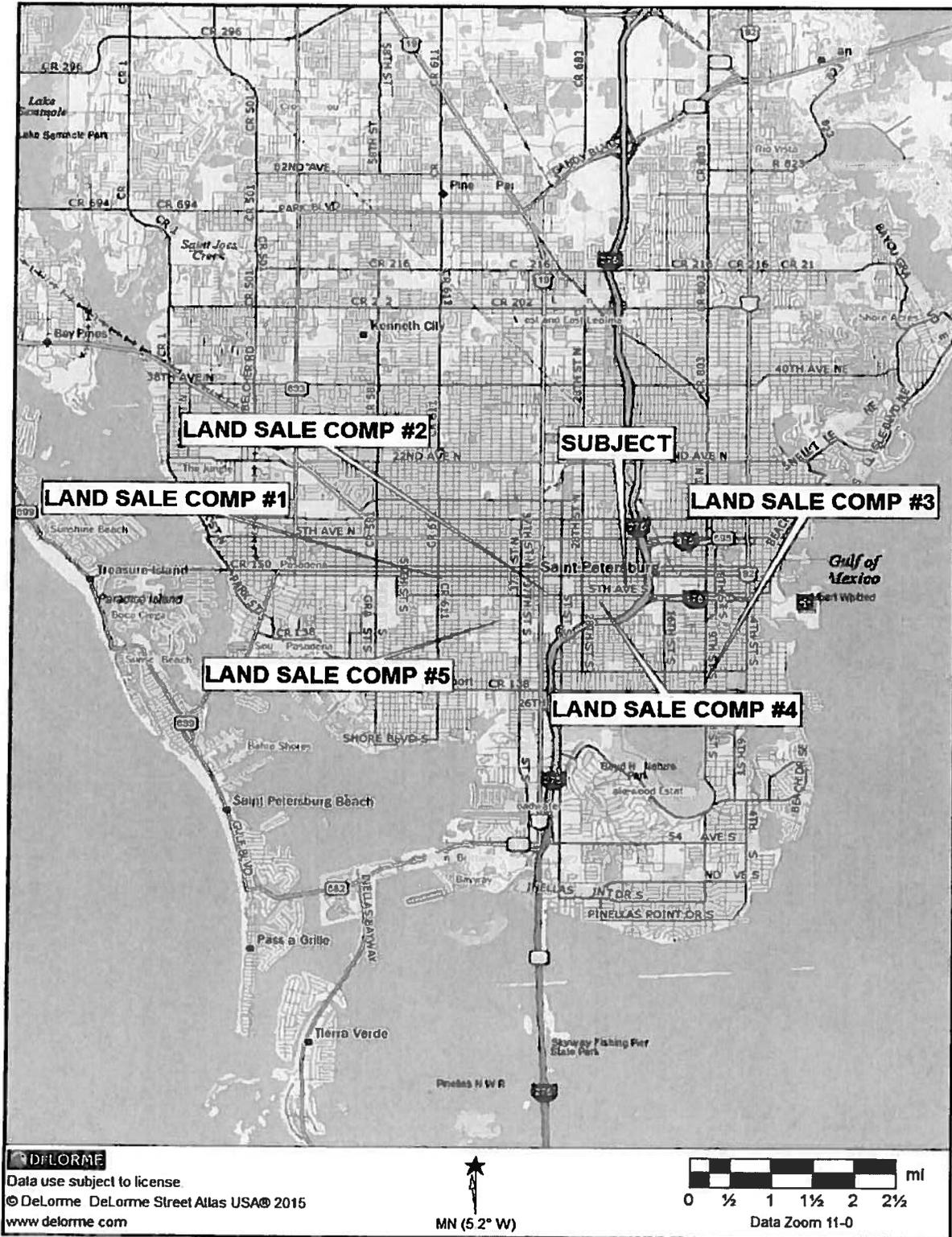
This approach measures directly the actions and attitudes of buyers and sellers in the market through analysis of properties which have recently sold and have characteristics similar to the property being appraised. No two properties are exactly alike and thus are unique to them-selves. Because of this fact the process of comparing properties to the subject involve making necessary adjustments for dissimilarities. Adjustments normally made consist of but are not limited to: time of sale, conditions of sale or financing terms, physical and income characteristics, location, and zoning.

We conducted a search of the subject's market area to locate sales of vacant land similar to the subject. We were unable to find any recent sales that were exactly like the subject and as a result, we expanded our search to all of southern St. Petersburg, went back in time to February of 2013 and also included listings. We located four sales and one listing that we felt were capable of being adjusted to the subject.

Included on the following pages are a sales location map and details of the five comparables.

²The Appraisal of Real Estate, 14th Edition, Appraisal Institute, Chicago, IL, 2013, Page 377

LAND SALES COMPARABLE MAP



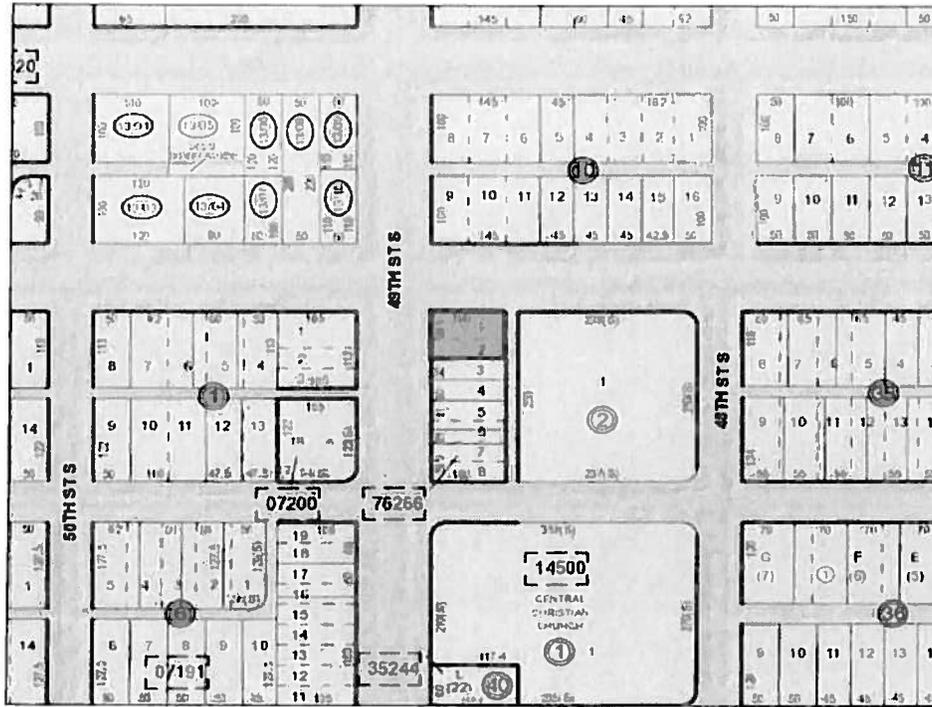
DELORME

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 www.delorme.com



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COMPARABLE LAND SALE NO. 1

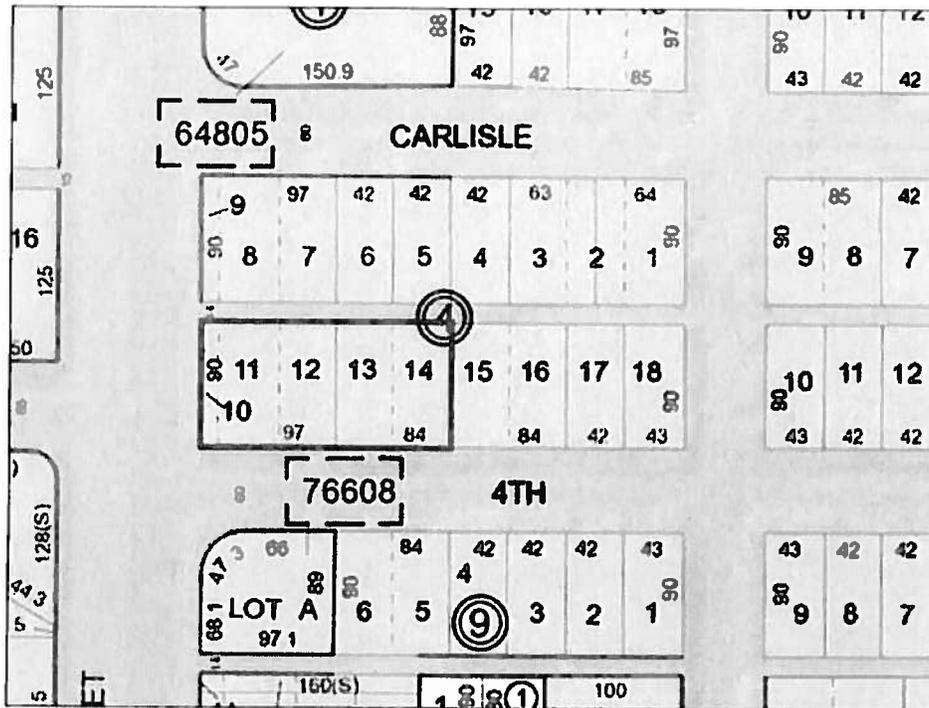


Date of Sale: December, 2014
Location: SEC 49th Street & 1st Avenue South, St. Petersburg, FL 33707
Grantor: Ed Seifried Construction, Inc.
Grantee: WJR Properties, LLC
Recording: 18627/1852
Sale Price: \$35,000
Financing: None indicated
Cash equivalency: Cash to seller indicated, no adjustment required.
Land Size: 6,990 SF (0.160 acres MOL)
Price PSF: \$5.01 PSF
Parcel Number: 21-31-16-76266-000-0010
Zoning: "CCS-1" (Corridor Commercial Suburban)
Flood Zone: "X"
Verification: Mike Heretick - Listing Broker & public records

Comments: This rectangular site has 100 feet of frontage on 1st Avenue South and 69.9 feet of frontage on 49th Street. The site is level and clear.

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COMPARABLE LAND SALE NO. 2

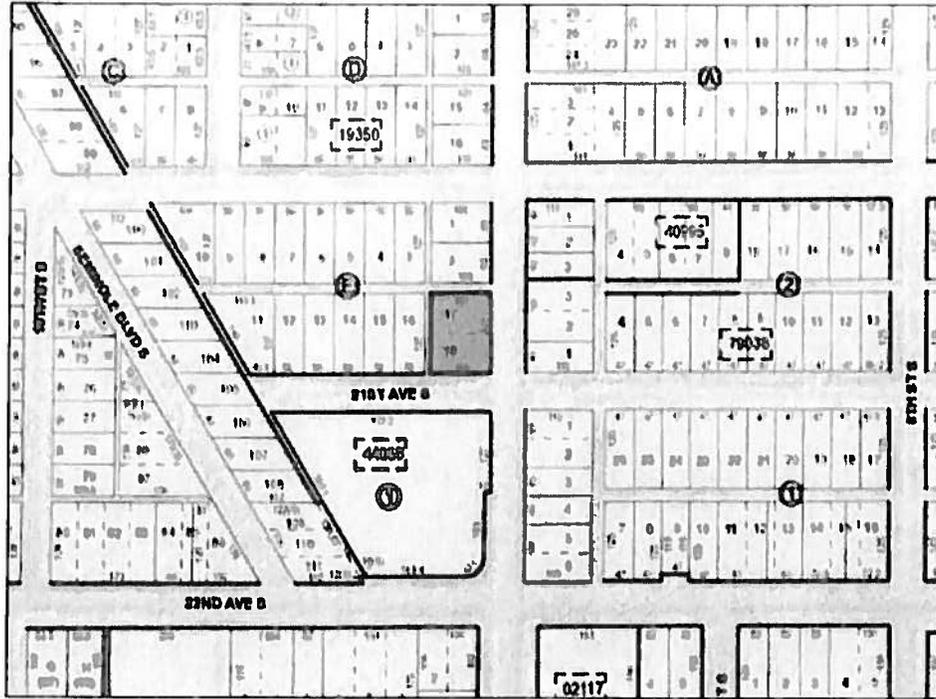


Date of Sale: June, 2014
Location: NEC of 4th Avenue South & 34th Street, St Petersburg, FL 33712
Grantor: Phillip G. Tinker
Grantee: Vista Butte Properties, LLC
Recording: 18443/1614 & 18443/1616
Sale Price: \$100,000
Financing: None indicated
Cash equivalency: Cash to seller indicated, no adjustments required.
Land Size: 16,290 SF (0.374 acres MOL)
Price PSF: \$6.14 PSF
Parcel Number: 23-31-16-76590-004-0100 & 0130
Zoning: "CCS-1" (Corridor Commercial Suburban)
Flood Zone: "X"
Verification: Loop-Net, Costar, Property Appraiser, Deed and Realtor

Comments: The site has 90 feet of frontage along 34th Street and 181 feet of frontage along 4th Avenue South. This was the sale of a vacant parcel that had an older billboard on the site at the time of sale. The billboard has since been removed.

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COMPARABLE LAND SALE NO. 3



Date of Sale: March 2013
Location: 2025 Dr. Martin Luther King Jr. Street South, St. Petersburg, FL 33705
Grantor: Branch Banking & Trust Company
Grantee: Kass Concepts Trust
Recording: 17964/2135
Sale Price: \$100,000
Financing: None Indicated
Cash equivalency: No adjustment required
Land Size: 12,700 SF (0.292 acres MOL)
Price PSF: \$7.87 PSF
Parcel Number: 25/31/16/19350/005/0170
Zoning: "CRT-1" Corridor Residential Traditional
Flood Zone: "X"
Verification: Loopnet/Property Appraiser/ Deed

Comments: This was the bank sale of a vacant parcel of land. The site is level and has utilities available. Access is available from two streets. It is our opinion that the sale price was at market.

McCORMICK, BRAUN & SEAMAN

COMPARABLE LAND SALE NO. 4

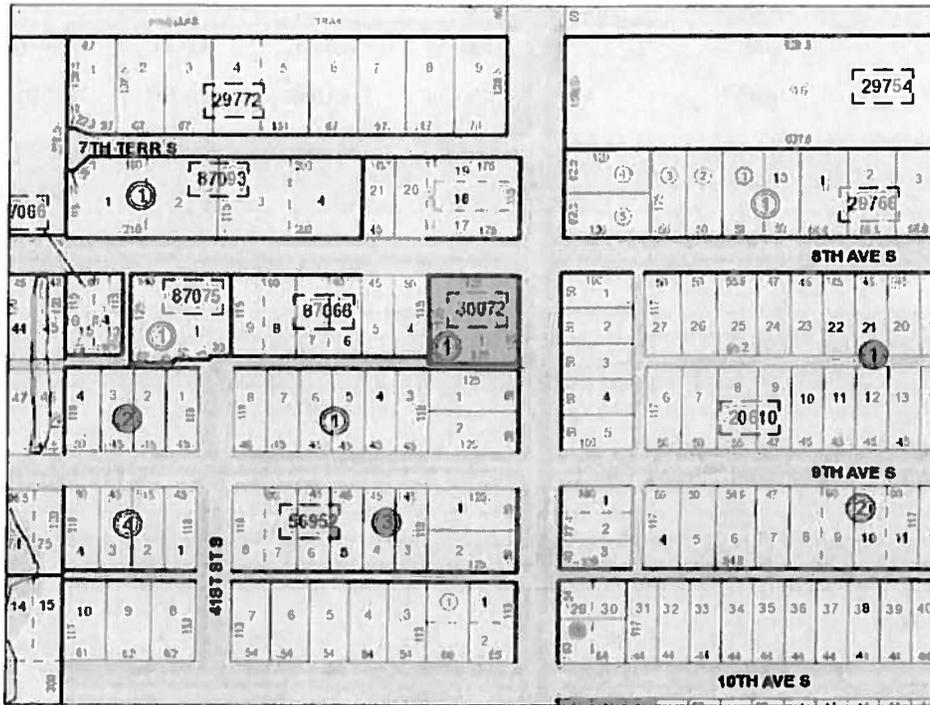


Date of Sale: February, 2013
Location: 2520 Emerson Avenue South, St. Petersburg, FL 33712
Grantor: Barnes Machine Company
Grantee: Reina G. Collins
Recording: 17908/1349
Sale Price: \$25,000
Financing: None noted
Cash equivalency: Cash to seller indicated no adjustments required.
Land Size: 5,715 SF (0.131 acres MOL)
Price PSF: \$4.37 PSF
Parcel Number: 23-31-16-17298-006-0150
Zoning: "IT" Industrial Traditional
Flood Zone: "X"
Verification: Loopnet & Public records

Comments: This rectangular shaped industrial lot has 45 feet of frontage on Emerson Avenue South and an average depth of 127 feet. At the time of sale it was clear and level.

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COMPARABLE LAND LISTING NO. 5



Date of Sale: Listing
 Location: SW corner of 8th Avenue South & 40th Street South, St. Petersburg, FL 33707
 Grantor: Steven Brede Construction, Inc.
 Grantee: N/A
 Recording: N/A
 Listing Price: \$75,000
 Financing: N/A
 Cash equivalency: N/A
 Land Size: 15,690 SF (0.360 acres MOL)
 Price PSF: \$4.78 PSF
 Parcel Number: 27-31-16-30072-001-0010
 Zoning: "IT" Industrial Traditional
 Flood Zone: "X"
 Verification: Ward Passmore, listing broker, Loop-Net, Public Records

Comments: This is a vacant industrial lot that is zoned "IT". The parcel is square in shape with 125 feet of frontage along 40th Street and 125 feet of frontage along 8th Avenue South. The site is mostly clear, level and at street grade.

Vacant Land
 SWC 22nd St. & 3rd Ave. S.
 St. Petersburg, Florida

LAND SALES ADJUSTMENT GRID

SALE NUMBER	SUBJECT	1	2	3	4	5
DATE OF SALE	N/A	Dec-14	Jun-14	Mar-13	Feb-13	Listing
SALE PRICE	N/A	\$35,000	\$100,000	\$100,000	\$25,000	\$75,000
SIZE (SF)	67,539	6,990	16,290	12,700	5,715	15,690
SALE PRICE PSF	N/A	\$5.01	\$6.14	\$7.87	\$4.37	\$4.78
ELEMENTS REQUIRING ADJUSTMENT						
FINANCING/ CONDITIONS OF SALE		0%	0%	0%	0%	-5%
FINANCE ADJUSTMENTS PSF	N/A	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.24)
ADJUSTED SALE PRICE PSF	N/A	\$5.01	\$6.14	\$7.87	\$4.37	\$4.54
MARKET CONDITIONS						
NUMBER OF MONTHS		1	7	22	23	0
		0%	0%	5%	5%	0%
DATE OF VALUE	Jan-15	\$0.00	\$0.00	\$0.39	\$0.22	\$0.00
ADJUSTED SALE PRICE PSF	N/A	\$5.01	\$6.14	\$8.27	\$4.59	\$4.54
PHYSICAL ELEMENTS OF ADJUSTMENT						
LOCATION	SWC 22nd St & 3rd Ave S	20%	-5%	-25%	20%	20%
ACCESS	Corner	0%	0%	0%	5%	0%
SIZE (SF)	67,539	-15%	-10%	-10%	-15%	-10%
SHAPE	"L"	0%	0%	0%	0%	0%
TOPOGRAPHY	Clear & Level	0%	0%	0%	0%	0%
UTILITIES	Available	0%	0%	0%	0%	0%
FLOOD ZONE	"X"	0%	0%	0%	0%	0%
ZONING	"IT"	-5%	-5%	-5%	0%	0%
NET ADJUSTMENTS (PSF)	N/A	\$0.00	(\$1.23)	(\$3.31)	\$0.46	\$0.45
ADJUSTED PRICE PSF	N/A	\$5.01	\$4.91	\$4.96	\$5.05	\$5.00

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SALES COMPARISON APPROACH (Continued):

COMPARABLE SALES ADJUSTMENT GRID

The five comparables, as unadjusted, indicate a value range from a low of \$4.37 PSF to a high of \$7.87 PSF. Please see the facing page for a copy of the Adjustment Grid.

Financing/Conditions of Sale: We are not aware of any conditions of sales or atypical financing that would require adjustments to Sales 1 through 4. Listing #5 was adjusted downward 5% to reflect its estimated selling price.

Market Conditions: The market for vacant land in the subject's market area has remained fairly stable during the past 7 months and no adjustments have been made to Sales #1 or #2. Sale #3 took place 22 months ago and Sale #4 took place 23 months. Each was adjusted upward 5% to reflect an improvement in the market since its sale. Listing #5 was not adjusted.

Additional adjustments were made for overall differences or physical characteristics that may affect the overall sales price. If the comparable is superior to the subject property, a negative adjustment is made to make the comparable sale equal with the subject. If the comparable sale is inferior, a positive adjustment is made. The idea is to make the sales equal to the subject. These elements of adjustment are discussed below:

Location: The subject is located at the Southwest corner of 22nd Street and 3rd Avenue South in St. Petersburg in an area that is developing as an arts district. Sale #1 is located at the northeast corner of 4th Avenue South and 34th Street, an area that is, in our opinion, an inferior location to the subject's and it was adjusted upward 20%. Sale #2 is located at and southeast corner of 49th Street and 1st Avenue South, an area that is, in our opinion, slightly superior to the subject's and it was adjusted downward 5%. Sale #3 is on the northwest corner of Dr. MLK, Jr. Street and 21st Avenue South, in our opinion, a superior location to that of the subject and it was adjusted downward 25%. Sale #4 is located on south side of Emerson Avenue South, just west of 25th Street, in our opinion, an inferior location to that of the subject and it was adjusted upward 20%. Listing #5 is located on the southwest corner of 40th Street and 8th Avenue South, in our opinion, an inferior location and it was adjusted upward 20%.

Access: The subject has corner access. Sales #1, #2, #3 and Listing #5 have, in our opinion, similar corner locations and were not adjusted. Sale #4 has interior block access and was adjusted upward 5%.

Size (SF): According to the plat map, the subject contains 67,539 SF more or less. All of the Sales are smaller than the subject, typically smaller sites sell for more PSF than larger sites and they were adjusted upward 15%, 10%, 10%, 15% and 10% respectively.

Shape: The subject is "L" shaped. It is our opinion that all of the comparables have shapes with similar utility as the subject and none were adjusted.

McCORMICK, BRAUN, & SEAMAN

SALES COMPARISON APPROACH (Continued):

Topography: The subject is clear and level. All of the Comparables were similar enough that no adjustments were made.

Utilities: The subject and all of the Comparables have utilities available, so there were no adjustments required.

Flood Zone: The subject is in Flood Zone "X" which is an areas of minimal flooding. All of the comparables are not located in flood zones and no adjustments were made.

Zoning: The subject is zoned "IT" Industrial Traditional District. Sale #1 and Sale #2 are zoned "CCS-1", a less restrictive classification and they were each adjusted downward 5%. Sale #3 is zoned "CRT-1", also a less restrictive classification and it was adjusted downward 5%. Sale #4 and Listing #5 are zoned "IT", like the subject and were not adjusted.

Summary: The adjusted values of the five comparables range from a low of \$4.91 PSF to a high of \$5.05 PSF. Based on the above analysis, it is our opinion that the market value of the subject on a square foot basis via the Sales Comparison Approach is \$5.00.

67,539 SF X \$5.00 PSF = \$337,695

Rounded To: \$340,000

Fee Simple Title "As Is": It is our opinion, considering the various factors contained within this report, that the estimated Market Value of the subject land, subject to the Limiting Conditions as noted on pages 3 - 6 of this report, Unencumbered, "As Is", In Fee Simple Title, as of January 16, 2015 was:

THREE HUNDRED FORTY THOUSAND (\$340,000) DOLLARS

Note: The value stated herein assumes the site is free of any environmental contamination.

Extraordinary Assumptions: In estimating the value of the subject land, we have not made any extraordinary assumptions.

Hypothetical Conditions: In estimating the value of the subject land, we have not assumed any hypothetical conditions.

EXHIBIT "A"

APPRAISER QUALIFICATIONS

APPRAISER QUALIFICATIONS

RONALD W. BRAUN

EDUCATION: Bachelor of Science, Business Administration 1973
University of Florida, Gainesville, Florida
Graduate School of Banking of the South
Louisiana State University, Baton Rouge, LA

PROFESSIONAL ASSOCIATIONS: Member Appraisal Institute - MAI - 1995
Certificate # 10698

APPRAISAL COURSES: Florida Law Update for Real Estate Appraisers/2014
National USPAP Update Course/2014
Marketability Studies: Advanced Considerations & Applications/2013
Front of House/Back of House/2013
Commercial Appraisal Productivity Seminar/2012
Critical Issues/2012
Discounted Cash Flow Model/2011
Loss Prevention for Real Estate Appraisers/2012
Supervisor Trainee Roles & Rules/2010
REO Appraisal: Appraisal of Residential Property Foreclosure/2009
Business Practices and Ethics/2009
Commercial Appraisal Engagement & Review Seminar/2009
Property Tax Assessments/2009
Subdivision Valuation/2009
Maintaining Control: Dealing w/Client Pressure/2008
Developing & Growing an Appraisal Practice/2008
USPAP Standards & Ethics/2006
Business Practices & Ethics/2005
Market Analysis & Site To Do Business/2005
Attacking & Defending An Appraisal In Litigation/2003
State of the Valuation Profession/2001

MEMBERSHIPS: St. Petersburg Chamber of Commerce
Leadership Florida Alumni

FLORIDA REGISTRATION: State-Certified General Real Estate Appraiser RZ1761
Licensed Real Estate Broker # 0351969

EXPERIENCE: McCormick, Braun, and Seaman
1996 to Present

Glenn E. McCormick Company, Inc., St. Petersburg, Florida
Senior Vice President/1991 - 1995

P.S.C.U. Service Centers, Inc., St. Petersburg, Florida
Executive Vice President/1988 - 1990

Citizens and Southern National Bank, St. Petersburg, Florida
Retail Division Manager/1973 - 1988

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD



LICENSE NUMBER	
RZ1781	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 476 F.S.
Expiration date: NOV 30, 2016

BRAUN, RONALD W
1262 DR. MLK JR. STREET NORTH
ST PETERSBURG FL 33705



ISSUED: 10/21/2014

DISPLAY AS REQUIRED BY LAW

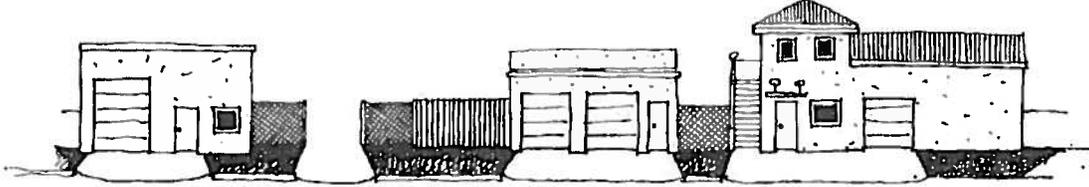
SEQ # L1410210003113

EXHIBIT "B"
ZONING ORDINANCE

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")



Industrial Traditional

Sections:

16.20.100.1. Composition of industrial traditional.

16.20.100.2. Purpose and intent.

16.20.100.3. Permitted uses.

16.20.100.4. Development potential.

16.20.100.5. Building envelope. Maximum height and building setbacks.

16.20.100.6. Buffer requirements.

16.20.100.7. Building design.

16.20.100.1. Composition of industrial traditional.

Many of the City's older industrial areas were developed along the two railroad lines which brought goods and services into the City. These industrial lands create a string of industrial property that runs throughout the City instead of being concentrated within a defined industrial park. Businesses in these industrial areas provided needed goods and services and this district is the only opportunity for certain uses to locate. These industrial uses and surrounding residential areas have grown towards one another, in some cases creating tension between uses and limiting the ability for industrial redevelopment.

(Code 1992, § 16.20.100.1)

16.20.100.2. Purpose and intent.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. This section:

- (1) Creates buffers and transitional zones between industrial corridors and abutting neighborhoods;
- (2) Provides standards and incentives for design including site planning, architectural design, signage and lighting; and

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

- (3) Establishes guidelines to shield storage areas, walls and fences to provide a better visual environment.

Flexibility is provided to encourage high quality economic development.

(Code 1992, § 16.20.100.2)

16.20.100.3. Permitted uses.

- A. Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.
- B. The size of an accessory use which is related to the principal use is subject to any size limits set forth in the plan.

(Code 1992, § 16.20.100.3)

16.20.100.4. Development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable size, and development standards, such as minimum lot size, parking requirements, height restrictions and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

	IT
Minimum lot area (sq. ft.)	N/A
Minimum lot width	60 ft.
Maximum nonresidential intensity (floor area ratio)	0.75
Maximum impervious surface (surface area ratio)	0.95
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.	

(Code 1992, § 16.20.100.4)

16.20.100.5. Building envelope: Maximum height and building setbacks.

Maximum Building Height

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

Maximum Height		IT	
		Lot abutting a nonindustrial zoned property or abutting a major street	Lot abutting industrial zoned property only and not abutting a major street
All buildings		35 ft.	50 ft.
Outdoor storage yard	Within all required yards adjacent to streets	6 ft.	6 ft.
	Within building envelope	6 ft.	50 ft.
Refer to technical standards regarding measurement of building height and height encroachments.			

Minimum Building Setbacks

Building Setbacks	IT	
	Lot abutting a non-industrial zoned property or abutting a major street	Lot abutting an industrial zoned property
Yard adjacent to street	10	0
Interior yards	20	0
Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types and setback encroachment.		

(Code 1992, § 16.20.100.5; Ord. No. 876-G, § 10, 2-21-2008)

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SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

16.20.100.6. Buffer requirements.

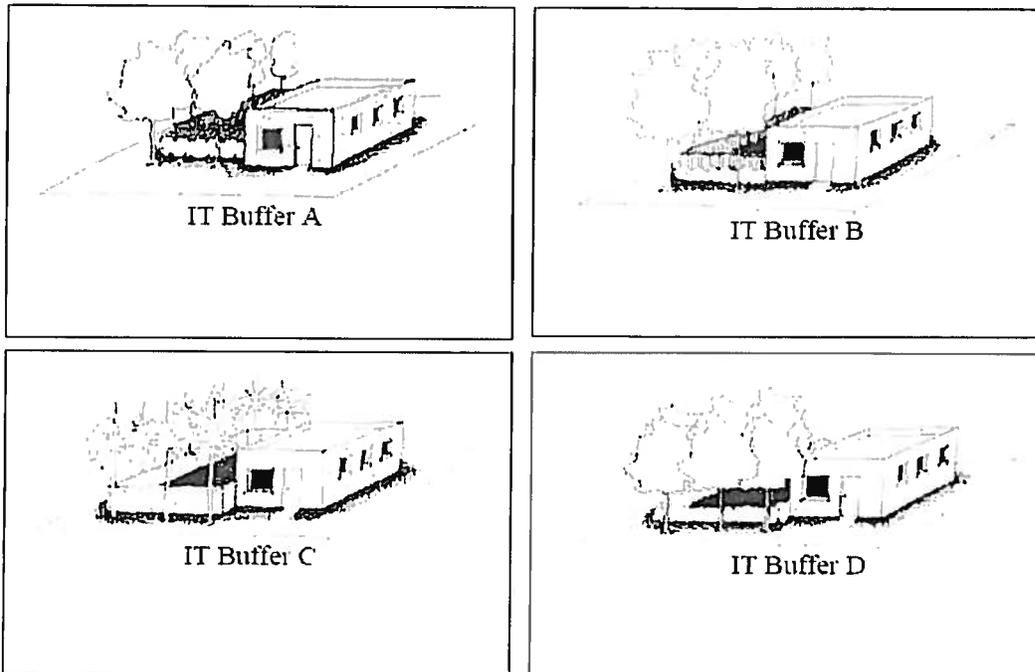
As development and redevelopment occurs within the district, industrial land uses shall be shielded from view from non-industrial zoned property or major streets through the utilization of buffers. The buffer width required is determined by the type of fence or wall installed and maintained on the industrial-zoned property. Flexibility is provided based upon the type of fence utilized to create the required buffer. Such buffers shall be landscaped and not used for off-street parking or off-street loading or unloading of trucks. The required landscaping shall be provided and maintained on the exterior side of any fence or wall used to create the required buffer.

Buffer Requirements

Type of Fence	Buffer Width Required	Landscaping Required
Vinyl-coated, chain link fence	20 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Solid wood or solid vinyl fence	15 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Masonry wall	10 ft.	Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct)
No fence; landscaping only	10 ft.	Trees: One shade tree per 40 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct); and Shrubs: Shall measure a minimum 24 in. tall with branches touching

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SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")



(Code 1992, § 16.20.100.6)

16.20.100.7. Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see [section 16.10.010](#).

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principle structure.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building materials. Building material standards protect neighboring properties by holding the building's value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

Accessory structures and equipment. Accessory structures should reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. Outdoor storage shall not be visible from any non-industrially zoned property or major street. This can be accomplished through the construction of walls, fences or landscaping in accordance with the Code.
2. Solid waste containers shall not be located within the public rights-of-way. Solid waste containers shall be fully enclosed within a solid, opaque fence or wall that is architecturally compatible with the principal structure and includes shielding gates. Chain link fencing with inserted slats is prohibited.
3. Solid waste container enclosures located within the front yard shall be landscaped in accordance with the Code.
4. Mechanical equipment that is visible from the right-of-way, an adjacent neighborhood zoning district or adjacent residential use shall be screened with material compatible with the architecture of the principal structure.

(Code 1992, § 16.20.100.7; Ord. No. 1029-G, § 23, 9-8-2011)

APPRAISAL NO. 2

Appraisal Development International, Inc.

April 6, 2015



APPRAISAL DEVELOPMENT INTERNATIONAL, INC

PO Box 1212, Tampa FL 33601
Tel: Pinellas (727) 726-8811 Hillsborough (813) 258-5827
Toll Free 1-888-683-7538 Fax: (813) 258-5902

www.appraisaldevelopment.com

APPRAISAL REPORT
of
SWC 22ND STREET & 3RD AVENUE SOUTH,
ST. PETERSBURG, FL 33712
PINELLAS COUNTY



FOR:
CITY OF ST. PETERSBURG
ST. PETERSBURG, FL

DATE OF VALUATION
April 6th, 2015

OUR FILE # 1516



APPRAISAL DEVELOPMENT INTERNATIONAL, INC

PO Box 1212, Tampa FL 33601
Tel: Pinellas (727) 726-8811 Hillsborough (813) 258-5827
Toll Free 1-888-683-7538 Fax: (813) 258-5902

www.appraisaldevelopment.com

April 8th, 2015

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

RE: SWC 22ND STREET & 3RD AVENUE SOUTH, ST. PETERSBURG, FL

OUR FILE # 1516

Dear Mr. Grimes,

Thank you for the opportunity to provide appraisal services for the real property referenced above. It is my understanding that I am appraising the *Market Value in Fee Simple* of the subject real estate as of April 6th, 2015 – the day of my inspection.

Please find enclosed a complete appraisal in a standard Appraisal Report format performed in accordance with the Uniform Standards of Professional Practice (USPAP) 2014-2015 edition adopted by the Appraisal Standards Board of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and all applicable state appraisal regulations. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

Please read the attached valuation in its entirety and if you have any questions concerning the contents or methodology please contact me at my office.

Sincerely,

Paul T. Willies
State-Certified General Real Estate Appraiser #RZ2762

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April 8th, 2015

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

RE: SWC 22ND STREET & 3RD AVENUE SOUTH, ST. PETERSBURG, FL

OUR FILE # 1516

Dear Mr. Grimes,

I, the undersigned, do hereby certify that I have appraised the real property as identified above for the purpose of estimating the *Market Value in Fee Simple* of the subject real estate as of April 6th, 2015 – the day of my inspection.

The subject property consists of three parcels “L” shaped totaling 67,539 +/- square foot (1.55 acres MOL) of vacant unimproved industrial land. The larger two combined parcels are separated by a 16 feet wide alleyway / easement to the smaller portion to the south. Overall the parcels have 383’ +/- frontage on 3rd Avenue South and 270’ +/- on 22nd Street South (inclusive of the 16’ alleyway. The site is cleared, level and at or above street grade.

A legal description of the subject is located in the body of the report. Please note the assumptions, limiting conditions, and extraordinary assumptions as they may have a bearing on the report and the value conclusions.

To the best of my knowledge and belief, the statements contained in this report are true and correct and neither my employment to prepare this appraisal nor my compensation is contingent upon the value reported. It is assumed the property is free and clear of all encumbrances. I have inspected the property and the neighborhood. All data gathered in my investigation is from sources deemed reliable.

This appraisal was made in accordance with the Uniform Standards of Professional Practice (USPAP) 2014-2015 edition adopted by the Appraisal Standards Board of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of

the Appraisal Institute, and all applicable state appraisal regulations. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of the 2014-2015 edition of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Appraisal Development International's internal standards for an Appraisal Report – Standard Format. This type of report has a moderate level of detail. It summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions. It meets or exceeds the former Summary Appraisal requirements that were contained in the 2012-2013 edition of USPAP.

This letter must remain attached to the report in order for the value opinion set forth to be considered valid.

In my opinion the "As Is" *Market Value in Fee Simple* of the real estate as of April 6th, 2015 – the day of my inspection was:

**THREE HUNDRED & FOURTY ONE THOUSAND DOLLARS @
(\$341,000)**

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul T Willies", with a large, stylized flourish extending to the right.

Paul T Willies
State-Certified General Real Estate Appraiser #RZ2762

EXECUTIVE SUMMARY

Property Name: Vacant Land

Location: SWC 22nd Street & 3rd Avenue South
St. Petersburg, FL 33712

Owner of Record: City of St. Petersburg
PO Box 2842
St. Petersburg, FL 33731

Pinellas County Parcel #: Parcel 1: # 23-31-16-78390-031-0010
Parcel 2: # 23-31-16-78390-031-0070
Parcel 3: # 23-31-16-78390-031-0140

Date of Value: April 6th, 2015

Date of Inspection: April 6th, 2015

Date of Report: April 8th, 2015

Purpose of the Appraisal: Estimate the "As Is" *Market Value in Fee Simple* of the subject property.

Intended User: City of St. Petersburg.

Land Area: The subject property consists of three parcels "L" shaped totaling 67,539 +/- square foot (1.55 acres MOL) of vacant unimproved industrial land. The larger two combined parcels are separated by a 16 foot wide alleyway / easement to the smaller portion to the south. Overall the parcels have 383' +/- frontage on 3rd Avenue South and 270' +/- on 22nd Street South (inclusive of the 16' alleyway. The site is cleared, level and at or above street grade.

Zoning: Industrial Traditional District (IT) – City of St. Petersburg.

Neighborhood: The property is located in a predominantly industrial district of the Palmetto Park Neighborhood of the City of St. Petersburg west of the Tropicana Dome. Palmetto Park is a distinct neighborhood within the Central Neighborhood Planning Area. This particular area is gaining a reputation as an arts district, and several warehouse buildings have been taken over for micro-breweries and artistic studios.

Floodplain Map Panel # and Date: Zone X – Map Number 12103 C 0218G Effective Date September 3, 2003 *Areas of minimal flooding.*

Interest Appraised:	Fee Simple
Estimated Exposure Time and Marketing Period:	9-12 months
Highest and Best Use:	
As Vacant:	Industrial Light Manufacturing / Warehouse
As Improved:	Vacant and available for development.

Value Indications:

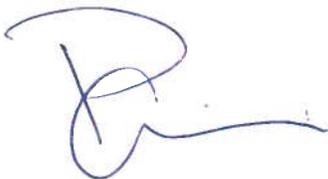
67,539 SF x \$5.04 = \$340,403.77 rounded to \$341,000

**THREE HUNDRED & FOURTY ONE THOUSAND DOLLARS ®
(\$341,000)**

Certification

I certify, to the best of my knowledge and belief that:

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report, compiled the report and the value estimate.
- No one provided significant appraisal, appraisal review, or appraising consulting assistance to the person signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Paul T Willies
State-Certified General Real Estate Appraiser #RZ2762

General Assumptions and Limiting Conditions

This report has been prepared under the following general assumptions and limiting conditions:

1. Information furnished by others is assumed to be true, factually correct and reliable. No effort has been made to verify such information and I assume no responsibility for its accuracy. Should there be any material error in the information provided to me; the results of this report are subject to review and revision.
2. All mortgages, liens and encumbrances have been disregarded unless specified within this report. The subject property is analyzed as though under responsible ownership and competent management. It is assumed in this analysis that there were no hidden or unapparent conditions of the property, subsoil or structures, including hazardous waste conditions, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that may be required to discover them. No responsibility is assumed for legal matters existing or pending, nor is opinion rendered as to title, which is assumed to be good.
3. I have assumed that no hazardous waste exists on or in the subject property unless otherwise stated in this report. I did not observe the existence of hazardous material, which may or may not be present on the property. I have no knowledge of the existence of such materials on or in the subject property. I however, am not qualified to detect such substance or detrimental environmental conditions. The value estimate rendered in this report is predicated upon the assumption that there is no such material on or affecting the property that would cause a diminution in value. I assume no responsibility or environmental engineering knowledge required to discover it. You urged to retain an expert in the field if so desired.
4. It is assumed that there is full compliance with all applicable federal, state and local environmental regulation and laws unless non-compliance is noted.
5. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more elements of the ADA. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.
6. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in the analysis.
7. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report is based.

8. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all nor any part of the contents of this report (especially on conclusions as to value, my identity or the identity of the firm with which I am connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without my prior written consent and approval. This appraisal report is intended for use in its entirety. Individual pages or sections or the report should not be used separately from the rest of the report.

9. Unless prior arrangements have been made, I, by reason of this report, am not required to give further consultation or testimony, or to be in attendance in court with reference to the property that is the subject of this report without prior financial arrangements.

10. This report constitutes a complete appraisal presented as an Appraisal Report – Standard Format.

11. I have made no legal survey nor have I commissioned one to be prepared. Therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

12. The Bylaws and Regulations of the Appraisal Institute cover disclosure of the contents of this report.

13. The authentic copies of this report are signed in ink and are printed on white paper. Electronic signatures may also be utilized in this report. The Uniform Standards Board state that electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper report (the term “Written Records” includes information stored on electronic, magnetic or other media). Any copy that does not have the above is unauthorized and may have been altered.

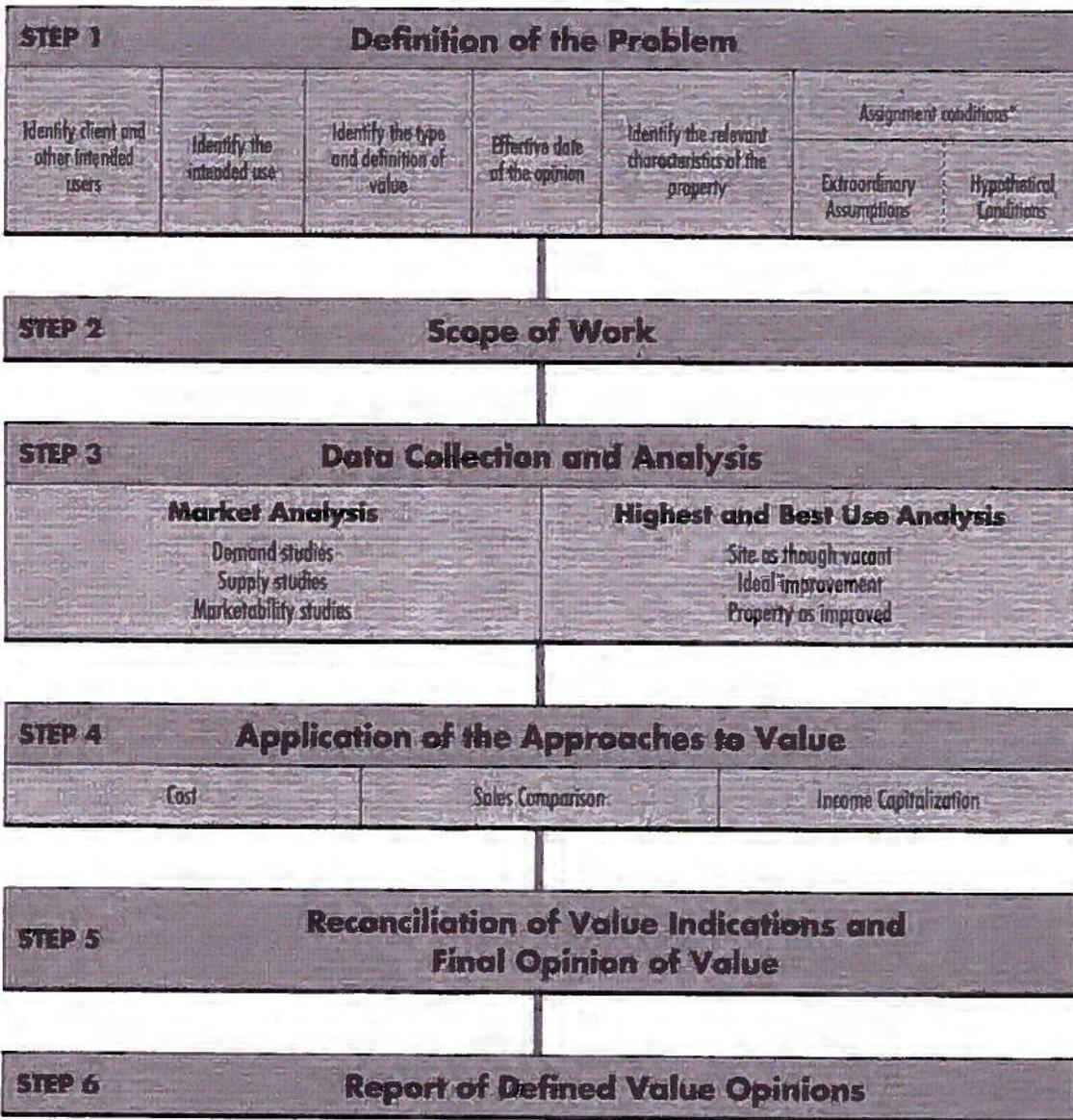
14. By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance of associated professional fees in full. Furthermore, any claims against me, for whatever reason, are limited to the amount of said fees. My responsibility is limited to **City of St. Petersburg**, and does not extend to any third party.

Appraisal Report

Uniform Standards Rule 2-2(a) requires the content of an Appraisal Report must be consistent with the intended use of the appraisal and at a minimum:

- (i) state the identity of the client and any intended users, by name or type;
- (ii) state the intended use of the appraisal;
- (iii) summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment;
- (iv) state the real property interest appraised;
- (v) state the type and definition of value and cite the source of the definition;
- (vi) state the effective date of the appraisal and the date of the report;
- (vii) summarize the scope of work used to develop the appraisal;
- (viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained;
- (ix) state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal;
- (x) When an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion;
- (xi) Clearly and conspicuously:
 - state all extraordinary assumptions and hypothetical conditions; and
 - state that their use might have affected the assignment results; and
- (xi) include a signed certification in accordance with Standard Rule 2-3.

USPAP and the Appraisal Process



* Assignment conditions also include jurisdictional exceptions, assumptions and limiting conditions.

TYPE OF APPRAISAL

This appraisal is an Appraisal Report as prescribed by the Appraisal Standards Board in the 2014-2015 Edition of Uniform Standards of Professional Appraisal Practice. The report is further defined as Appraisal Report – Standard Format (equivalent of previous Summary Appraisal).

Competency of the Appraiser(s)

The Appraisers' specific qualifications are included within this report. These qualifications serve as evidence of their competence for the completion of this appraisal assignment in compliance with the competency provision in USPAP. The appraisers' knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of the assignment. The appraisers have previously provided consultation and value estimates for properties similar to the subject in Pinellas, Hillsborough & Pasco Counties.

Disclosure of previous interest (if any) in the prior three years

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Effective Date of this Appraisal

The effective date of the value is as of April 6th, 2015.

Intended Use and User(s)

The *Use* of this appraisal is limited to City of St. Petersburg. My responsibility is limited to my client and does not extend to a third party. In addition, any claims against me for any reason whatsoever are limited to the amount of fees paid to for this appraisal assignment.

Neither the value estimate nor any of the contents of this appraisal may be disclosed to or relied upon by third parties.

The Purpose of This Appraisal

The *Purpose* of this appraisal is to estimate the *Market Value in Fee Simple* "of the subject real estate.

Extraordinary Assumptions

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. ⁽¹⁾

None.

Hypothetical Conditions

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. ⁽²⁾

None.

^{1,2} *Uniform Standards of Professional Appraisal Practice, 2014-2015 Edition*

DEFINITIONS

MARKET VALUE

The *market value* is described herein as defined by agencies that regulate federal financial institutions as:

“The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller acting prudently and knowledgeably, and assuming the price is not, affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they think is their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”⁽¹⁾

FEE SIMPLE

Fee Simple Estate is defined as the “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.”⁽²⁾

EXTRAORDINARY ASSUMPTION

An *Extraordinary Assumption* is, as its name implies, an assumption that's out of the ordinary. These assumptions usually arise as the result of uncertainty on the appraiser's part about the attributes of the subject property or its market conditions. An example of an EA is the permit status of a structural addition that doesn't show up in the appraiser's databases. If the structure appears to be of reasonable quality and workmanship and the property owner is making statements about having permits, an appraiser may elect to *assume* that the addition is permitted for valuation purposes. Now if this assumption proves to be unfounded it could have an effect on the appraiser's work product. That's why we are required to note those extra assumptions in our reports and provide notice about how it affects our value opinion.

HYPOTHETICAL CONDITION

A *Hypothetical Condition* is different in that we're not making any assumptions about what is; we know for a fact that it isn't, but are treating it as if it were for valuation purposes. The most common example of this is when we're appraising a property subject to something - like completion of construction per plans and specs, or completion of a lot split. We know the construction isn't yet complete but we are treating it as if it were for valuation purposes. This is in answer to the intended user's questions of "what would it be worth if it were completed".

⁽¹⁾ The Appraisal of Real Estate, Twelve Edition, the Appraisal Institute, 2001.

⁽²⁾ The Appraisal of Real Estate, Twelve Edition, the Appraisal Institute, 2001.

REAL ESTATE APPRAISED:

Location

SWC 22nd Street & 3rd Avenue South
St. Petersburg, FL 33712

Pinellas County Parcel ID's: Parcel 1: # 23-31-16-78390-031-0010
Parcel 2: # 23-31-16-78390-031-0070
Parcel 3: # 23-31-16-78390-031-0140



Site Description

We have not been provided with a survey, the following detail is based on county records.

The subject property consists of three parcels "L" shaped totaling 67,539 +/- square foot (1.55 acres MOL) of vacant unimproved industrial land. The larger two combined parcels are separated by a 16 foot wide alleyway / easement to the smaller portion to the south east. Overall the parcels have 383' +/- frontage on 3rd Avenue South and 270' +/- on 22nd Street South (inclusive of the 16' alleyway). The site is cleared, level and at or above street grade.

Zoning/Land Use

Industrial Traditional District (IT) – City of St. Petersburg.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two.

Utilities

All utilities are available to the site including city sewer, water, electricity, gas, telephone, and cable services.

Ingress/Egress

The subject site has access from 22nd Street, 23rd Street, 3rd Ave and 4th Ave South and an alley that runs parallel to and between 3rd and 4th Avenues.

Topographical Features/Influences

The subject site is more or less level at or above road grade, and mostly cleared and grassed over, there are several mature tree on the third parcel towards the boundaries of the property.

Frontage

The subject parcel has 383' +/- frontage on 3rd Avenue South and 270' +/- on 22nd Street South (inclusive of the 16' alleyway).

Census Tract

The recorded Census Tract number is 218, Block Group 2, Block 2025

Flood Zone Determination

Zone X – Map Number 12103 C 0218G Effective Date September 3, 2003
Areas of minimal flooding.

Easements, Encroachments, and Use Restrictions

There is a platted east/west alleyway. We are unaware of any other easements, or use restrictions on the property as of the time of inspection.

Environmental Concerns

At the time of my inspection there were no apparent stained soil areas, improperly disposed drums or petroleum containers or stressed vegetation that would be cause for concern. There were no apparent fill or vent pipes for underground storage tanks. Interested parties are hereby notified that I am not a trained environmental inspector and concerned interested parties are advised to employ the services of a trained, licensed and professional environmental inspector for a more reliable determination of environmental issues.

The Improvements

The property is vacant and cleared.

Ownership

According to Pinellas County Public Records the property is owned by:

City of St. Petersburg
PO Box 2842
St. Petersburg, FL 33731

Sales History and Analyses

There are no recorded transfers in the past five years.

Legal Description

St. Petersburg investment Co. Block 31, Lots 1 thru 8 inclusive and lots 14 thru 16 as recorded in Plat Book 1, page 16 of the public records of Pinellas County, Florida.

Assessment & Taxes

Pinellas County Property Appraisers office values are:

Parcel ID # 23-31-16-78390-031-0010

	*2015	2014	2013	2012	2011
Just Market:	\$129,837	\$129,837	\$129,837	\$114,562	\$114,562
Assessed Value:	\$129,837	\$129,837	\$126,018	\$114,562	\$114,562
Annual Taxes:	exempt	exempt	Exempt	exempt	exempt
Due :	\$0	\$0	\$0	\$0	\$0

*estimated

Parcel ID # 23-31-16-78390-031-0070

	*2015	2014	2013	2012	2011
Just Market:	\$46,406	\$46,406	\$46,406	\$41,008	\$41,008
Assessed Value:	\$46,406	\$46,406	\$45,109	\$41,008	\$41,008
Annual Taxes:	exempt	exempt	exempt	exempt	exempt
Due :	\$0	\$0	\$0	\$0	\$0

*estimated

Parcel ID # 23-31-16-78390-031-0140

	*2015	2014	2013	2012	2011
Just Market:	\$67,901	\$67,901	\$67,901	\$59,912	\$59,912
Assessed Value:	\$67,901	\$67,901	\$65,903	\$59,912	\$59,912
Annual Taxes:	exempt	exempt	exempt	exempt	exempt
Due :	\$0	\$0	\$0	\$0	\$0

*estimated

Combined Total of three parcels:

	*2015	2014	2013	2012	2011
Just Market:	\$244,144	\$244,144	\$244,144	\$215,482	\$215,482
Assessed Value:	\$244,144	\$244,144	\$237,030	\$237,030	\$237,030
Annual Taxes:	exempt	exempt	exempt	exempt	exempt
Due :	\$0	\$0	\$0	\$0	\$0

As City owned, the parcels are exempt from real estate tax. On sale, the tax assessed value may significantly change.

Exposure Time/Marketing Period

Exposure Time measures the amount of time a property must be exposed to the market prior to the effective date of value to consummate a sale. The effective date of value is April 6th, 2015. Thus, the Exposure Time estimates the amount of time in the immediate past that the property would need to be exposed to the marketplace (i.e. on the market) prior to being sold and closed at the value opinions derived in the report. It is noted that the Exposure Time estimate encompasses the time necessary to properly market the property for sale to the general public, putting together proper offering memoranda on the property (and circulating the information to appropriate parties), achieving a contract (written offer), allowing for a proper due diligence period (property inspections, appraisal, securing financing, etc.), and finally achieving the closing and transfer on the property. The sales comparables in the subject's market area indicated exposure times of up to 12 months. Based on historical market data and discussions with real estate professionals in the subject's market area, we have estimated an Exposure Time for the subject of 12 months or less at the market value opinions provided in this report.

Concurrency

Concurrency laws are in effect in Pinellas County and the City of St. Petersburg at this time. It is presumed that the proposed improvements conform to the present concurrence laws in the State of Florida, Pinellas County and the City of St. Petersburg.

Scope of Work

The scope of work applied to this specific appraisal assignment is summarized below.

In the preparation of this report, the appraisal problem was identified; that being the client, intended use, intended users, type and definition of value opinion, effective date of the opinion and conclusion, subject of the assignment and relevant characteristics about that subject, and the assignment conditions. A solution to the appraisal problem (scope of work) was planned, and then implemented so as to arrive at a credible result.

In preparation for this appraisal I have:

- Contracted with Bruce Grimes on behalf of the City of St. Petersburg to conduct and prepare an Appraisal Report of the Market Value in Fee Simple of the subject property as of the day of my inspection.
- Inspected property April 6th, 2015,
- Took extensive photographs reflecting the condition of the property overall,
- Reviewed several data bases for similar sales,
- Reviewed municipal and assessor records in the City of St. Petersburg and Pinellas County,
- Confirmed zoning and permissible uses,
- Reviewed State publications and recent forecasts for economic growth City of St. Petersburg, Pinellas County, and Tampa Bay in general,
- Reviewed prior reported sales of the subject and comparables,
- Reviewed market conditions and current listings similar to the subject, and attempted to confirm data of the selected comparables used for direct comparison to the subject with principals or county records in each transaction,
- Developed the Sales Approach,
- Reviewed and made flood and census plain determination,
- Reconciled approaches to conclude the value.

PINELLAS COUNTY MARKET AREA

GENERAL AREA DESCRIPTION:

The subject property is located in the City of St. Petersburg in Pinellas County, which, along with Hillsborough, Pasco, Polk, Manatee, Sarasota and Hernando Counties, comprises the greater Tampa Bay Area. The estimated total population as of April 1, 2010 was 4,238,736 million, estimated to reach 4,569,642 in 2015 – a projected 7.8% growth between 2010-2015.

The Bay Area has easy access to local, national, and international markets due to a good transportation system, a major international airport, and deep-water port with access to the Gulf of Mexico. The Tampa/St. Petersburg/Clearwater area is known for its fine quality of life, recreational activities, and progressive community business atmosphere. It is part of an area sometimes referred to as the Sunbelt, which extends into the Orlando area and contains numerous vacation attractions, including Disney World, Sea World, Busch Gardens, and beach area resorts.

Pinellas County has water frontage on both the Gulf of Mexico and Tampa Bay with 414 miles of shoreline. The Pinellas peninsula contains the largest part of the county's 265 square miles. The county is fringed on the west by a narrow chain of offshore islands with Clearwater Beach being the most northerly and St. Petersburg Beach the most southerly, all connected by bridges.

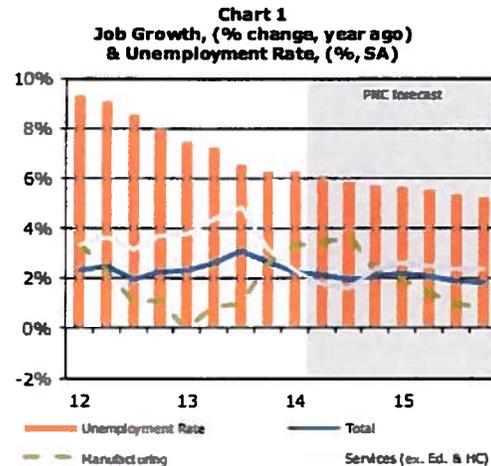
Florida taxes and incentives are designed to provide the best business investment opportunity possible for its developing indigenous businesses and for those seeking expansion opportunities. Its attractive tax structure, a legislative and regulatory climate conducive to economic activity, incentives, finance and business assistance programs, low occupancy and construction costs and adequate space in which to expand are all fueling the accelerated growth. Florida's economy remains one of the healthiest in the nation.

There are no personal income or personal property taxes, and as of 2008, the first \$50,000 of assessed valuation of an owner occupied homestead is exempt from real property taxes, less local School Taxes.

Pinellas County, Florida	
 Logo	
 Location in the state of Florida	
 Florida's location in the U.S.	
Founded	January 1, 1912
Named for	Spanish <i>Punta Píñal</i> ("Point of Pines")
Seat	Clearwater
Largest city	St. Petersburg
Area	
• Total	608 sq mi (1,575 km ²)
• Land	274 sq mi (710 km ²)
• Water	334 sq mi (865 km ²), 55.0%
Population (Est.)	
• (2013)	929,048
• Density	3,347/sq mi (1,292/km ²)
Congressional districts	12th, 13th
Time zone	Eastern: UTC-5/-4
Website	www.pinellascounty.org 

Labor Force and Employment

Job growth in the Tampa Bay area, which includes the Tampa and North Port-Bradenton-Sarasota metro areas, moderated slightly in the previous six months but the region's growth nevertheless is outpacing the nation (Chart 1). Thanks to the area's concentration of pro-cyclical industries, payroll growth in the area was a full percentage point faster than the national average in 2013. Besides a modest decline in public sector employment, the area's key economic drivers are expanding and keeping the jobs recovery moving along. Professional services are expanding at a rapid clip while finance, a large part of which is insurance, is adding payrolls. Even construction employment, which fell by 45 percent during the recession, is turning up. This broad base for growth, combined with sustained expansion in education and healthcare, lowered the jobless rate to 6.2 percent in the first quarter of 2014 from 7.5 percent a year ago, and further has dropped to 5.7% in January of 2015. Also, the region's labor force grew. This is an indication that confidence in the local recovery is improving as new employment opportunities attract job seekers.



Income

The Tampa Bay Region has an estimated total personal income of nearly \$108.9 billion for 2013. The Tampa Bay Region's 2013 per capita income of \$25,031 and average household income of \$57,202 (median household income \$41,404) is higher than the state average, but below that of the nation.

Cost of Living

The cost of living index in the Tampa Bay Region is 12.3% Lower than the national average.

Cost of Living	Tampa, FL	United States
Overall	88	100
Food	99	100
Utilities	99	100
Miscellaneous	97	100

Population Growth

In 2013, Florida's Tampa Bay Region is estimated to be home to more than 4.3 million people, it is estimated that the population will grow by almost 5% by 2018.

The following chart shows projected population growth within the counties as part of the Tampa Bay Region.

Regional Counties	2013 Estimate	2018 Estimate	Growth 2013-2018
Citrus	140,538	141,267	0.52%
Hernando	174,538	179,538	2.86%
Hillsborough	1,293,525	1,392,976	7.69%
Manatee	333,951	352,747	5.63%
Pasco	472,388	488,439	3.40%
Pinellas	926,610	951,364	2.67%
Polk	618,135	647,038	4.86%
Sarasota	387,680	403,420	4.06%
Total Region	4,347,367	4,556,789	4.82%

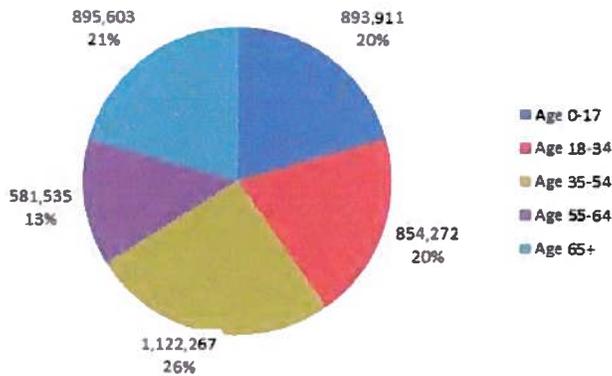
Source: Nielsen 2013 estimates; aggregation of eight county Tampa Bay Region

Population by Age

19.65% of Tampa Bay’s population is in the highly desirable 18-34 age group. That is a market of more than 850,000 of the most sought-after consumers and workers. At the same time, the elderly population (65 and over) accounted for 20.60% of the Tampa Bay Region’s population.

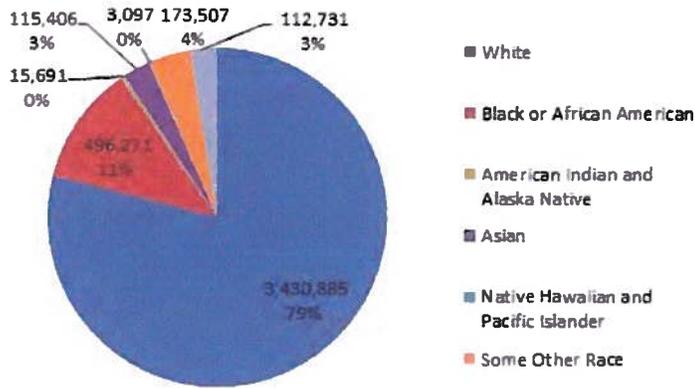
Age 0 - 17	893,911	20.56%
Age 18 - 34	854,272	19.65%
Age 35 - 54	1,122,267	25.81%
Age 55 - 64	581,535	13.38%
Age 65+	895,603	20.60%

Median Age	43.21
Average Age	42.39



Tampa Bay Population by Single Race Classification

White	3,430,885	78.91%
Black or African American	496,271	11.41%
American Indian and Alaska Native	15,691	0.36%
Asian	115,406	2.65%
Native Hawaiian and Other Pacific Islander	3,097	0.07%
Some Other Race	173,507	3.99%
Two or More Races	112,731	2.59%

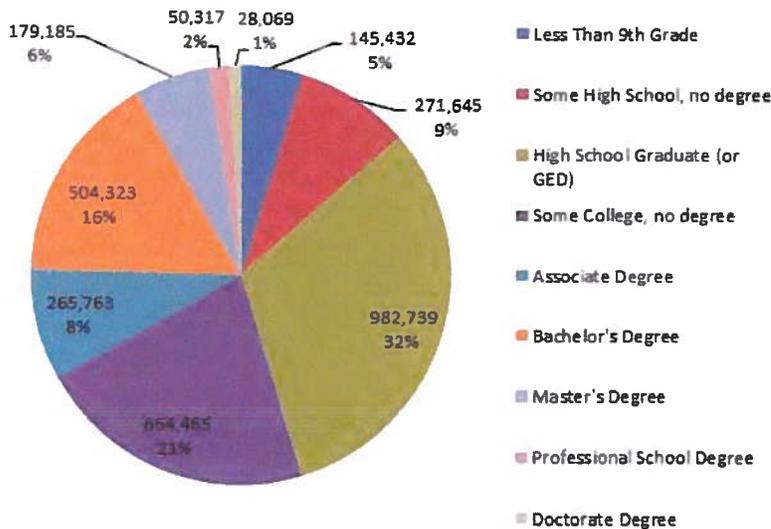


2013 Estimated Tampa Bay Population Hispanic or Latino

Hispanic or Latino	725,673	15.69%
Not Hispanic or Latino	3,621,915	83.81%

2013 Estimated Tampa Bay Population Age 25 and Over by Educational Attainment

Less than 9th Grade	145,432	4.70%
Some High School, no degree	271,645	8.79%
High School Graduate (or GED)	982,739	31.78%
Some college, no degree	664,465	21.49%
Associate Degree	265,763	8.60%
Bachelor's Degree	504,323	16.31%
Master's Degree	179,185	5.80%
Professional School Degree	50,317	1.63%
Doctorate Degree	28,069	0.91%



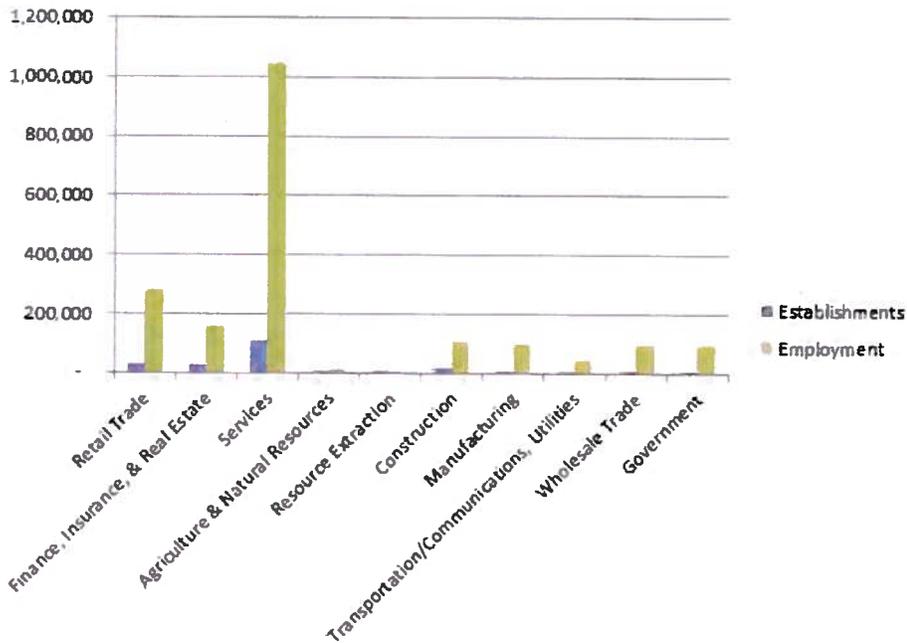
Annual Net Growth 2001-10 Non-Farm Employment

Area	Net New Jobs	2010	2001	% Growth
Tampa Bay	-14,900	1,570,300	1,585,200	-0.94%
Florida	57,200	7,216,900	7,159,700	0.80%
United States	364,700	132,190,700	131,826,000	0.28%

Not seasonally adjusted. Source Bureau of Labor Statistics. 2010 data as of November

Tampa Bay Industry Composition

	Establishments	Employment
Retail Trade	26,146	277,848
Finance, Insurance, Real Estate	26,550	155,740
Services	109,436	1,045,329
Agriculture & Natural Resources	590	8,429
Resource Extraction	74	1,600
Construction	16,123	105,126
Manufacturing	5,654	101,026
Transportation / Communications, Utilities	2,735	41,942
Wholesale Trade	7,195	92,609
Government	3,287	92,606
Total	197,790	1,922,255



Tampa Bay Occupational Employment and Wages

Following is a selection of typical local occupations

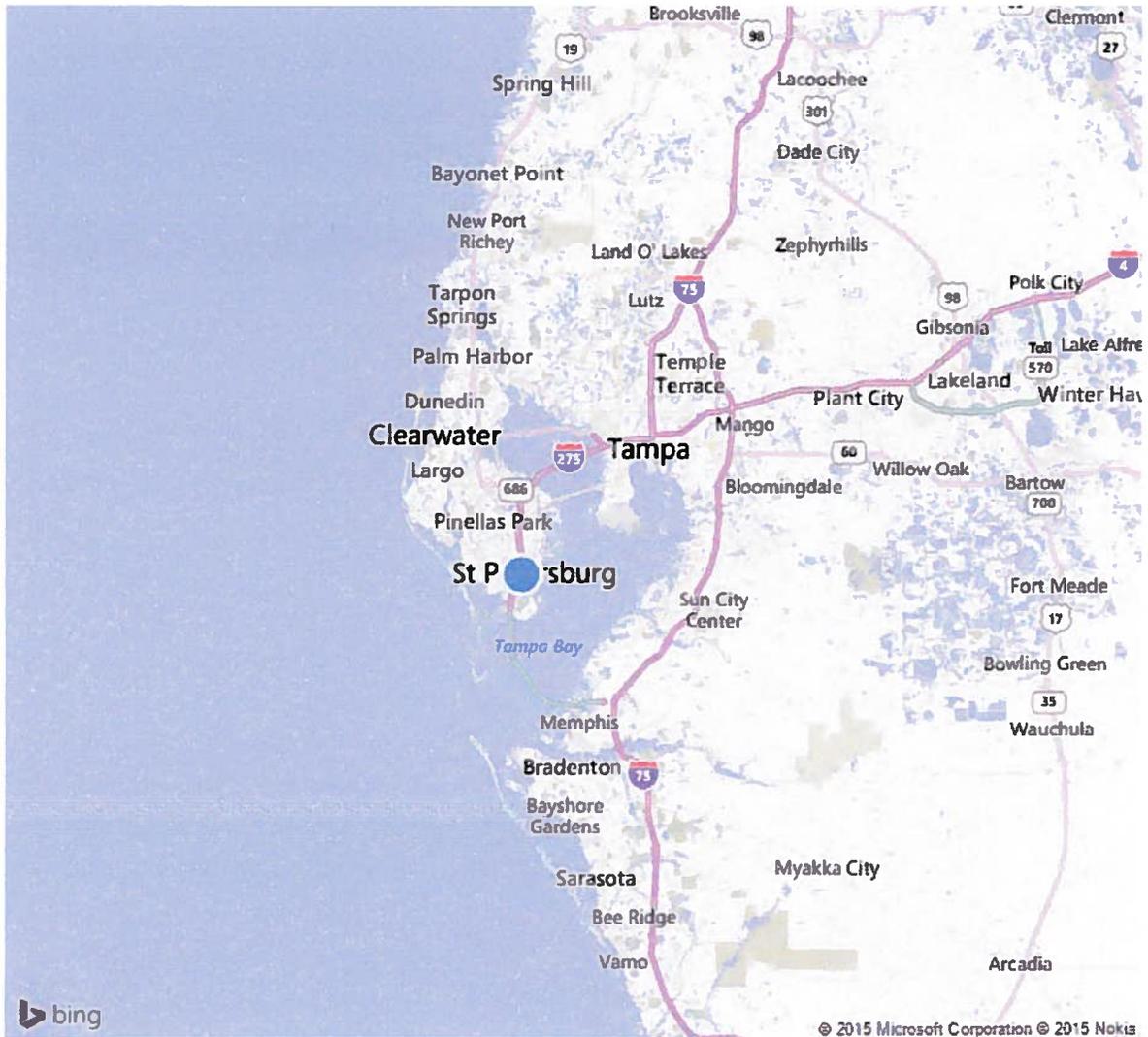
Title	2013 Employment	Hourly Wage (2014 wage estimates in dollars)			
		Mean	Medium	Entry	Exp
Total all occupations	1,151,890	20.83	15.85	9.49	26.50
Accountants and Auditors	11,890	32.64	29.03	21.32	38.30
Actors	N/R	11.66	11.02	8.96	13.01
Administrative Law Judges, Adjudicators, and Hearing Officers	110	46.98	45.62	24.41	58.26
Aerospace Engineers	340	29.02	19.68	16.99	35.03
Agents and Business Managers of Artists, Performers, and Athletes	140	28.26	18.70	11.59	36.58

Agricultural and Food Science Technicians	20	16.43	14.95	12.51	18.39
Airline Pilots, Copilots, and Flight Engineers	N/R	105,251	108,895	83,850	115,952
Appraisers and Assessors of Real Estate	820	28.78	26.11	20.77	32.77
Architectural and Engineering Managers	1,240	58.59	56.35	39.75	68.02
Architecture Teachers, Postsecondary	20	91,108	86,720	62,014	105,655
Bookkeeping, Accounting, and Auditing Clerks	15,890	16.10	15.94	11.46	18.41
Brickmasons and Blockmasons	400	13.25	11.37	10.69	14.53
Broadcast News Analysts	10	N/R	N/R	N/R	N/R
Chemists	500	34.67	31.07	20.29	41.86
Chief Executives	2,040	99.43	92.81	56.89	120.71
Child, Family, and School Social Workers	1,400	20.85	19.32	12.48	25.03
Childcare Workers	6,140	9.69	9.24	8.50	10.28
Chiropractors	340	38.94	30.80	23.31	46.75
Civil Engineering Technicians	520	24.63	23.40	17.16	28.37
Civil Engineers	1,660	39.98	37.46	27.69	46.13
Claims Adjusters, Examiners, and Investigators	5,700	27.79	27.25	19.72	31.83
Cleaners of Vehicles and Equipment	2,300	10.25	9.50	8.58	11.08
Clergy	280	21.85	21.10	11.24	27.15
Computer Programmers	3,700	36.75	37.18	22.57	43.83
Concierges	210	12.55	12.46	9.97	13.85
Conservation Scientists	60	24.77	12.42	9.75	32.28
Construction and Building Inspectors	850	24.38	23.66	17.38	27.88
Construction and Related Workers, All Other	1,040	19.31	18.74	14.73	21.60
Cooks, Restaurant	11,710	11.21	10.77	8.42	12.61
Cooks, Short Order	500	10.91	10.82	9.61	11.55
Correctional Officers and Jailers	2,320	23.67	22.87	17.34	26.83
Database Administrators	1,370	40.93	41.65	27.31	47.73
Electrical Engineers	1,370	43.83	41.01	29.39	51.06
Electrical Power-Line Installers and Repairers	1,090	22.40	20.83	14.05	26.59
Electricians	4,200	18.36	17.90	12.92	21.08
Elementary School Teachers, Except Special Education	10,600	44,757	43,815	35,769	49,251
Financial Analysts	2,020	36.52	34.50	25.93	41.82
Financial Clerks, All Other	860	19.63	17.79	14.13	22.40
Financial Examiners	330	42.83	38.28	31.29	48.61
Financial Managers	3,300	59.67	54.55	36.96	71.02
Financial Specialists, All Other	1,900	32.31	29.23	19.25	38.84
Fine Artists, Including Painters, Sculptors, and Illustrators	50	N/R	N/R	N/R	N/R
Fire Inspectors and Investigators	110	29.64	29.62	21.08	33.92
Firefighters	2,810	22.76	22.03	16.85	25.73
Industrial Machinery Mechanics	1,820	20.32	20.08	13.76	23.61
Insurance Claims and Policy Processing Clerks	3,190	16.48	16.39	12.40	18.52
Laborers and Freight, Stock, and Material Movers, Hand	18,030	12.11	10.58	8.59	13.87
Landscape Architects	N/R	33.51	33.38	30.83	34.86
Lawyers	6,470	55.77	47.69	24.39	71.46
Loan Officers	3,870	33.19	31.18	21.40	39.08
Marketing Managers	1,290	53.10	48.16	31.35	63.98
Mental Health Counselors	810	17.80	17.06	12.46	20.48

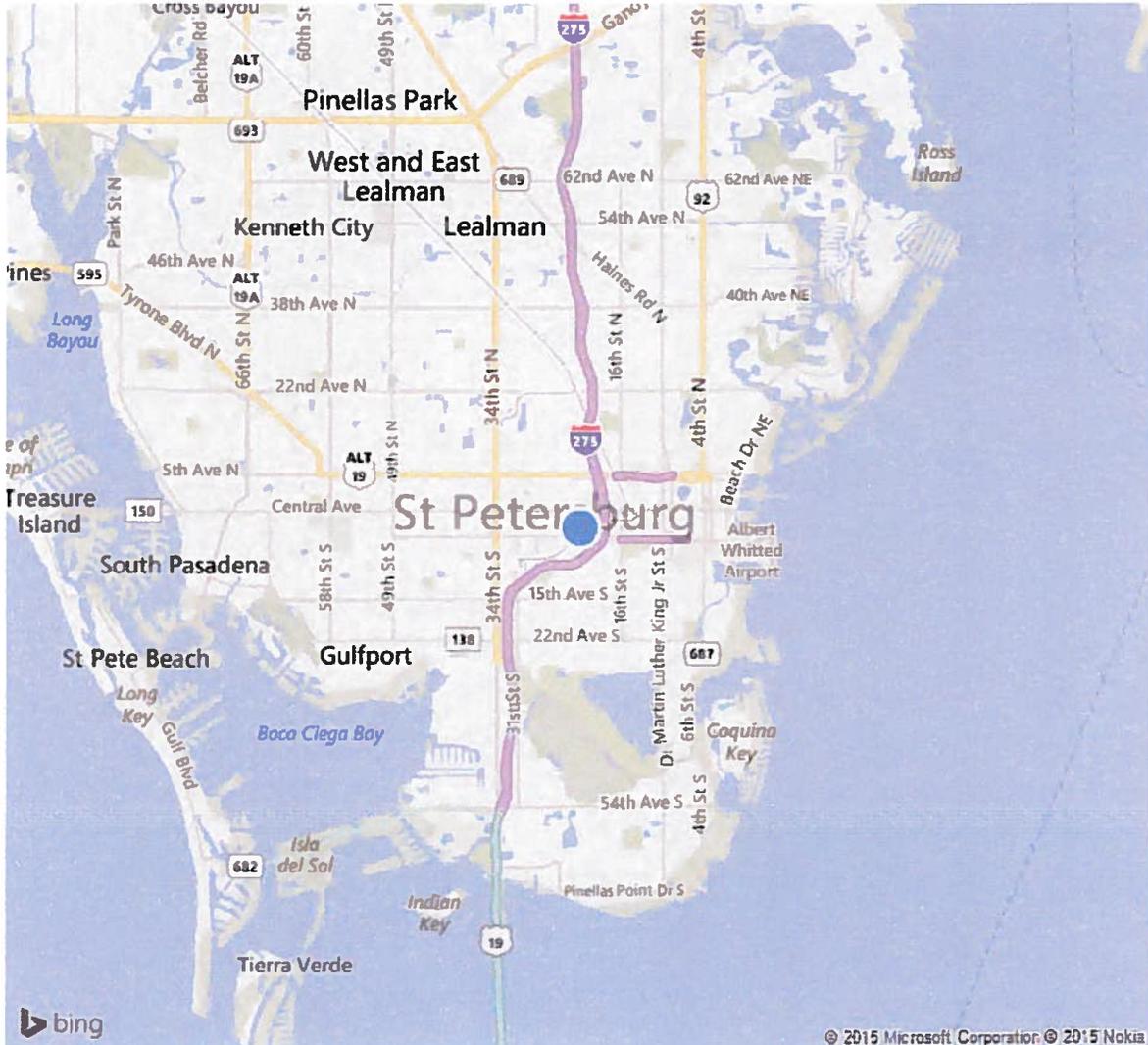
Network and Computer Systems Administrators	2,540	39.70	39.40	27.33	45.88
Office and Administrative Support Workers, All Other	1,750	11.85	10.13	8.53	13.51
Office Clerks, General	19,470	13.46	12.67	9.28	15.55
Packers and Packagers, Hand	5,380	9.60	9.15	8.59	10.10
Painters, Construction and Maintenance	2,100	17.01	14.87	12.29	19.37
Real Estate Sales Agents	2,940	18.66	16.20	12.09	21.95
Receptionists and Information Clerks	11,710	13.25	12.89	9.88	14.94
Secretaries and Administrative Assistants, Except Legal, Medical, Surveyors	22,840	14.77	14.50	10.22	17.05
Switchboard Operators, Including Answering Service	380	32.45	32.65	22.27	37.54
Web Developers	810	12.62	12.49	9.97	13.95
Writers and Authors	1,220	29.74	28.12	19.21	35.01
Zoologists and Wildlife Biologists	300	28.00	24.86	15.28	34.37
	290	22.61	19.83	15.30	26.25

Source: Florida Agency of Workforce Innovation, Labor Market Statistics Center, 2014

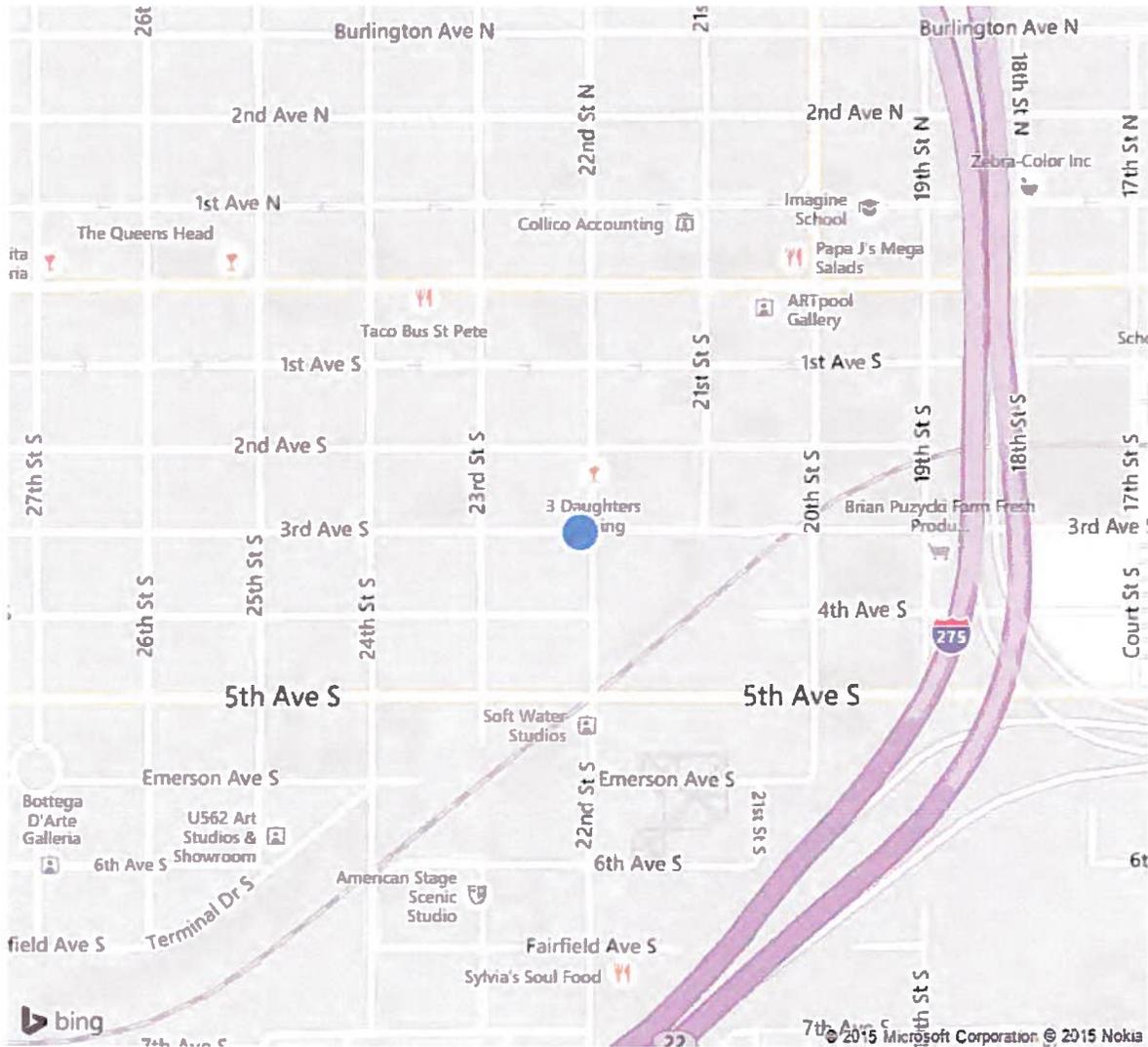
REGIONAL MAP



AREA MAP



NEIGHBORHOOD MAP



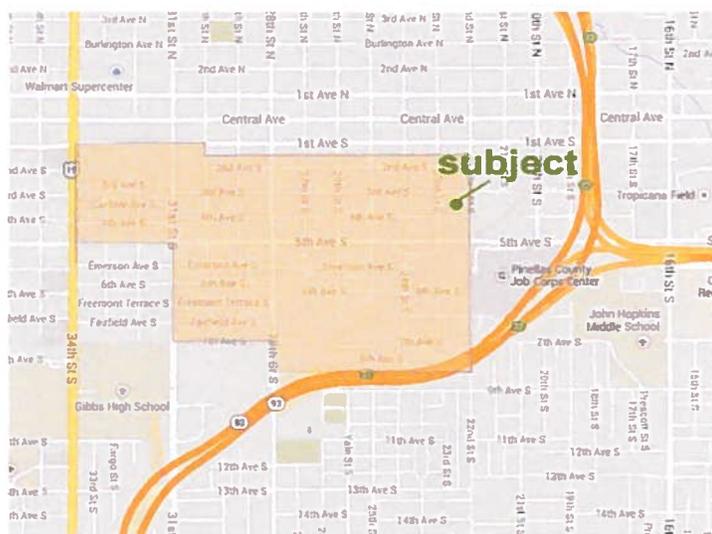
NEIGHBORHOOD

Palmetto Park

The subject property is located within the city boundaries of St. Petersburg in the Palmetto Park Neighborhood. Palmetto Park is a distinct neighborhood within the Central Neighborhood Planning Area located between Central Avenue and 8th Avenue South, east of 22nd Street to 34th Street South. This area is approximately 377 acres (242.9 acres excluding right of way), and includes a mix of land uses. The most predominant land use are residential, approx. 40% (96.3 acres), industrial, approx. 27% (66.1 acres), and commercial, approx. 13% (31.6 acres).

Historic Perspective

The Palmetto Park Neighborhood consists of numerous subdivisions platted between 1913 and 1921. Original plats indicate that the majority of the neighborhood was to be residential. The subdivisions were laid out in a grid design which feature alleyway access. This layout is consistent with the majority of subdivisions which were designed in St. Petersburg in the 1910 – 1930's era.



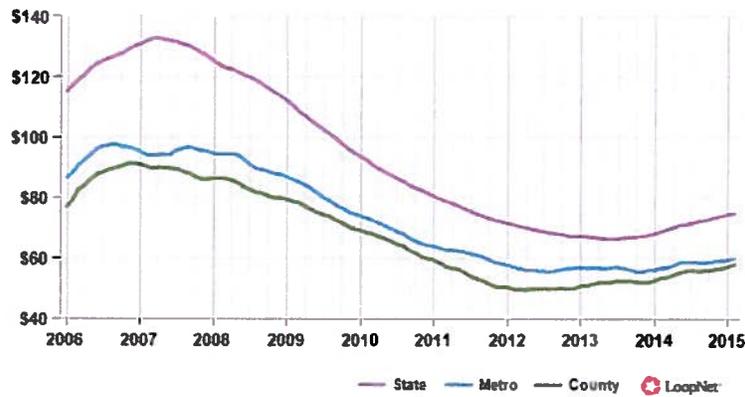
The fringes of the neighborhood were converted to industrial use in later years because of the available rail access. Based on the visual appearances of the industrial structures and the City directories, this occurred after WWII and most did not begin until the mid 50's

Market Statistics

Industrial Property Asking Price Index - Sale Trends

[Embed](#)

Asking Prices Industrial for Sale St. Petersburg, FL (\$/SF)

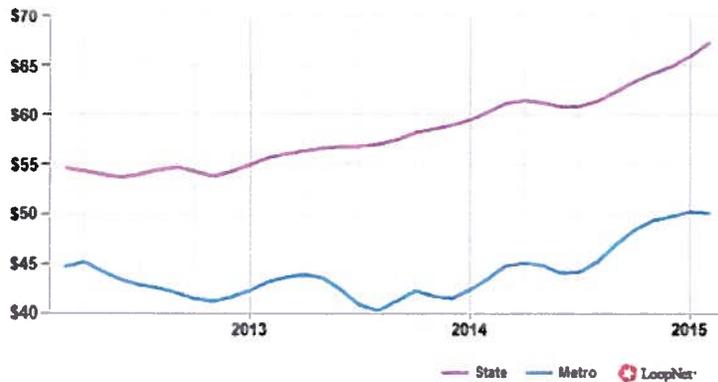


	Feb 15	vs. 3 mo. prior	Y-O-Y
State	\$75.16	+1.7%	+8.8%
Metro	\$60.36	+1.6%	+5.7%
County	\$58.34	-3.0%	-8.2%

Industrial Property Sale Prices - Sale Trends

[Embed](#)

Median Sale Price Industrial Tampa-St. Petersburg-Clearwater, FL (\$/SF)

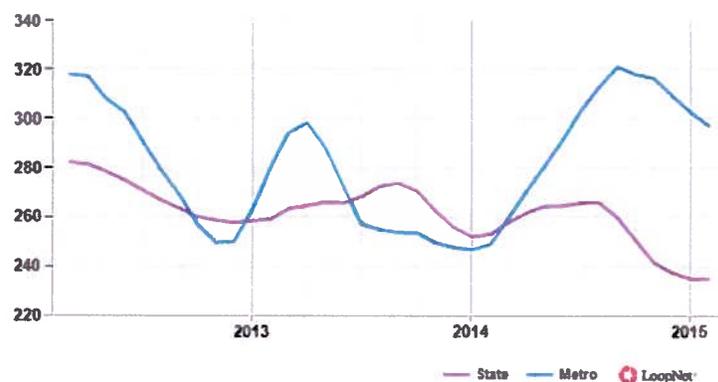


	Feb 15	vs. 3 mo. prior	Y-O-Y
State	\$67.39	+4.8%	+11.6%
Metro	\$50.17	+1.5%	+15.1%

Industrial Property Days on Market - Sale Trends

[Embed](#)

Median Days on Market Industrial for Sale Tampa-St. Petersburg-Clearwater, FL



	Feb 15	vs. 3 mo. prior	Y-O-Y
State	235	-2.7%	-7.1%
Metro	297	-6.1%	+19.2%

Demographics

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	12,553	108,404	233,814	12,586	107,762	229,929
Total Census 2010 Population	12,494	112,117	248,819	12,494	112,117	248,819
Population Change %	1.2%	-3.1%	-4.9%	1%	-3.7%	-6.1%
Population Density (People/SQ Mile)	5,137	5,108	4,816	5,138	5,076	4,745
Median Age	43	43	45	43	44	47
Total Males	6,012	52,790	112,394	6,040	52,681	111,147
Total Females	6,541	55,614	121,420	6,546	55,081	118,782

Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	797	6,103	11,756	803	5,969	11,368
5 - 9 Years Old	935	7,212	13,895	909	6,934	13,307
10 - 14 Years Old	935	7,317	14,191	906	7,022	13,597
15 - 19 Years Old	951	7,430	14,502	942	7,333	14,373
20 - 24 Years Old	910	7,266	14,453	941	7,423	14,680
25 - 29 Years Old	803	6,661	13,544	867	7,010	14,089
30 - 34 Years Old	738	6,472	13,168	722	6,189	12,549
35 - 39 Years Old	740	6,935	14,334	716	6,272	12,842
40 - 44 Years Old	847	8,093	17,045	777	7,240	15,089
45 - 49 Years Old	888	8,420	18,037	810	7,699	16,334
50 - 54 Years Old	821	7,773	16,827	828	7,740	16,636
55 - 59 Years Old	731	7,038	15,705	767	7,331	16,151
60 - 64 Years Old	579	5,589	13,013	648	6,308	14,315
65 - 69 Years Old	480	4,166	10,094	516	4,829	11,185
70 - 74 Years Old	414	3,337	8,698	422	3,732	9,147
75 - 79 Years Old	357	2,838	7,898	339	2,848	7,455
80 - 84 Years Old	266	2,282	6,762	262	2,214	6,286
85 Years Old and Older	361	3,472	9,891	411	3,669	10,526

Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	3,669	56,288	159,645	3,616	54,552	153,685
Black	8,452	45,530	60,663	8,526	46,369	62,164
Native American	20	342	711	13	305	640
Asian	179	3,887	8,372	194	4,053	8,768
Pacific Islander	6	41	84	5	42	87
2 or More Races	227	2,316	4,339	232	2,441	4,585
Hispanic	519	5,748	13,304	609	6,642	15,215
White Non-Hispanic	3,217	50,595	145,348	3,071	47,737	136,247

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	5,436	45,804	102,288	5,368	45,130	99,567
Total Census 2010 Households	5,179	47,946	110,898	5,179	47,946	110,898
Average Household Size	2.4	2.3	2.3	.1	.1	.1
Total Housing Units	6,398	52,537	121,210	6,483	52,843	122,136
Owner	1,907	26,174	69,845	1,907	26,249	70,404
Renter	3,374	18,979	35,262	3,450	19,174	35,554
Vacant Housing Units	1,119	7,380	16,098	1,128	7,416	16,177

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	1,757	7,529	12,353	1,694	7,365	11,995
\$10,000 - \$14,999	537	4,345	8,695	527	4,258	8,429
\$15,000 - \$19,999	537	4,261	8,533	530	4,203	8,290
\$20,000 - \$24,999	464	4,063	8,937	463	4,008	8,694
\$25,000 - \$29,999	447	3,954	8,620	451	3,907	8,439
\$30,000 - \$34,999	234	3,132	7,478	238	3,096	7,296
\$35,000 - \$39,999	202	2,552	6,219	202	2,528	6,073
\$40,000 - \$44,999	277	2,404	5,718	278	2,374	5,576
\$45,000 - \$49,999	253	2,083	4,958	255	2,054	4,821
\$50,000 - \$59,999	207	3,168	7,873	209	3,129	7,691
\$60,000 - \$74,999	235	3,096	8,081	235	3,052	7,905
\$75,000 - \$99,999	90	2,638	7,197	91	2,598	6,993
\$100,000 - \$124,999	37	870	2,658	38	848	2,554
\$125,000 - \$149,999	34	276	1,254	34	270	1,204
\$150,000 - \$199,999	8	314	1,025	8	304	984
Over \$200,000	15	426	1,363	16	434	1,308
Median Household Income	\$21,694	\$30,650	\$34,049	\$21,683	\$30,649	\$34,075
Aggregate Household Income	\$143,431,659	\$1,734,876,358	\$4,511,463,225	\$143,800,082	\$1,708,218,162	\$4,372,299,981
Average Household Income	\$27,235	\$37,425	\$42,285	\$27,186	\$37,414	\$42,281
Per Capita Household Income	\$11,137	\$15,921	\$18,419	\$11,062	\$15,868	\$18,360

Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$146,804,644	\$1,547,778,830	\$3,759,154,347	\$146,515,704	\$1,533,970,151	\$3,678,996,814
Average Annual Household	\$27,469	\$33,406	\$35,675	\$27,582	\$33,952	\$36,086
Food	\$4,023	\$4,603	\$4,825	\$3,968	\$4,586	\$4,797
Cereals & Bakery Products	\$347	\$371	\$381	\$341	\$368	\$377
Cereals & Cereal Products	\$126	\$133	\$136	\$126	\$133	\$136
Bakery Products	\$235	\$259	\$268	\$228	\$253	\$261
Meats, Poultry, Fish & Eggs	\$681	\$756	\$785	\$680	\$766	\$795
Dairy Products&FMisc	\$271	\$302	\$314	\$273	\$307	\$319
Housing	\$9,656	\$11,369	\$12,017	\$9,697	\$11,574	\$12,189
Owned Dwellings	\$2,856	\$3,809	\$4,182	\$2,875	\$3,906	\$4,257
Mortgage Interest & Charges	\$1,355	\$1,873	\$2,079	\$1,309	\$1,829	\$2,008
Property Taxes	\$880	\$1,128	\$1,225	\$883	\$1,136	\$1,220
Rented Dwellings	\$2,722	\$2,633	\$2,568	\$2,641	\$2,547	\$2,506
Utilities, Fuels & Public Services	\$2,338	\$2,684	\$2,814	\$2,378	\$2,744	\$2,866
Natural Gas	\$351	\$405	\$424	\$341	\$392	\$409
Electricity	\$891	\$1,001	\$1,042	\$908	\$1,024	\$1,063
Fuel Oil or Other Fuels	\$91	\$104	\$109	\$91	\$106	\$110
Telephone Services	\$772	\$887	\$929	\$786	\$918	\$962
Water & Other Public Services	\$239	\$281	\$297	\$243	\$289	\$305
Household Operations	\$406	\$523	\$567	\$397	\$522	\$563
Personal Services	\$154	\$199	\$215	\$156	\$204	\$219
Other Household Expenses	\$269	\$352	\$382	\$265	\$358	\$387
Housekeeping Supplies	\$429	\$493	\$516	\$419	\$484	\$505
Household Furnishings & Equipment	\$844	\$1,084	\$1,177	\$840	\$1,074	\$1,154
Furniture	\$199	\$271	\$299	\$199	\$271	\$296
Floor Coverings	\$22	\$29	\$31	\$22	\$28	\$31
Major Appliances	\$129	\$163	\$176	\$126	\$163	\$176
Sm. Appliances & Misc Housewares	\$66	\$80	\$84	\$66	\$80	\$84
Apparel & Services	\$1,072	\$1,245	\$1,314	\$1,088	\$1,276	\$1,340
Transportation	\$4,659	\$5,899	\$6,367	\$4,735	\$6,092	\$6,546
Maintenance & Repairs	\$403	\$483	\$513	\$410	\$493	\$519
Vehicle Insurance	\$711	\$872	\$933	\$748	\$910	\$966
Public Transportation	\$209	\$274	\$299	\$209	\$277	\$300
Health Care	\$2,092	\$2,456	\$2,587	\$2,090	\$2,447	\$2,563
Entertainment	\$1,317	\$1,685	\$1,823	\$1,322	\$1,727	\$1,862
Tobacco & Smoking Related	\$239	\$258	\$264	\$247	\$267	\$273
Cash Contributions	\$770	\$1,002	\$1,096	\$770	\$1,017	\$1,102
Personal Insurance & Pensions	\$1,852	\$2,825	\$3,202	\$1,877	\$2,872	\$3,211
Life & Other Personal Insurance	\$197	\$256	\$279	\$198	\$262	\$283
Pensions & Social Security	\$1,676	\$2,587	\$2,939	\$1,685	\$2,619	\$2,937

PHOTOGRAPHS



2014 aerial view looking north



2014 aerial view looking south



22nd Street looking south



22nd Street looking north



Looking NW from SE corner of parcel 3



Looking west along 3rd Ave S from SE corner of parcel 2



Looking east along 3rd Ave S from SW corner of parcel 2



Looking NE from SW corner of parcel 3



Looking SE from NW corner of parcel 3



Looking west along easement boundary of parcel 1 and 3



Looking east along easement from SW corner of Parcel 2



Looking NE from SW corner of parcel 2



Looking north along 23rd St S from SW corner of parcel 2



Looking south along 22nd Street S from NW corner of parcel 2



Looking SE from NW corner of parcel 2



Looking east along 3rd Ave S from NW corner of parcel 2



Looking west along 3rd Ave S from NE corner of parcel 1



Looking SE from NW corner of parcel 1

Highest and Best Use

To determine the value of the real property it is necessary to determine the Highest and Best Use of the property as though vacant and available for use at its Highest and Best Use.

One major objective of property analysis is to develop a conclusion about the Highest and Best Use, or most probable use of the site and the improved property. Highest and Best Use is that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. In estimating the Highest and Best Use, the appraiser goes through four considerations:

- Possible Use:*** Determine the physically possible uses for the subject site.
- Permissible Use:*** Determine which uses are legally permitted for the subject site.
- Feasible Use:*** Determine which possible and permissible uses will produce a net return to the subject site.
- Most Profitable Use:*** Determine which uses, among the feasible uses, is the most profitable use of the subject site

The Highest and Best Use of the land as if vacant and available for use may be different from the Highest and Best Use of the improved property. This is true when the existing improvements do not constitute an appropriate use. The existing use will continue unless and until land value in its Highest and Best Use exceeds the sum value of the entire property in its existing use and the cost to remove the improvements.

Since the appraisal of the subject property is based on a particular premise of use, the Highest and Best Use analysis determines just what that premise should be. A Highest and Best Use analysis consists of considering the Highest and Best Use of a property under two assumptions: (1) as a vacant and available site, and (2) with the property improved. These two assumptions on Highest and Best Use are correlated into one final estimate of highest and Best Use.

As Though Vacant

It is outside of the scope of this assignment to determine the use that would best utilize the site. However, as zoned as Industrial Traditional District (IT) – City of St. Petersburg, it is anticipated that a density of .75 with a maximum height of 35' is attainable. The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. Under this zoning, the property could be developed up to a maximum of .75 with a height of 35'

As Presently Improved

The property is currently vacant and available to develop.

Possible Use

It is outside the scope of this assignment to make an exhaustive analysis that would result in a specific determination. It is believed that any industrial use under the current zoning as detailed in the code would be possible at this time.

Permissible Use

The subject may be utilized for a number of commercial and light industrial uses as detailed in the in the city code of ordinances.

Most Profitable Use

To determine the most profitable use an extensive study would need to be done, taking into consideration the many economic, governmental, environmental, social, local code restrictions, and other factors. Hence, the answer to this question is beyond the scope of this assignment, which is to determine its present market value "as is", which would be deemed to be the most profitable at this time for the purpose of this assignment.

Conclusion of Highest and Best Use

It is outside of the scope of this assignment to develop a comprehensive Highest and Best Use Analysis. This assignment seeks to determine if the current use and proposed development is legally possible, permissible and feasible and will result in an economic return to the owner. Based on the above analysis it is my opinion that the highest and best use for the subject property at this time and for the purposes of this assignment would be to hold for future development as an industrial light manufacturing or distribution center.

INDICATORS OF VALUE

The estimation of a real property's market value involves a systematic process in which the problem is defined, the work necessary to solve the problem is planned, and the data required is acquired, classified, analyzed and interpreted into an estimate of value. In this process, three approaches are considered, and utilized if appropriate:

THE SALES APPROACH
THE COST APPROACH
THE INCOME APPROACH

The Sales Approach also referred to as the Market Approach, involves the comparison of similar properties that have recently sold or similar properties that are currently offered for sale, with the subject property. The basic principle of substitution underlies this approach as it implies that an informed purchaser would not pay more for a property than the cost to acquire a satisfactory substitute property with the same utility as the subject property in the current market.

The Cost Approach is a method in which the value of a property is derived from creating a substitute property with the same utility as the subject property. In the Cost Approach, the appraiser must estimate the market value of the subject site as if vacant, by using the direct sales comparison method, then estimate the reproduction cost new of the improvements. Depreciation from all sources is estimated and subtracted from the reproduction cost new of the improvements. The depreciated reproduction cost of all improvements is then added to the estimated site value with the results being an indicated value by the cost approach.

The Income Approach is a process, which discounts anticipated income streams (whether in dollar income or amenity benefits) to a present worth figure through the capitalization process. A review of typical rents and leases is undertaken along with an examination of the current leases of the property along with the expenses related to the management of the real estate. After the expenses we arrive at a Net Operating Income or NOI, which is then divided by the current capitalization rate (CAP rate) relevant to that particular property to arrive at the valuation.

The value estimates as indicated by the approaches utilized are then reconciled into a final estimate of the property's value. In the final reconciliation, the appraiser must weigh the relative significance, desirability, amount and accuracy of data, and applicability of each approach as it pertains to the type of property and the "scope of work" required in the process to arrive at a credible valuation.

METHOD UTILIZED

In valuing vacant land, without any specific plans for development, the only reliable method is by utilizing the sales approach of similar zoned land, which we detail on the following pages.

SALES COMPARISON APPROACH

The valuation of an improved property is most appropriately processed through the application of the Sales Comparison Approach (market approach). The rationale being that the Principle of Substitution suggests that an informed and prudent purchaser will pay no more for a property than the cost of acquiring a substitute with the same amenities and potential uses.

In the application of the Sales Comparison Approach and reflective of the Principle of Substitution, recent sales of comparable or competitive transactions that have taken place in the open market are employed as a guide to a most probable value. It is for this reason that a search has been made through authoritative and knowledgeable sources for data relating to recent sales activity of sufficiently similar properties to provide a market derived foundation for the value estimate. Market derived indicators are then compared to the characteristics of the subject in an adjustment process wherein various elements of value including physical characteristics might be reflected upon and adjusted if and when appropriate and to an appropriate degree.

For purposes of comparison the appraiser has the option of several alternative units of comparison, the most notable being the direct overall parcel to parcel comparison or with the sales broken down into a "unit of comparison" such as price per front foot, price per square foot or price per acre, etc. The selection of the unit of comparison is dependent on the character of the property and the observed actions of the market participants, i.e. buyers and sellers.

As a basic fundamental to the procedure, it must be emphasized that an accurate understanding of the characteristics of the property in question, both subject and sales, are a highly necessary ingredient as they provide the factual foundation upon which the adjustment process is applied and conclusions reached.

To ascertain the current "As Is" value of the property we have researched sales of similar vacant land and adjusted for time, size and location.

The following is a breakdown of each sale utilized:

COMPARABLE SALE #1



2517 & 2540 25th Ave N
St. Petersburg, FL 33712

Pinellas County Parcel ID: 11 31 16 17190 007 0150,
11 31 16 17190 007 0080,
11 31 16 17190 010 0200

Sale Date: 7/09/2014
Sale Price: \$285,000
Grantor: JMI-Daniels Pharmaceuticals Inc
Grantee: Florida RV & Boat Storage
Book/Page: 18507 / 1612
Transaction: Qualified multiple parcels - cash to seller

Land Data Type: Vacant Industrial
 Lot Size: 68,389 sf +/- (1.57 acres)
 Zoning: IT

Price Per SF: \$4.17

Confirmation: County Records, Xceligent

JMI- Daniels Pharmaceuticals Inc conveyed a 1.57 acres tract of land, located at 2517 & 2540 25th Ave N in St. Petersburg FL, to Florida RV & Boat Storage Inc for \$285,000. The multi-parcel transfer was done via Special Warranty Deed and occurred on July 9, 2014. The transaction is considered arm's length.

COMPARABLE SALE #2



0 126th Ave N
Pinellas Park, FL

Pinellas County Parcel ID: 10-30-16-71010-100-1404

Sale Date: 11/14/2014
Sale Price: \$77,500
Grantor: Bay West Real Estate Co Inc
Grantee: BojanKokotovic
Book/Page: 18599 / 1834
Transaction: Qualified cash to seller

Land Data Type: Vacant Industrial
 Lot Size: 16,013 sf +/- (.37 acres)
 Zoning: IT

Price Per SF: \$4.84

Confirmation: County Records

COMPARABLE SALE #3



3043 7th Ave South
St. Petersburg, FL 33712

Pinellas County Parcel ID: 23-31-16-24138-015-0100

Sale Date: 11/14/2013
Sale Price: \$228,800
Grantor: Virginia Abrams
Grantee: Best Metal Recycling Inc
Book/Page: 18229 / 2693
Transaction: Qualified cash to seller

Land Data Type: Vacant Industrial
 Lot Size: 40,297 sf +/- (.93 acres)
 Zoning: IT

Price Per SF: \$5.68

Confirmation: County Records

COMPARABLE SALE #4



2520 Emerson Ave
St. Petersburg, FL 33712

Pinellas County Parcel ID: 23-31-16-17298-006-0150

Sale Date: 2/27/2013
Sale Price: \$25,000
Grantor: Barnes Machine Company
Grantee: Regina G. Collins
Book/Page: 17908 / 1349
Transaction: Qualified cash to seller

Land Data Type: Vacant Industrial
 Lot Size: 5,715 sf +/- (.131 acres)
 Zoning: IT

Price Per SF: \$4.37

Confirmation: LoopNet, County Records

COMPARABLE LISTING #5



415 20TH Street S
St. Petersburg, FL 33712

Pinellas County Parcel ID: 24-31-16-00000-3200-0800

Sale Date: Listing
Sale Price: \$425,000
Grantor: Johnston Property LLC
Grantee: N/A
Book/Page: N/A
Transaction: N/a

Land Data Type: Vacant Industrial
 Lot Size: 78,146 sf +/- (1.79 acres)
 Zoning: IT

Price Per SF: \$5.44

Confirmation: Broker: Art Diekman & Associates, Xceligent, County Records

COMPARABLE SALES MAP



SUMMARY OF COMPARABLE IMPROVED SALES

As of April 6th, 2015

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Date:		7/9/14	11/14/14	11/14/13	2/27/13	4/6/15
Sale Price:		\$285,000	\$77,500	\$228,800	\$25,000	\$425,000
Lot Size SF:	67,539	68,389	16,013	40,297	5,715	78,146
Lot Size Acres:	1.55	1.57	0.37	.93	0.13	1.79
Zoning:	IT	IT	IT	IT	IT	IT
Location:		Similar	Inferior	Similar	Similar	Similar
Price Per SF:		\$4.17	\$4.84	\$5.68	\$4.37	\$5.44

MARKET ADJUSTMENTS

Financing:	0%	0%	0%	0%	-5%
Market Cond (Time):					
Months Since Sale:	9	5	17	26	0
Annual Adjustment	9%	5%	17%	26%	0%
Adj. Price Per SF:	\$4.54	\$5.08	\$6.64	\$5.51	\$5.17

PHYSICAL ADJUSTMENTS

Location:	0%	10%	0%	0%	0%
Size/Shape:	0%	-15%	-10%	-15%	0%
Topography:	0%	0%	0%	0%	0%
Utilities:	0%	0%	0%	0%	0%
Zoning:	0%	0%	0%	0%	0%
Net Physical Adj:	0%	-5%	-10%	-15%	0%
Adj. Price Per SF:	\$4.54	\$4.83	\$5.98	\$4.69	\$5.17

Notes:

Financing: We have adjusted Comp #5 downwards by 5% to reflect difference between listing and actual sale prices on average.

Market Condition: 2014/2015 saw a 15% gain in industrial properties – we have applied a conservative 12% (1% per month).

Location: I have adjusted Sale #2 for inferior location in Pinellas Park.

Size: I have adjusted Sale #2 & Sale #4 -15% and Sale #3 -10% to reflect the smaller size

The average of our adjusted sales range from \$4.54 to \$5.98 – with a mean average of \$5.04

Indicated value: 67,539 SF x \$5.04 = \$340,403.77 rounded to \$341,000

RECONCILIATION OF APPROACHES AND FINAL VALUE ESTIMATE

In determining Market Value in Fee Simple we have researched similar sales and listings on or prior to the valuation date. Each of the properties chosen are similar in zoning, location and demographics after adjustments for time, location, and size.

It is therefore my opinion that the "As Is" *Market Value in Fee Simple* of the subject property as of April 6th, 2015 the day of my inspection was:

67,539 SF x \$5.04 = \$340,403.77 rounded to \$341,000

**THREE HUNDRED & FOURTY ONE THOUSAND DOLLARS ®
(\$341,000)**

ADDENDA

County Records
Zoning Map
Zoning Ordinance
Census Data
Flood Map
ADI Comparison of Formats
Appraisers Qualifications

23-31-16-78390-031-0010

Compact Property Record Card

[Portability Calculator](#)

Data Current as of April 07, 2015

[Email](#) [Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842	03RD AVE S ST PETERSBURG



[Property Use](#): 4000 (Vacant Industrial Land)

Living Units:

[click here to hide] [Legal Description](#)

ST PETERSBURG INVESTMENT CO SUB BLK 31, LOTS 1 TO 6 INCL

File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

[Parcel Information](#) [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
13097/0049		121030218002	NON EVAC	001/016

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/SO1 Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$129,837	\$129,837	\$0	\$0	\$0

[click here to hide] [Value History as Certified](#) (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SO1 Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$129,837	\$129,837	\$0	\$0	\$0
2013	No	\$129,837	\$126,018	\$0	\$0	\$0
2012	No	\$114,562	\$114,562	\$0	\$0	\$0
2011	No	\$114,562	\$114,562	\$0	\$0	\$0
2010	No	\$129,837	\$129,837	\$0	\$0	\$0
2009	No	\$145,112	\$145,112	\$0	\$0	\$0
2008	No	\$156,200	\$156,200	\$0	\$0	\$0
2007	No	\$132,600	\$132,600	\$0	N/A	\$0
2006	No	\$106,900	\$106,900	\$0	N/A	\$0
2005	No	\$68,700	\$68,700	\$0	N/A	\$0
2004	No	\$53,500	\$53,500	\$0	N/A	\$0
2003	No	\$38,200	\$38,200	\$38,200	N/A	\$38,200
2002	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
2001	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
2000	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
1999	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
1998	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
1997	No	\$30,500	\$30,500	\$30,500	N/A	\$30,500
1996	No	\$22,900	\$22,900	\$22,900	N/A	\$22,900

2014 Tax Information

[Click Here for 2014 Tax Bill](#)

Tax Collector Mails 2014 Tax Bills October 31

2014 Final Millage Rate

2014 Est Taxes w/o Cap or Exemptions

Tax District: **SP**

22.8749

\$2,970.01

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales ([What are Ranked Sales?](#)) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	V/I
25 Sep 2003	13097 / 0049	\$305,100	U	V
	04978 / 0457	\$51,000	U	

2014 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Industrial (40)	283x127	5.00	35941.0000	1.0000	\$179,705	SF

Description	Value/Unit	Units	[click here to hide] 2015 Extra Features		Total Value as New	Depreciated Value	Year
No Extra Features on Record							

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
---------------	-------------	------------	-----------------

No Permit Data Found



23-31-16-78390-031-0070

Compact Property Record Card

[Portability Calculator](#)

Data Current as of April 07, 2015

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842	0 3RD AVE S ST PETERSBURG



[Property Use](#): 4090 (Vacant Industrial Land w/XFSB)

Living Units:

[click here to hide] [Legal Description](#)

ST PETERSBURG INVESTMENT CO SUB BLK 31, LOTS 7 AND 8

File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

[Parcel Information](#) [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
13097/0049		121030218002	NON EVAC	001/016

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$46,406	\$46,406	\$0	\$0	\$0

[click here to hide] [Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$46,406	\$46,406	\$0	\$0	\$0
2013	No	\$46,406	\$45,109	\$0	\$0	\$0
2012	No	\$41,008	\$41,008	\$0	\$0	\$0
2011	No	\$41,008	\$41,008	\$0	\$0	\$0
2010	No	\$46,406	\$46,406	\$0	\$0	\$0
2009	No	\$51,803	\$51,803	\$0	\$0	\$0
2008	No	\$55,700	\$55,700	\$0	\$0	\$0
2007	No	\$47,400	\$47,400	\$0	N/A	\$0
2006	No	\$38,300	\$38,300	\$0	N/A	\$0
2005	No	\$24,800	\$24,800	\$0	N/A	\$0
2004	No	\$35,500	\$35,500	\$0	N/A	\$0
2003	No	\$29,000	\$29,000	\$29,000	N/A	\$29,000
2002	No	\$25,500	\$25,500	\$25,500	N/A	\$25,500
2001	No	\$57,600	\$57,600	\$57,600	N/A	\$57,600
2000	No	\$57,600	\$57,600	\$57,600	N/A	\$57,600
1999	No	\$45,000	\$45,000	\$45,000	N/A	\$45,000
1998	No	\$41,900	\$41,900	\$41,900	N/A	\$41,900
1997	No	\$39,600	\$39,600	\$39,600	N/A	\$39,600
1996	No	\$39,600	\$39,600	\$39,600	N/A	\$39,600

2014 Tax Information

[Click Here for 2014 Tax Bill](#)

Tax Collector Mails 2014 Tax Bills (October 31)

Tax District: **SP**

2014 Final Millage Rate

22.8749

2014 Est Taxes w/o Cap or Exemptions

\$1,061.53

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales [\(Click here to Rank by Sale Date\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	Y/I
25 Sep 2003	13097 / 0049	\$305,100	U	I
	04978 / 0460	\$55,000	Q	

2014 Land Information

Seawall: No	Frontage: None			View:	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Vacant Industrial (40)	100x127	5.00	12700.0000	1.0000	\$63,500 SF

[click here to hide] 2015 Extra Features						
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year	
FENCE	\$12.00	310.00	\$3,720.00	\$1,488.00	1958	

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
04-12001150	DEMOLITION	20 Jan 2005	50



23-31-16-78390-031-0140

Compact Property Record Card

[Portability Calculator](#)

Data Current as of April 07, 2015

[Email](#)

[Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842	0 4TH AVE S ST PETERSBURG



[Property Use](#): 4000 (Vacant Industrial Land)

Living Units:

[\[click here to hide\]](#) Legal Description

ST PETERSBURG INVESTMENT CO SUB BLK 31, LOTS 14 THRU 16

File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
14170/1757		121030218002	NON EVAC	001/016

2014 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$67,901	\$67,901	\$0	\$0	\$0

[\[click here to hide\]](#) Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$67,901	\$67,901	\$0	\$0	\$0
2013	No	\$67,901	\$65,903	\$0	\$0	\$0
2012	No	\$59,912	\$59,912	\$0	\$0	\$0
2011	No	\$59,912	\$59,912	\$0	\$0	\$0
2010	No	\$67,901	\$67,901	\$0	\$0	\$0
2009	No	\$75,889	\$75,889	\$0	\$0	\$0
2008	No	\$81,700	\$81,700	\$0	\$0	\$0
2007	No	\$69,400	\$69,400	\$0	N/A	\$0
2006	No	\$55,900	\$55,900	\$0	N/A	\$0
2005	No	\$44,900	\$44,900	\$44,900	N/A	\$44,900
2004	No	\$35,000	\$35,000	\$35,000	N/A	\$35,000
2003	No	\$31,000	\$31,000	\$31,000	N/A	\$31,000
2002	No	\$26,600	\$26,600	\$26,600	N/A	\$26,600
2001	No	\$30,900	\$30,900	\$30,900	N/A	\$30,900
2000	No	\$30,900	\$30,900	\$30,900	N/A	\$30,900
1999	No	\$29,500	\$29,500	\$29,500	N/A	\$29,500
1998	No	\$29,000	\$29,000	\$29,000	N/A	\$29,000
1997	No	\$29,400	\$29,400	\$29,400	N/A	\$29,400
1996	No	\$29,400	\$29,400	\$29,400	N/A	\$29,400

2014 Tax Information

Click Here for 2014 Tax Bill	Tax District: SP
<small>Tax Collector Mails 2014 Tax Bills October 31</small>	
2014 Final Millage Rate	22.8749
2014 Est Taxes w/o Cap or Exemptions	\$1,553.23

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

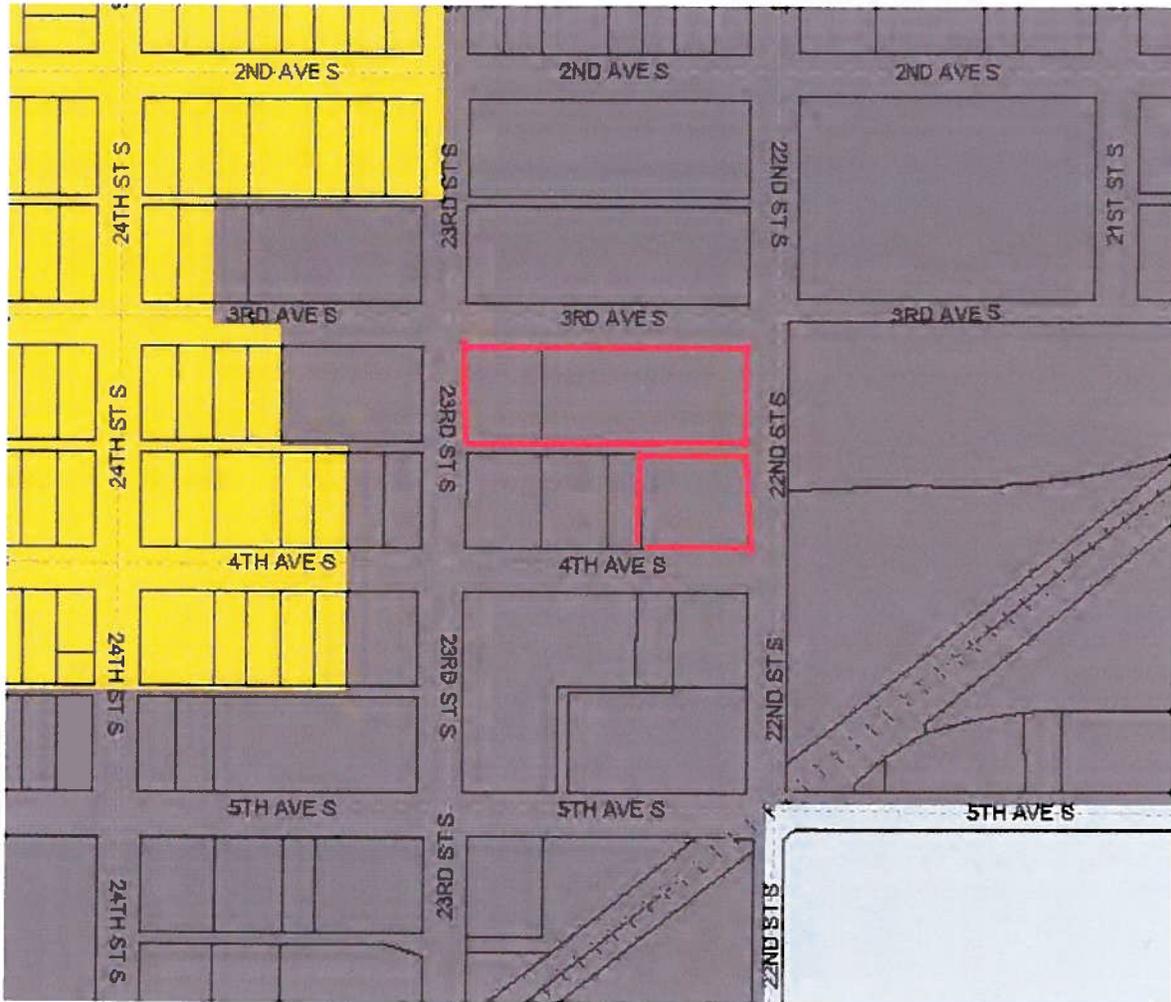
Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	V/I
11 Mar 2005	14170 / 1757	\$66,000	U	I
	05762 / 0116	\$40,000	M	

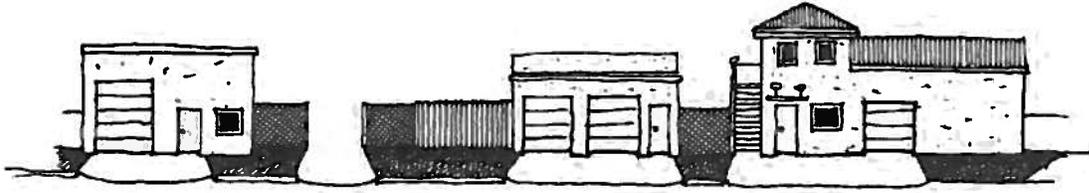
2014 Land Information

Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Industrial (40)	148x127	5.00	18796.0000	1.0000	\$93,980	SF

Zoning Map – City of St. Petersburg



SECTION 16.20.100. - INDUSTRIAL TRADITIONAL DISTRICT ("IT")



Industrial Traditional

Sections:

- 16.20.100.1 Composition of Industrial Traditional
- 16.20.100.2 Purpose and Intent
- 16.20.100.3 Permitted Uses
- 16.20.100.4 Development Potential
- 16.20.100.5 Building Envelope: Maximum Height & Building Setbacks
- 16.20.100.6 Buffer Requirements
- 16.20.100.7 Building Design

16.20.100.1. - Composition of industrial traditional.

Many of the City's older industrial areas were developed along the two railroad lines which brought goods and services into the City. These industrial lands create a string of industrial property that runs throughout the City instead of being concentrated within a defined industrial park. Businesses in these industrial areas provided needed goods and services and this district is the only opportunity for certain uses to locate. These industrial uses and surrounding residential areas have grown towards one another, in some cases creating tension between uses and limiting the ability for industrial redevelopment.

(Code 1992, § 16.20.100.1)

16.20.100.2. - Purpose and intent.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. This section:

- (1) Creates buffers and transitional zones between industrial corridors and abutting neighborhoods;
- (2) Provides standards and incentives for design including site planning, architectural design, signage and lighting; and
- (3) Establishes guidelines to shield storage areas, walls and fences to provide a better visual environment.

Flexibility is provided to encourage high quality economic development.

(Code 1992, § 16.20.100.2)

16.20.100.3. - Permitted uses.

- A. Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.
- B. The size of an accessory use which is related to the principal use is subject to any size limits set forth in the plan.

(Code 1992, § 16.20.100.3)

16.20.100.4. - Development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable size, and development standards, such as minimum lot size, parking requirements, height restrictions and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

	IT
Minimum lot area (sq. ft.)	N/A
Minimum lot width	60 ft.
Maximum nonresidential intensity (floor area ratio)	0.75
Maximum impervious surface (surface area ratio)	0.95
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.	

(Code 1992, § 16.20.100.4)

16.20.100.5. - Building envelope: Maximum height and building setbacks.

Maximum Building Height

Maximum Height		IT	
		Lot abutting a nonindustrial zoned property or abutting a major street	Lot abutting industrial zoned property only and not abutting a major street
All buildings		35 ft.	50 ft.
Outdoor storage yard	Within all required yards adjacent to streets	6 ft.	6 ft.
	Within building envelope	6 ft.	50 ft.
Refer to technical standards regarding measurement of building height and height encroachments.			

Minimum Building Setbacks

Building Setbacks	IT	
	Lot abutting a non-industrial zoned property or abutting a major street	Lot abutting an industrial zoned property
Yard adjacent to street	10	0
Interior yards	20	0
<p align="center">Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types and setback encroachment.</p>		

(Code 1992, § 16.20.100.5; Ord. No. 876-G, § 10, 2-21-2008)

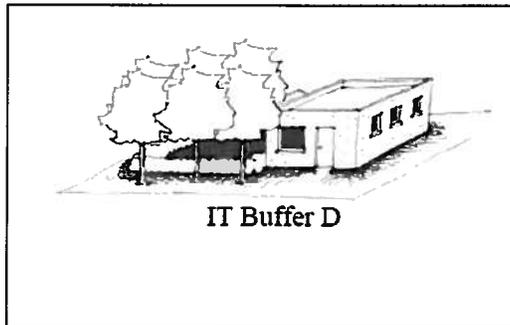
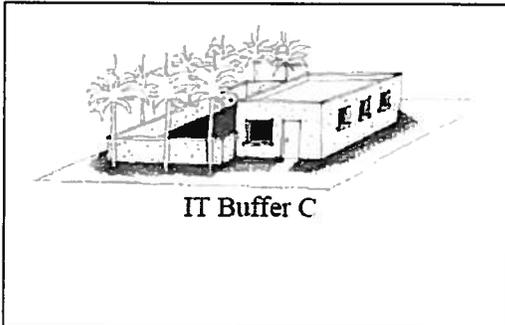
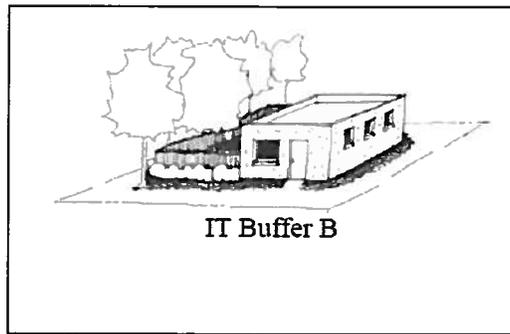
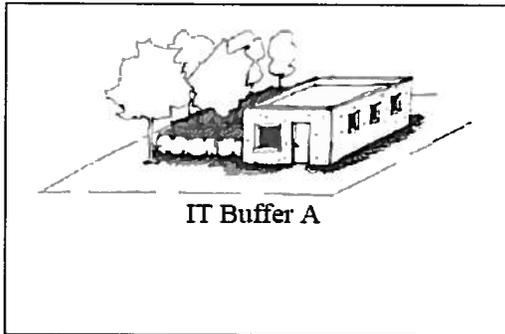
16.20.100.6. - Buffer requirements.

As development and redevelopment occurs within the district, industrial land uses shall be shielded from view from non-industrial zoned property or major streets through the utilization of buffers. The buffer width required is determined by the type of fence or wall installed and maintained on the industrial-zoned property. Flexibility is provided based upon the type of fence utilized to create the required buffer. Such buffers shall be landscaped and not used for off-street parking or off-street loading or unloading of trucks. The required landscaping shall be provided and maintained on the exterior side of any fence or wall used to create the required buffer.

Buffer Requirements

Type of Fence	Buffer Width Required	Landscaping Required
Vinyl-coated, chain link fence	20 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Solid wood or solid vinyl fence	15 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Masonry wall	10 ft.	Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct)
No fence;	10 ft.	Trees: One shade tree per 40 linear ft. measuring a

landscaping only	<p>minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh);</p> <p>Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct); and</p> <p>Shrubs: Shall measure a minimum 24 in. tall with branches touching</p>
------------------	---



(Code 1992, § 16.20.100.6)

16.20.100.7. - Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10.010.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principle structure.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building materials. Building material standards protect neighboring properties by holding the building's value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

Accessory structures and equipment. Accessory structures should reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. Outdoor storage shall not be visible from any non-industrially zoned property or major street. This can be accomplished through the construction of walls, fences or landscaping in accordance with the Code.
2. Solid waste containers shall not be located within the public rights-of-way. Solid waste containers shall be fully enclosed within a solid, opaque fence or wall that is architecturally compatible with the principal structure and includes shielding gates. Chain link fencing with inserted slats is prohibited.
3. Solid waste container enclosures located within the front yard shall be landscaped in accordance with the Code.
4. Mechanical equipment that is visible from the right-of-way, an adjacent neighborhood zoning district or adjacent residential use shall be screened with material compatible with the architecture of the principal structure.

(Code 1992, § 16.20.100.7; Ord. No. 1029-G, § 23, 9-8-2011)

CENSUS DATA

Geography Name	Geography Type	Geography Code
Florida	State	040
Pinellas County, Florida	County	050
St. Petersburg CCD, Pinellas County, Florida	County Subdivision	060
Block 2025, Block Group 2, Census Tract 218, Pinellas County, Florida	Block	100
Census Tract 218, Pinellas County, Florida	Census Tract	140
Block Group 2, Census Tract 218, Pinellas County, Florida	Block Group within Census Tract	150
St. Petersburg city, Florida	Place within State	160
Tampa-St. Petersburg-Clearwater, FL Metro Area	Metro/Micro Statistical Area	310
Tampa--St. Petersburg--Clearwater, FL MSA	MSA/CMSA	380
Tampa--St. Petersburg, FL Urbanized Area (2010)	Urban Area	400
Congressional District 11 (111th Congress), Florida	Congressional District	500
Congressional District 14 (113th Congress), Florida	Congressional District	500
State Senate District 18 (2010), Florida	State Legislative District (Upper)	610
State House District 55 (2010), Florida	State Legislative District (Lower)	620
Voting Districts not defined, Pinellas County, Florida	Voting District/Remainder	700
Pinellas County (Southeast)--St. Petersburg City (East) PUMA, Florida	Public Use Microdata Area (PUMA)	795
ZCTA5 33712	5-Digit ZCTA	860
ZIP 33712 (Saint Petersburg, FL)	5-Digit ZIP Code	861
Pinellas County School District, Florida	School District (Unified)/Remainder	970
St. Petersburg city, Florida	Economic Place	E60



Comparison of Report Formats

Reporting Options in 2014-2015 Edition of USPAP	ADI Reporting Formats Effective January 1st, 2014	Corresponding Reporting Options In 2012-2013 Edition of USPAP
Appraisal Report	Appraisal Report – Comprehensive Format	Self-Contained Appraisal Report
	Appraisal Report – Standard Format	Summary Appraisal Report
	Appraisal Report – Concise Summary Format	Minimum Requirements of Summary Appraisal Report
Restricted Appraisal Report	Restricted Appraisal Report	Restricted Use Appraisal

QUALIFICATIONS OF PAUL T WILLIES

APPRAISAL AND RELATED EXPERIENCE

1998-2015 Director and CEO Appraisal Development International
2008-2015 Senior Commercial Appraiser – Appraisal Alliance Inc
2015 Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar “State of Tampa Bay”
2014 Seminar: Unique & Complex Properties
2014 Seminar: Law Update
2014 Seminar: USPAP Update
2013 Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar acquiring commercial property
2012 The Florida Roles & Rules of the Supervisor & Trainee Appraisers
2012 FREAB Complaints And Your License
2012 CIA Mortgage Fraud Report
2012 Investigative Review Course
2012 Ethics In The Appraisal Business
2012 USPAP Update
2010 Webinar: Navigate The Gulf Oil Crisis
2010 Florida Appraisal Law and Regulations
2010 Florida Supervisor/Trainee Roles and Relationships
2009 Appraisal Institute Seminar: Commercial Appraisal Engagement and Review Seminar for Bankers and Appraisers
2009 AI Seminar: Condemnation Appraising: Principles and Applications
2008 AI Seminar: USPAP Update
2008 AI Seminar: Supervisor/Trainee Roles & Rules
2008 AI Seminar: Florida State Law For Real Estate Appraisers
2007 AI Seminar: Analyzing Distressed Real Estate
2007 AI Seminar: Condos, Co-ops, and PUDSs
2007 Marshal & Swift Webinar - Mastering Swiftestimator - Commercial
2006 AI Seminar: State of Florida Law
2006 AI Seminar: 2006 USPAP review
2006 AI Seminar: 2006 Scope of Work & the New USPAP Requirements
2006 AI Seminar: 2006 New Technology for the Real Estate Appraiser
2006 AI Seminar: What Clients Would Like Their Appraisers To Know
2005 Hillsborough Planning Commission “Comprehensive Planning for Tomorrow’s Markets”
2005 AI Briefing: How New Appraisal Requirements Impact Bankers & Appraisers
2005 AI Seminar: Cost Studies in Commercial Highest and Best Use
2005 AI Seminar: Appraisal Problems presented in mini-case format
2004 State-Certified General Real Estate Appraiser #RZ2762
2004 AI Seminar: Sales Comparison Valuation Mixed Use Properties
2004 ABIII Fl. State Pre-Certification Certified General Appraiser
2003 ABII Fl. Pre-Certification State Registered Appraiser
2001 State Registered Assistant Appraiser Course.

SCOPE OF APPRAISAL ASSIGNMENTS

Acreage, Farms, Medical/office Leasehold Estates, Industrial, Restaurants, Multifamily, Mobile Home Parks, RV Parks, Marinas, Hotels/Motels, Historic Properties, Churches, Condo-Hotels, Condominiums, Time Share, Nursing Homes, Life Care Facilities, Community & Neighborhood Shopping Centers, Office Centers, Automobile Dealerships, Apartment complexes, Special Purpose Single Family Homes.

MEMBERSHIPS

Chief Executive Officer (Voluntary), Dana Jones Foundation, Inc
Board Member & Past Chairman, British-American Business Council of Tampa Bay
Past Associate Member, Appraisal Institute of West Florida
Past Member BNI Referral Masters, Clearwater Chapter
Past Board Member, British-American Business Council New York
Past Member, Greater Tampa Chamber of Commerce Committee of One Hundred

PROFESSIONAL LICENSES

Florida State Certified General Appraiser #RZ2762

PROFESSIONAL AFFILIATIONS

Senior Appraiser: Appraisal Alliance, Inc
Approved Appraiser: City of St. Petersburg/ Real Estate & Property Management
Approved Appraiser: Tampa Housing Authority
Approved Appraiser: Homeowners Choice Insurance

EXPERT WITNESS

Circuit Court of the 13th Judicial Circuit Hillsborough County
Circuit Court of the 6th Judicial Circuit Pinellas County
Federal Bankruptcy Court – Middle District of Florida

SCOPE OF APPRAISAL ASSIGNMENTS

Acreage, Farms, Medical/office Leasehold Estates, Industrial, Restaurants, Multifamily, Mobile Home Parks, RV Parks, Marinas, Hotels/Motels, Historic Properties, Churches, Condo-Hotels, Condominiums, Time Share, Nursing Homes, Life Care Facilities, Community & Neighborhood Shopping Centers, Office Centers, Automobile Dealerships, Apartment complexes, Special Purpose Single Family Homes.

MEMBERSHIPS

Chief Executive Officer (Voluntary), Dana Jones Foundation, Inc
Board Member & Past Chairman, British-American Business Council of Tampa Bay
Past Associate Member, Appraisal Institute of West Florida
Past Member BNI Referral Masters, Clearwater Chapter
Past Board Member, British-American Business Council New York
Past Member, Greater Tampa Chamber of Commerce Committee of One Hundred

PROFESSIONAL LICENSES

Florida State Certified General Appraiser #RZ2762

PROFESSIONAL AFFILIATIONS

Senior Appraiser: Appraisal Alliance, Inc
Approved Appraiser: City of St. Petersburg/ Real Estate & Property Management
Approved Appraiser: Tampa Housing Authority
Approved Appraiser: Homeowners Choice Insurance

EXPERT WITNESS

Circuit Court of the 13th Judicial Circuit Hillsborough County
Circuit Court of the 6th Judicial Circuit Pinellas County
Federal Bankruptcy Court – Middle District of Florida

A RESOLUTION OF THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY FINDING THAT: 1) THE DISPOSITION OF LOTS 1-8 INCLUSIVE, BLOCK 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, AND LOTS 14, 15, AND 16, BLOCK 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION ("PROPERTY") AT LESS THAN FAIR VALUE ("DISPOSITION") WILL ENABLE THE CONSTRUCTION OF AN INDUSTRIAL/MANUFACTURING FACILITY WHICH IS CONSISTENT WITH AND WILL FURTHER THE IMPLEMENTATION OF THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA PLAN OBJECTIVES, WHICH HAVE BEEN SUBSTANTIALLY INCLUDED IN THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA PLAN; AND 2) A PUBLIC HEARING IN ACCORDANCE WITH FLORIDA STATUTE 163.380 HAS BEEN DULY NOTICED AND HELD; RECOMMENDING APPROVAL OF THE DISPOSITION TO THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 25, 2005, the St. Petersburg City Council approved a resolution finding the Dome Industrial Park area a blighted area and identifying it as a community redevelopment area (Resolution No. 2005-450); and

WHEREAS, the Dome Industrial Park Community Redevelopment Area ("DIP") is located in the City's 5.5-square mile Midtown area with the 158.6-acre DIP area being bounded roughly by I-275 on the east and south, 1st Avenue South on the north and 34th Street South on the west; and

WHEREAS, the Dome Industrial Park Community Redevelopment Plan, ("Plan"), was originally adopted in 2007, and included objectives directing the City to pursue land assembly opportunities in the Dome Industrial Park in order to facilitate business retention, expansion and relocation efforts; and

WHEREAS, the DIP will be combined with other CRA's and new areas into the South St. Petersburg Community Redevelopment Area scheduled for approval by the Pinellas County Board of County Commissioners on June 2, 2015, however the objectives of the Plan are substantially included in the new South St. Petersburg Community Redevelopment Area Plan; and

WHEREAS, the City is to dispose of property in the Dome Industrial Park provided it furthers the City's policy of assembling land to provide larger tracts for manufacturing and other employment generating uses with priority should be given to facilitating the creation of larger holdings suitable for industrial and business use and the City should giving consideration to assisting DIP business owners in their expansion efforts as well as the need to generate new jobs; and

WHEREAS; in recent years, the DIP has become home to a variety of industries, including the arts and micro-breweries; and

WHEREAS, the expansive campus of the Job Corps is nearby offering no-cost education and career technical training administered by the U.S. Department of Labor helping people ages 16 through 24 improve the quality of their lives through vocational and academic training; and

WHEREAS, earlier this year, the City had an inquiry from a local manufacturing company that led to the City receiving an unsolicited offer for City-owned property located within the DIP named as DIP Site-C ("Property") legally described as:

Lots 1-8 inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County.

and

Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 16 in the Public Records of Pinellas County; and

WHEREAS, receipt of the offer resulted in the issuance of a Request for Proposals ("RFP") on March 13, 2015, in accordance with Florida Statute 163.380; and

WHEREAS, the RFP closed on April 13, 2015 and resulted in no alternative proposals being received; and

WHEREAS, the proposer, T2theS, Inc. ("T2theS"), a Florida corporation, was established in 2010 with principals, Scott Fisher and Derek Grasso, having over a decade of experience in design, build and manufacturing; and

WHEREAS, T2theS is a true full-service design build company that is creating unique designs in housing, large scale commercial projects, furniture, and décor, which practices a collaborative, client-focused design process that results in installations that are distinct and unique; and

WHEREAS, T2theS incorporates sustainable design practices into each project, is steadily growing, and intends to partner with other entities in the Warehouse Arts District to provide internships and other opportunities; and

WHEREAS, the Property was acquired in two separate acquisitions with Lots 1 through 8 being acquired in 2003 and Lots 14 through 16 being acquired in 2005; and

WHEREAS, an appraisal of the Property, performed on January 16, 2015 by Ronald W. Braun, MAI, McCormick, Braun, & Seaman, was included with the T2theS proposal indicating an estimated market value of \$340,000; and

WHEREAS, a second appraisal of the Property, was prepared for the City on April 6, 2015 by Paul T. Willies, Certified General Appraiser, Appraisal Development International, Inc., indicating an estimated market value of \$341,000; and

WHEREAS, administration has negotiated a Lease and Development Agreement ("Lease") with T2theS, which includes the following substantive business points:

- **TERM:** A twenty-five (25) year initial term with an option to renew, which may be exercised during the last five (5) years of the Lease, for a term to be negotiated and subject to City Council approval.
- **DEVELOPMENT:** T2theS shall develop or cause the development of the Property with an industrial/manufacturing facility in building(s) of approximately 30,000 square feet with associated parking and amenities (collectively "Improvements"). Up to 10,000 square feet may be sublet to similarly engaged businesses with City approval.
- **DUE DILIGENCE PERIOD:** A 180-day due diligence period for T2theS to perform its inspections, review documents, and receive site plan approval.
- **CONSTRUCTION:** T2theS must begin construction of the Improvements not more than thirty (30) business days after City approval of T2theS's site and building construction plans as demonstrated by issuance of a building permit(s). Construction of the Improvements shall be complete and a temporary or permanent certificate of occupancy ("CO") for the Improvements issued not more than eighteen (18) months after the commencement of construction.
- **RENT:** A rent payment of \$2,000 per month or \$24,000 per year commencing upon the issuance of a CO with CPI escalators after the 5th year.
- **EMPLOYMENT:** T2theS, within one (1) year of issuance of a CO, will employ a minimum of twenty (20) persons at the Property and achieve a minimum total employment of thirty (30) persons at the Property within three (3) years of issuance of a CO.

- OPTION TO PURCHASE: T2theS will have an option to purchase the Property at any time after the Commencement Date of the Lease but prior to the fifth (5th) anniversary thereof for the amount of \$340,000. Thereafter, but prior to the twentieth (20th) anniversary of the Commencement Date, T2theS shall have the right to purchase the Property at the fair market value of the land based on an independent certified appraisal. After the twentieth (20th) anniversary of the Lease, or in any renewal/extension term of the Lease thereof, the purchase option price shall be determined by an independent certified appraisal of the land and all improvements.
- FAILURE TO DEVELOP: City may unilaterally terminate the Lease if T2theS fails to commence construction or fails to substantially complete the development of the Property in accordance with the Lease.
- COSTS OF DEVELOPMENT: T2theS shall pay all costs including, but not limited to, development of the Property, property taxes, utilities, and insurance; and

WHEREAS, the proposed development of the Property will provide for a local manufacturing company to further expand its growing business and will allow for City-owned, vacant real estate to achieve its purpose outlined in the Plan objectives; and

WHEREAS, the terms of the proposal establishes business expansion at an attainable pace and brings added diversity to the existing businesses in the area, along with expansion of employment opportunities; and

WHEREAS, the transaction described in this report is consistent with the Plan objectives as it facilitates the relocation and expansion of a successful local manufacturing company with further assist in the continued revitalization of the DIP area by providing quality jobs and capital investment; and

WHEREAS, the CRA has reviewed the proposal to dispose of City-owned land situated on the west side of 22nd Street South, south of 3rd Avenue South and north of 4th Avenue South containing approximately 1.55 acres for less than fair value to T2theS, Inc. a Florida Corporation; and

WHEREAS, the Disposition will enable the construction of an industrial/manufacturing facility which is consistent with and will further the implementation of the Dome Industrial Park Community Redevelopment Area Plan; and

WHEREAS, the CRA has determined that the proposed disposition is consistent with the Plan; and

WHEREAS, a Public Hearing, in accordance with Florida Statute 163.380, has been duly noticed and held.

NOW THEREFORE, BE IT RESOLVED by the Community Redevelopment Agency of the City of St. Petersburg, Florida ("CRA") finds that the 1) disposition of Lots 1-8

inclusive, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION, and Lots 14, 15, and 16, Block 31, ST. PETERSBURG INVESTMENT CO. SUBDIVISION ("Property") at less than fair value ("Disposition") will enable the construction of an industrial/manufacturing facility which is consistent with and will further the implementation of the Dome Industrial Park Community Redevelopment Area Plan objectives which have been substantially included in the South St. Petersburg Community Redevelopment Area Plan; and 2) a Public Hearing in accordance with Florida Statute 163.380 has been duly noticed and held; and

BE IT FURTHER RESOLVED that the CRA recommends that the City Council of St. Petersburg approve the Disposition; and

BE IT FURTHER RESOLVED that the CRA authorizes the Executive Director or his designee to execute all documents necessary to effectuate this Resolution.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



City Attorney (Designee)

Legal: 00233083.doc V. 2

APPROVED BY:



Bruce E. Grimes, Director
Real Estate & Property Management

APPROVED BY:



David S. Goodwin, Director
Planning and Economic Development

**SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of June 4, 2015**

To: The Honorable Charlie Gerdes, Chair, and Members of City Council

Subject: Approving an increase to the allocation for pedestrian crosswalk beacons to AGC Electric, Inc. in the amount of \$493,388 which increases the total contract amount to \$688,388.

Explanation: On November 25, 2013 City Council approved a three-year agreement for pedestrian crosswalk beacons through December 31, 2016. Unanticipated requirements through the balance of the contract term will cause the contract amount to exceed the total estimated contract amount; therefore, Council's approval is requested. The vendor replaces the existing rectangular rapid flashing beacon (RRFB) crosswalk entire assemblies or specific parts on an as needed basis.

The primary reasons for the required increase in funding are: The existing 53 RRFB locations have required more frequent replacement than anticipated due to vehicle strikes and vandalism; new locations have been requested that meet warrants for installation because they experience a high pedestrian volume, and contain multiple lanes of traffic, including selected school crosswalks; 26 new units will replace older units that are nearing the end of their service life and are out of warranty. The locations selected for the 26 replacement RRFBs are not part of the original FDOT grant project which Council approved on March 19, 2015. The unit price for each RRFB range from \$8,248 to \$21,325, depending on the number of fixtures needed and other unique location requirements.

The installation of new and replacement RRFB's is a critical component of the City's strategy of achieving a transportation network in which all roadway users are accounted for in every mode of transportation. The goal is for people of all ages and abilities to safely move along and across streets regardless of how they choose to travel. Safer pedestrian crosswalks are an integral component of the City's complete streets approach that directly addresses traffic safety by reducing severe and fatal crashes.

The Procurement Department, in cooperation with the Transportation and Parking Management Department, recommends:

Original Contract Sum	\$ 195,000
Increased Allocation	<u>493,388</u>
Revised Contract Sum	\$688,388

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Neighborhood and Citywide Infrastructure Fund (3027), Bicycle Pedestrian Facilities Project 14151 and Traffic Impact Fees Fund (3071), City Trails – Bicycle Trails 15 Project 14620.

Attachments: Resolution

Approvals:



Administrative



Budget

A RESOLUTION APPROVING AN INCREASE TO THE ALLOCATION IN THE AGREEMENT WITH AGC ELECTRIC, INC. TO SUPPLY, INSTALL AND MAINTAIN RECTANGULAR RAPID FLASHING BEACON CROSSWALK ASSEMBLIES FOR THE TRANSPORTATION & PARKING MANAGEMENT DEPARTMENT IN THE AMOUNT OF \$493,388 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$688,388; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 25, 2013 City Council approved a three-year agreement with two one-year renewal option to AGC Electric, Inc. to supply, install and maintain rectangular rapid flashing beacon crosswalk assemblies (RRFB); and

WHEREAS, an increase in funding is necessary due more frequent replacements than anticipated due to vehicle strikes and vandalism; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Transportation & Parking Management Department, recommends approval of an increase to the allocation; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida an increase to the allocation in the Agreement with AGC Electric, Inc. to supply, install and maintain rectangular rapid flashing beacon crosswalk assemblies for the Transportation & Parking Management Department in the amount of \$493,388 for a total contract amount not to exceed \$688,388 is hereby approved and the Mayor or the Mayor's designee is authorized to execute all necessary documents 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 June 4, 2015

To: The Honorable Charlie Gerdes, Chair, and Members of City Council

Subject: Awarding a contract to ZeitEnergy, LLC in the amount of \$1,280,653 for the construction of the temporary Sanitation compressed natural gas (CNG) fueling station. (Engineering Project No. 15055-111; Oracle No. 14936; WRF SW CNG Fueling Station FY15); approving the rescission of unencumbered appropriations from the Water Resources Capital Projects Fund (4003), the SAN LS #85 FM Part A FY13 Project (13974) in the amount of \$208,000; the SAN LS #85 Part B FY13 Project (13975) in the amount of \$100,000; and the SAN LS#85 Part C FY13 Project (13976) in the amount of \$109,000; approving a supplemental appropriation in the amount of \$417,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) resulting from these rescissions to the WRF SW CNG Fueling Station FY15 Project (14936); approving a supplemental appropriation of \$128,065 from the unappropriated balance of the Sanitation Equipment Replacement Fund 4027 450 2313 to the WRF SW CNG Fueling Station FY15 Project (14936); and approving an additional supplemental appropriation of \$926,500 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) to the WRF SW CNG Fueling Station FY15 Project (14936).

Explanation: The Procurement Department received two bids for the construction of a CNG fueling facility to be installed at the Sanitation complex located at 2601 20th Avenue North.

The work shall consist of furnishing all labor, material and equipment necessary to construct a completely operational turnkey compressed natural gas (CNG) fueling station at the Sanitation complex to fuel Sanitation CNG powered collection vehicles. The scope of work includes but is not limited to the design, permitting, installation, commissioning, training and warranty of two CNG compressors with 460 VAC, 60 Hz, 3-phase inverter-duty motors, gas dryer, 4 fast fill dispenser post assemblies with 2 hoses each, electrical power connections and related components required for a complete CNG fueling system, capable of fast filling up to 8 vehicles at the same time. Each compressor will be sized and controlled to produce 200 SCFM of CNG at a discharge pressure of 4,500 PSIG.

Sanitation CNG collection vehicles are currently fueled by CNG compressors which are rented. Administration determined that it is more cost effective to purchase compression equipment that will be needed for a future Water Resources Department BioSolids fueling facility and to use this equipment in the near term at the Sanitation complex to replace the rental equipment currently at that site. The Water Resources Department will own and maintain the equipment while it is at the Sanitation complex. The compression equipment is planned to be relocated to a future Water Resources biogas fueling facility at a location to be determined.

Based on current schedule, the City should begin producing renewable natural gas in approximately three years. Thus, it is expected that the fueling station will mainly be used to process and dispose of wastewater system byproduct over the long-term notwithstanding that, during the first three years, it is not expected that there will be any such byproduct produced. Thus, during that timeframe, it is expected that the fueling station will exclusively benefit the Sanitation Department as a conduit of compressed natural gas purchased on the open market. Based on a thirty year life expectancy for the fueling station, the fueling station's capital costs should be paid as follows:

- 3/30 = 0.1 - Sanitation Department
- 27/30 = 0.9 - Water Resources Department

- 30/30 = 1.0 – Total

As such, only 90% of the purchase price is being funded from funds of the City's Public Utility System (water, wastewater, stormwater) as such term is defined in Resolution No. 99-227 adopted on April 22, 1999, as amended (the "Bond Resolution").

The selected bid alternate provides for full maintenance services to maintain the equipment according to the manufacturer's specifications for a period of twenty four months from the date of the acceptance of the facility by the City.

The contractor will complete their work within (170) consecutive calendar days from the date of the Notice to Proceed. Bids were opened on May 5, 2015 and are tabulated as follows:

<u>Bidder</u>	<u>Total with Add Alternate</u>
ZeitEnergy, LLC (Dallas, TX)	\$1,280,653
TruStar Energy, LLC (Fontana, CA)	\$1,353,058

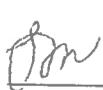
ZeitEnergy, LLC is the lowest responsive and responsible bidder, has met the specifications, terms and conditions for RFQ 5743 dated May 5, 2015. They have satisfactorily performed other similar projects for the City of Pensacola, Florida and the City of Temple, Texas. The Principal of the firm is Clint Beauchamp, Managing Member.

Administration recommends awarding this Contract to ZeitEnergy, LLC in the amount of \$1,280,653.

Cost/Funding/Assessment Information: Funds will be available after approving the rescission of the unencumbered appropriations from the Water Resources Capital Projects Fund (4003), the SAN LS #85 FM Part A FY13 Project (13974) in the amount of \$208,000; the SAN LS #85 Part B FY13 Project (13975) in the amount of \$100,000; and the SAN LS#85 Part C FY13 Project (13976) in the amount of \$109,000; and after approving a supplemental appropriation in the amount of \$417,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) resulting from these rescissions to the WRF SW CNG Fueling Station FY15 Project (14936); approving a supplemental appropriation of \$128,065 from the unappropriated balance of the Sanitation Equipment Replacement Fund 4027 450 2313 to the WRF SW CNG Fueling Station FY15 Project (14936); and approving an additional supplemental appropriation of \$926,500 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) to the WRF SW CNG Fueling Station FY15 Project (14936); funds are also available in the Water Resources Operating Fund (\$55,200) for the Operating & Maintenance portion of the contractor work.

Attachments: Resolution

Approvals:



Administrative


Dennis L. Fuller 5-27-15
Budget

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO ZEITENERGY, LLC FOR CONSTRUCTION OF THE TEMPORARY SANITATION COMPRESSED NATURAL GAS FUELING STATION PROJECT (ORACLE NO. 14936) AT A TOTAL COST NOT TO EXCEED \$1,280,653; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; RESCINDING UNENCUMBERED APPROPRIATIONS OF \$208,000 FROM THE WATER RESOURCES CAPITAL PROJECTS FUND (4003) THE SAN LS #85 FM PART A FY13 PROJECT (13974), \$100,000 FROM THE SAN LS #85 PART B FY13 PROJECT (13975), AND \$109,000 FROM THE SAN LS #85 PART C FY13 PROJECT (13976); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$417,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE WATER RESOURCES CAPITAL PROJECTS FUND (4003) RESULTING FROM THESE RESCISSIONS TO THE WRF SW CNG FUELING STATION FY15 PROJECT (14936); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$128,065 FROM THE UNAPPROPRIATED BALANCE OF THE SANITATION EQUIPMENT REPLACEMENT FUND (4027 450 2313) TO THE WRF SW CNG FUELING STATION FY PROJECT (15936); APPROVING A SUPPLEMENTAL APPROPRIATION OF \$926,500 FROM THE UNAPPROPRIATED BALANCE OF THE WATER RESOURCES CAPITAL PROJECT FUND (4003) TO THE WRF SW CNG FUELING STATION FY15 PROJECT (14936); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received two bids for construction of the temporary Sanitation Compressed Natural Gas Fueling Station Project (Oracle No. 14936) pursuant to RFQ No. 5743 dated May 5, 2015; and

WHEREAS, Zeitenergy, LLC has met the specifications, terms and conditions of RFQ No. 5743; and

WHEREAS, the Administration recommends approval of this award.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid is accepted and the award of an agreement to Zeitenergy, LLC for construction of the temporary Sanitation Compressed Natural Gas Fueling Station Project (Oracle No. 14936) at a total cost not to exceed \$1,280,653 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 rescission of unencumbered appropriations of \$208,000 from the Water Resources Capital Projects Fund (4003) the SAN LS #85 FM Part A FY13 (13974), \$100,000 from the SAN LS #85 Part B FY13 Project (13975), and \$109,000 from the SAN LS #85 Part C FY13 Project (13976) are hereby approved; and

BE IT FURTHER RESOLVED that the following supplemental appropriation in the amount of \$417,000 from the increase in the unappropriated balance of the Water Resources Capital Projects Fund (4003) resulting from these rescissions to the WRF SW CNG Fueling Station FY15 Project is hereby approved for FY 2015:

Water Resources Capital Project Fund (4003)

WRF SW CNG Fueling Station FY 15 Project (14936) \$417,000

; and

BE IT FURTHER RESOLVED that the following supplemental appropriation in the amount of \$128,065 from the unappropriated balance of the Sanitation Equipment Replacement Fund 4027 450 2313 to the WRF SW CNG Fueling Station FY15 Project is hereby approved for FY 2015:

Sanitation Equipment Replacement Fund (4027 450 2313)

WRF SW CNG Fueling Station FY 15 Project (14936) \$128,065

; and

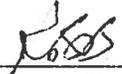
BE IT FURTHER RESOLVED that the following supplemental appropriation in the amount of \$926,500 from the unappropriated balance of the Water Resources Capital Project Fund (4003) to the WRF SW CNG Fueling Station FY15 Project (14936) is hereby approved for FY 2015:

Water Resources Capital Project Fund (4003)

WRF SW CNG Fueling Station FY 15 Project (14936) \$926,500

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:



City Attorney (Designee)



Budget

St. Petersburg City Council
Meeting of June 4, 2015
Consent Agenda A

To: The Honorable Charlie Gerdes and Members of City Council

Subject: Approving disbursement of up to \$834,000 from the Capital Repair, Renewal and Replacement Sinking Fund Account for Tropicana Field Capital Projects; approving a supplemental appropriation in the amount of \$834,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY15 Improvements Project (14948); and providing an effective date.

BACKGROUND: Section 5.01 of the Use Agreement with the Tampa Bay Rays (the "Team" or "Club") established an escrowed sinking fund called the Capital Repair, Renewal and Replacement Sinking Fund Account (the "Capital Account"). This Capital Account is funded by naming rights revenue and ticket fees. The Use Agreement specifies that this Capital Account is to be used by the Team in making capital repairs, renewals and replacements to Tropicana Field. This section further requires that the Team consult with and receive approval from the City regarding expenditures from the Capital Account.

The Club has developed a list of various repair, renewal and/or replacement projects for funding from the Tropicana Field Capital Account:

Restroom Renovations – 300 Level	\$120,000
Awning Systems at Exterior Gates	234,000
Water Main Pipe Replacement – Field Level	340,000
Parking Lot Repairs and Renewal	100,000
General contingency for projects (5%)	40,000

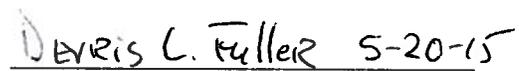
Total cost for the above items, including the Contingency, is \$834,000. City administration has reviewed these items and concurs with the Club that they meet the requirements established for use of the Capital Account.

RECOMMENDATION: City Administration recommends approval of the attached Resolution.

COST/FUNDING/ASSESSMENT INFORMATION: Funds are available in the Capital Repair, Renewal & Replacement Sinking Fund Account. The Capital Account has a current balance of approximately \$1.7 Million. A supplemental appropriation in the amount of \$834,000 from the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY15 Improvements Project (14948) is required.

Approvals:


City Development Administration

 5-20-15
Budget

RESOLUTION NO. ____

A RESOLUTION APPROVING DISBURSEMENT OF UP TO \$834,000 FROM THE TROPICANA FIELD CAPITAL REPAIR, RENEWAL AND REPLACEMENT SINKING FUND ACCOUNT FOR QUALIFYING CAPITAL ITEMS TO TROPICANA FIELD; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$834,000 FROM THE UNAPPROPRIATED BALANCE OF THE TROPICANA FIELD CAPITAL PROJECTS FUND (3081) TO THE TROPICANA FIELD FY15 IMPROVEMENTS PROJECT (14948); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 5.01 of the Use Agreement with the Tampa Bay Rays (“Club”) established an escrowed sinking fund called the Capital Repair, Renewal and Replacement Sinking Fund Account (“Capital Account”) to be used by the Club in making capital repairs, renewals, and replacements to Tropicana Field; and

WHEREAS, the Club has brought forward for City approval a series of capital projects for Tropicana Field totaling approximately \$834,000; and

WHEREAS, City Administration has reviewed these items and finds them acceptable for reimbursement from the Capital Account per the established guidelines.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that disbursement of up to \$834,000 for capital items from the Capital Repair, Renewal and Replacement Sinking Fund Account, subject to receipt by the City of appropriate supporting documentation, is hereby approved.

BE IT FURTHER RESOLVED, that there is hereby approved from the unappropriated fund balance of the Tropicana Field Capital Projects Fund (3081), the following supplemental appropriation for FY15:

<u>Tropicana Field Capital Projects Fund (3081)</u>	
Tropicana Field FY15 Improvements Project (14948)	\$834,000

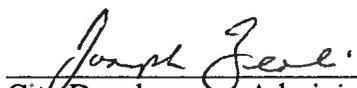
This resolution shall become effective upon adoption.



City Attorney (Designee)



Budget & Management



City Development Administration

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 4, 2015

To: The Honorable Charlie Gerdes, Chair, and Members of City Council

Subject: Awarding a three-year purchase agreement to Palmdale Oil Company, Inc. for oils and lubricants at an estimated annual cost of \$356,795.

Explanation: The city received four bids for oils and lubricants. The vendor will furnish and deliver motor, gear and hydraulic oils as well as lubricants and greases for vehicles, pumps, equipment and machinery. The primary users are the Fleet Management, Water Resources and Parks & Recreation departments.

The city issued this solicitation on behalf of Pinellas Suncoast Transit Authority (PSTA) and the cities of Clearwater, Dunedin, Pinellas Park and Tarpon Springs. This process is pursuant to Section 2-256 (1) of the procurement code which allows the city to participate with other government entities in a cooperative joint bid process.

The Procurement Department recommends for award:

Palmdale Oil Company, Inc.....\$356,795

Palmdale Oil Company, Inc. has met the specifications, terms and conditions of RFQ No. 5738 dated April 6, 2015. The agreement will be effective from date of award through June 30, 2018 with one two-year renewal option. A blanket purchase agreement will be issued and will be binding only for the actual quantities ordered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Fleet Management Operating Fund (5001) [\$207,954], Fleet Maintenance Parts & Fuel (8002525) and Water Resources Operating Fund (4001) [\$146,244], Water Maintenance Administration (4202105), Wastewater Maintenance Administration (4202141), Albert Whitted WRF (4202169), Northeast WRF (4202173), Northwest WRF (4202177), Southwest WRF (4202181), Southeast WRF (4202205).

Attachments: Bid Tabulation
Resolution

Approvals:

Administrative

Budget

City of St. Petersburg
Bid Solicitation
 Procurement and Supply Management

	Palmdale Oil Company, Inc. Tampa, FL Delivery: 2 Days Terms: Net-30 Days Price	*Five Points Services, Inc. Fort Valley, GA Delivery: 5 Days Terms: Net-30 Days Price	Seaboard Distribution dba Seaboard Neumann Dist. Lakeland, FL Delivery: 3 Days Terms: Net-30 Days Price	Best Line Oil Company Tampa, FL Delivery: 2 Days Terms: Net-30 Days Price
City of St. Petersburg Subtotal:	356,795.13	126,000.00	517,276.43	432,668.67
SBE Discount:	0.00	0.00	0.00	0.00
Payment Discount:	0.00	0.00	0.00	0.00
Co-op Total:	819,797.45	338,020.00	962,792.80	993,516.93

*Only bid on three (3) items.

A RESOLUTION APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT) WITH ONE TWO-YEAR RENEWAL OPTION TO PALMDALE OIL COMPANY, INC. FOR THE PURCHASE OF OILS AND LUBRICANTS AT AN ESTIMATED ANNUAL COST NOT TO EXCEED \$356,795; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Procurement & Supply Management Department received four bids for oils and lubricants pursuant to RFQ No. 5738 dated April 6, 2015; and

WHEREAS, Palmdale Oil Company, Inc. has met the specifications, terms and conditions of RFQ No. 5738; 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 Palmdale Oil Company, Inc. for the purchase of oils and lubricants at an estimated annual cost not to exceed \$356,795 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 June 4, 2015

To: The Honorable Charlie Gerdes, Chair, and Members of City Council

Subject: Awarding a contract to Hodge Management, LLC in the amount of \$286,950 for the Water Resources Environmental Compliance Lab HVAC System Replacement (Engineering Project No. 14226-019; Oracle Project No's: 13771, 14236, and 14830); appropriating \$44,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) to the LAB Improvements FY14 Project (14236).

Explanation: The Procurement Department received three (3) bids for the Water Resources Environmental Compliance Lab HVAC System Replacement Project. (see below). The Laboratory is located at 1635 3rd Avenue North. The contractor will furnish all labor, materials, equipment and services necessary to replace the Laboratory's HVAC system.

The work includes removal of the existing air handling units and condensing units, hood exhaust fan system, ductwork and devices, and replace with new air handling equipment, new condensing units, constructing new outside air intake louvers, replacing the exhaust stacks and blower motors of the hood exhaust systems, and test and balance of the entire system. The building was originally constructed in 1989 and the existing HVAC equipment is fifteen (15) years old. The existing units have reached the end of their useful service life and have begun to show considerable deterioration.

The laboratory environment is required to maintain a constant temperature between 68 degrees and 72 degrees F, with a relative humidity between 45 and 60%. These constant temperatures and relative humidity levels are difficult to achieve with the current HVAC system. In addition, the hood exhaust fan system is no longer functioning as designed causing air pressure issues in the lab. Auxiliary roof top air conditioning units were installed in 1998 to help provide additional air to maintain the internal air pressure resulting in inefficiencies. These units have also reached the end of their useful service life. Replacement of the exhaust stacks and blower motors will provide proper functioning of the hood exhaust system and maintain the desired air pressures. The replacement of the HVAC system will improve energy efficiency as well as temperature, humidity and indoor air pressure in the lab.

The contractor will begin work approximately ten (10) days from Notice to Proceed and is scheduled to complete the work within a total of ninety (90) consecutive calendar days thereafter after NTP. The first sixty (60) calendar days will be dedicated to submittals, shop drawings and ordering equipment. Bids were opened on March 26, 2015, and are tabulated as follows:

<u>Bidder</u>	<u>Base Bid Minus</u>	<u>Total Bid</u>
Hodge Management, LLC (Seminole, FL)	\$306,950	\$286,950
Johnson Controls, Inc. (Tampa, FL)	\$351,292	\$342,468
New Vista Builders Group, LLC (Tampa, FL)	\$429,743	\$409,743

Hodge Management, LLC, the lowest responsible and responsive bidder has met the specifications, terms and a condition of RFQ No 5684 dated March 26, 2015 and has satisfactorily performed similar work for The City of St. Petersburg's Mahaffey Theater and Pinellas County Schools. Hodge Management Inc., is a certified SBE contractor. The Member Manager of the firm is Jessica Hodge.

Recommendation: Administration recommends awarding this contract to Hodge Management, LLC in the amount of \$286,950 for the Water Resources Environmental Compliance Lab HVAC System Replacement (Engineering Project No. 14226-019; Oracle Project Nos. 13771, 14236, and 14830) and providing an effective date.

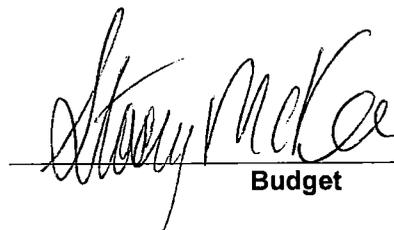
Cost/Funding/Assessment Information: Funds are available in the Water Resources Capital Projects Fund (4003) LAB Improvements FY13 Project (13771), LAB Improvements FY14 Project (14236) and LAB Improvements FY15 Project (14830) and additional funds will be available after an appropriation of \$44,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) to the LAB Improvements FY14 Project (14236).

Attachments: Resolution

Approvals:



Administrative



Budget

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO HODGE MANAGEMENT, LLC FOR THE WATER RESOURCES ENVIRONMENTAL COMPLIANCE LAB HVAC SYSTEM REPLACEMENT PROJECT (ORACLE NOS. 13771, 14236 AND 14830) AT A TOTAL COST NOT TO EXCEED \$286,950; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING AN APPROPRIATION IN THE AMOUNT OF \$44,000 FROM THE UNAPPROPRIATED BALANCE OF THE WATER RESOURCES CAPITAL PROJECTS FUND (4003) TO THE LAB IMPROVEMENTS FY14 PROJECT (14236); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received three bids for the Water Resources Environmental Compliance LAB HVAC System Replacement Project (Oracle Nos. 13771, 14236 and 14830) pursuant to RFQ No. 5684 dated March 26, 2015; and

WHEREAS, Hodge Management, LLC has met the specifications, terms and conditions of RFQ No. 5684; and

WHEREAS, the Administration recommends approval of this award.

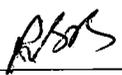
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid is accepted and the award of an agreement to Hodge Management, LLC for the Water Resources Environmental Compliance LAB HVAC System Replacement Project (Oracle Nos. 13771, 14236 and 14830) at a total cost not to exceed \$286,950 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 appropriation in the amount of \$44,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) to the LAB Improvements FY14 Project (14236) is hereby approved:

<u>Water Resources Capital Project Fund (4003)</u>	
LAB Improvements FY14 Project (14236)	\$44,000

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:



City Attorney (Designee)



Budget

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of June 4, 2015

To: The Honorable Charlie Gerdes, Chair, and Members of City Council

Subject: Renewing cooperative purchase agreements with Wesco Turf, Inc. and Ruckus Investments LC d/b/a Quality Mowers; and awarding an agreement to Choo Choo Lawn Equipment Inc.; for lawn and turf equipment, parts and services in a combined annual amount not to exceed \$200,000.

Explanation: On January 6, 2011 City Council approved annual cooperative purchase agreements for lawn and turf equipment, parts and services, from Florida State Contract No. 760-000-10-1, through January 31, 2012. On January 23, 2014, City Council approved the second renewal. This is the final renewal option. In addition, approval of a third source from the State Contract, Choo Choo Lawn Equipment Inc, is recommended to support the volume of repairs and variety of brands required by the City.

The vendors furnish and deliver small power tools such as blowers, edgers, chain saws, hedge trimmers, brush cutters and pruners. They also provide replacement parts and repair service for the equipment. These supplies are used to maintain the City's parks and golf courses. The main users are the Golf Courses, and the Fleet Management and Sanitation departments.

The Procurement Department recommends:

Lawn and Turf Equipment.....\$200,000

Wesco Turf, Inc.
Ruckus Investments LC d/b/a Quality Mowers
Choo Choo Lawn Equipment Inc.

Wesco Turf, Inc., Ruckus Investments LC, and Choo Choo Lawn Equipment Inc. have agreed to hold prices firm under the terms and conditions of Florida State Contract No. 760-000-10-1 dated April 28, 2010. The agreements will be effective through June 30, 2016 and will be binding only for actual quantities ordered. Amounts paid to vendors pursuant to these agreements shall not exceed a combined total of \$200,000 during the agreement term.

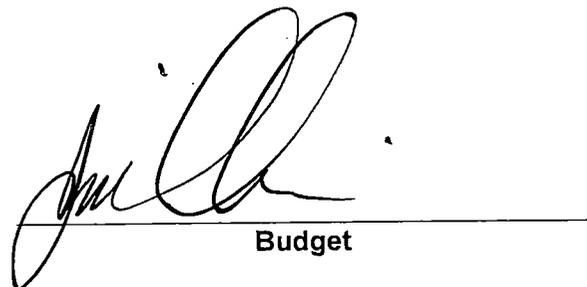
Cost/Funding/Assessment Information: Funds have been appropriated in Fleet Operating Fund (5001) [\$180,000], Fleet Mechanical Costs account (800-2527); Sanitation Operating Fund (4021) [\$5,000], Sanitation Lot Clearing (450-2253); and Golf Course Operating Fund (4061) [\$15,000] Vehicle Maintenance (630-2505).

Attachments: Price List
Resolution

Approvals:



Administrative



Budget

Price List

Lawn & Turf, Equipment & Parts

Top Items

<u>Description</u>	<u>Price</u>
Cover	55.01
Belt - V	50.71
Belt - V	44.70
Shaft Roller	31.78
Roller	30.95
12" 3/8 Picco Slim	28.82
Chain	26.79
Blade Rotary	24.90
Blade Rotary	21.91
Autocut 25-2	21.02
Blade Rotary, S	19.71
6T Picco 020T	18.51
Saw Chain	12.23
Bearing-Ball	8.90
Gasket	8.15
Air Filter	6.46
Clamping Piece	6.27
Wheel	5.76
Pick Up Body	4.51
Grommet	2.66

A RESOLUTION APPROVING THE THIRD AND FINAL ONE-YEAR RENEWAL OPTIONS OF AGREEMENTS (BLANKET AGREEMENTS) WITH WESCO TURF, INC. AND RUCKUS INVESTMENTS, LC D/B/A QUALITY MOWERS FOR LAWN AND TURF EQUIPMENT, PARTS AND SERVICES; APPROVING THE AWARD OF A ONE-YEAR AGREEMENT (BLANKET AGREEMENT) TO CHOO-CHOO LAWN EQUIPMENT, INC. UTILIZING FLORIDA STATE CONTRACT NO. 760-000-10-1 TO SUPPORT THE VOLUME OF REPAIRS AND VARIETY OF BRANDS REQUIRED BY THE CITY FOR LAWN AND TURF EQUIPMENT, PARTS AND SERVICES; PROVIDING THAT THE ESTIMATED COMBINED ANNUAL COST WILL NOT EXCEED \$200,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 6, 2011 City Council approved the award of annual agreements (Blanket Agreements) with three one-year renewal options for lawn and turf equipment, parts and services to Wesco Turf, Inc. and Ruckus Investments, LC d/b/a Quality Mowers ("Vendors") pursuant to Florida State Contract No. 760-000-10-1 dated April 28, 2010; and

WHEREAS, on August 2, 2012 City Council approved the first one-year options of the Agreements: and

WHEREAS, on January 23, 2014 City Council approved the second one-year options of the Agreements: and

WHEREAS, the City desires to exercise the third one-year renewal options of the Agreements; and

WHEREAS, the Vendors have agreed to hold their prices firm under the terms and conditions of Florida State Contract No. 760-000-10-1; and

WHEREAS, the Procurement & Supply Management Department recommends approval of the renewal options of the Agreements with Wesco Turf, Inc. and Ruckus Investments, LC d/b/a Quality Mowers; and

WHEREAS, pursuant to Section 2-256(2) of the City Code the City is permitted to utilize competitively bid contracts governmental entities when it is in the best interest of the City; and

WHEREAS, Choo-Choo Lawn Equipment, Inc. has met the specifications, terms and conditions of Florida State Contract No. 760-000-10-1; and

WHEREAS, the Procurement & Supply Management Department recommends the award of a one-year agreement (Blanket Agreement) to Choo-Choo Lawn Equipment, Inc. to support the volume of repairs and the variety of brands required by the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the third and final one-year renewal options of Agreements (Blanket Agreements) with Wesco Turf, Inc. and Ruckus Investments, LC d/b/a Quality Mowers are hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate these transactions; and

BE IT FURTHER RESOLVED that the award of a one-year agreement (Blanket Agreement) to Choo-Choo Lawn Equipment, Inc. to support the volume of repairs and variety of brands required by the City for lawn and turf equipment, parts and services is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that the estimated combined annual cost will not exceed \$200,000; and

BE IT FURTHER RESOLVED that the agreements will be effective through June 30, 2016.

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 June 4, 2015

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT: A resolution approving the 2014 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 1/17/2014 to 1/16/2015. The report indicates the development is in compliance with the adopted Development Order.

Permits for additional development were approved for Great Bay Distributors for 183,116 square feet of warehouse and 33,025 square feet of office. Currently, the buildout date for the final phase of the DRI is April 29, 2021.

ATTACHMENTS: Resolution and Annual Report

APPROVALS:

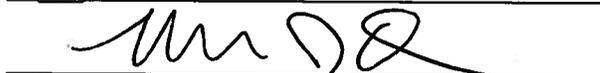
Administrative :

 _____

Budget:

NA _____

Legal:

 _____

(As to consistency w/attached legal documents)

RESOLUTION NO. 2015-

A RESOLUTION, APPROVING THE 2014 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 2014 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

2014 ANNUAL REPORT

**Gateway Areawide
Development of Regional Impact
(DRI #195)**

**City of St. Petersburg
June 4, 2015**

Contents

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Exhibit G - Assessment of Compliance with D.O. Conditions 12

Exhibit H - Development Capacity Summary

Exhibit IA - Projects Permitted in 2014

Exhibit IB - Site Plans Approved in 2014

Exhibit J - 2014 Cumulative Development

Attachment #1 – Land Use Trade-off

Location Map

**GATEWAY AREAWIDE DRI
ANNUAL STATUS REPORT**

Reporting Period: January 17, 2014 to January 16, 2015
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

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 sq. ft. of office and 422 residential units to 300,675 sq. ft. of industrial.

S. In 2014, 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 293 residential units to 208,909 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 I PROJECTS:

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Improvement</u>
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 I, 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

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Improvement</u>
6) S.R. 686WB	I-275 NB off ramp	S.R. 686 WB Rt. Turn lane To 28 th Street	Turn Lane Gap Completion
7) 16 th Street	Gandy Blvd	NB 16 th Street	Intersection Realignment
8) I-275	EB S.R. 688	SB I-275 and M.L. King St.	Two Ramps
9) 118 th Ave. N. at 28 th 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 June 11, 2015 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 2014 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 2014 for mobility improvements in the GADRI. However, Gandy Boulevard improvements totaling more than \$100 million are under construction 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 2014.

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 159 people registered with TBARTA

at the beginning of the reporting period, and 171 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, however, storm drainage improvements are currently underway for Tinney Creek at 94th Avenue North, providing a benefit to development in the GADRI.

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:

The City requires new residential development 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 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 the 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 IA
Projects Permitted in 2014

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 2014

Name/address	Issued in 2014/ Permit #	Activity	Residential Units	Hotel Rooms	Retail sq. ft.	Industrial sq. ft.	Office sq. ft.	Status
Great Bay Distributors 2750 Eagle Ave N	14-03001056 et.al.	Warehouse/ Office				183,116	33,025	Under Construction
TOTAL			0	0	0	183,116	33,025	

Exhibit IB
Site Plans Approved in 2014

Exhibit J
2014 Cumulative Development

EXHIBIT J

2014 Cumulative Development

Use	2014 Permitted Development	2013 Cumulative	2014 Cumulative
Dwelling Units	0	1,256	1,256
Hotel Rooms	0	0	0
Retail/Sales (sq.ft.)	0	57,084	57,084
Office (sq.ft.)	33,025	1,465,261	1,498,286
Industrial (sq.ft.)	183,116	2,018,089	2,201,205

Exhibit H
Development Capacity Summary

Exhibit H

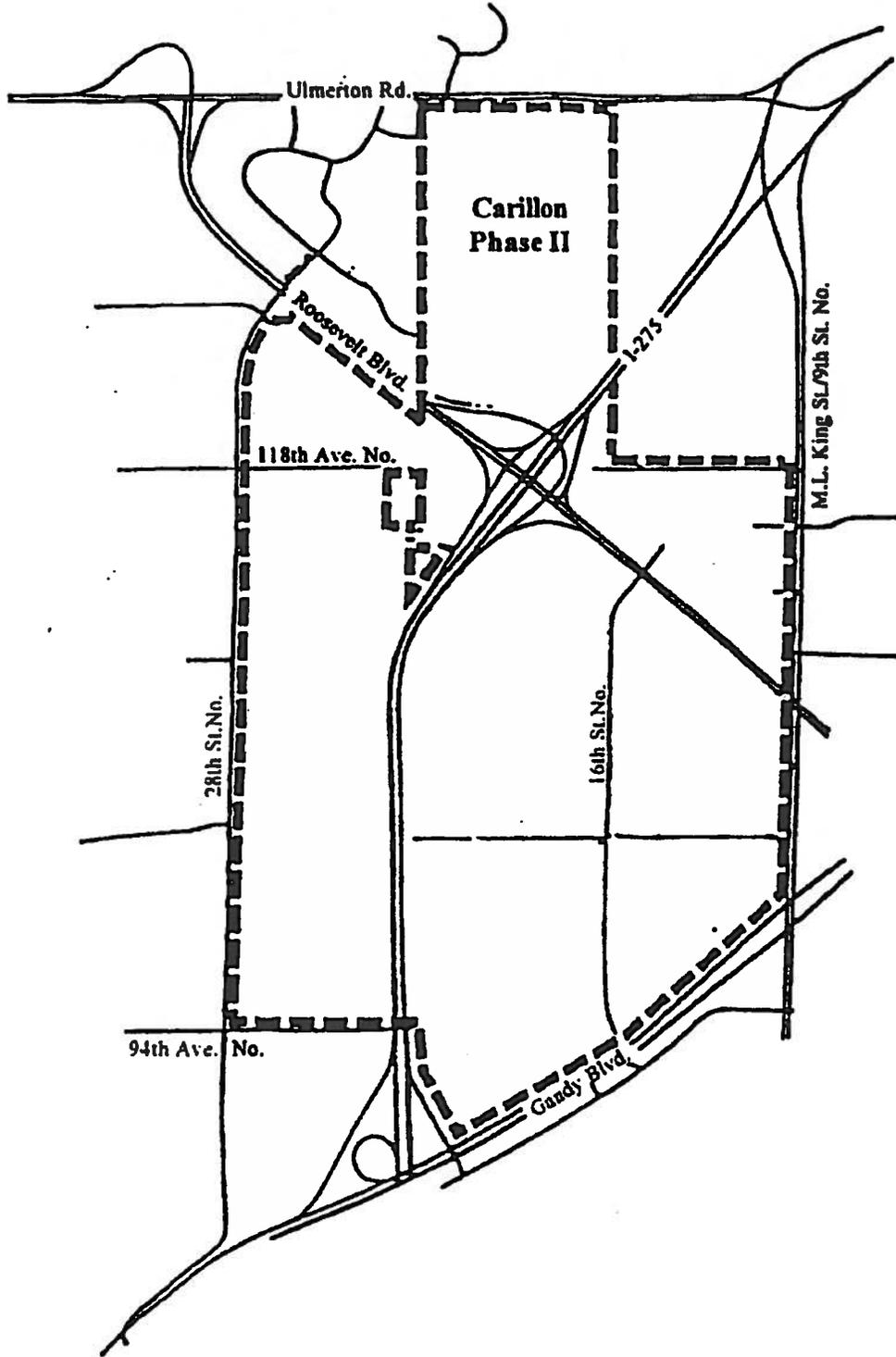
**DEVELOPMENT CAPACITY SUMMARY
GATEWAY AREA WIDE DRI**

DEVELOPMENT TYPE	PHASE I		REMAINING PHASE I		PHASE II		REMAINING PHASE II		TOTAL		REMAINING TOTAL	
	CAPACITY	DEVELOPMENT	CAPACITY	CAPACITY	DEVELOPMENT	CAPACITY	DEVELOPMENT	CAPACITY	CAPACITY	DEVELOPMENT	CAPACITY	CAPACITY
Office S.F.	2,493,934	1,498,286	995,648	700,000	0	700,000	0	700,000	3,193,934	1,498,286	1,695,648	
Industrial S.F.	2,570,056	2,201,205	368,851	307,752	0	307,752	0	307,752	2,877,808	2,201,205	676,603	
Retail/Sales S.F.	119,977	57,084	62,893	30,000	0	30,000	0	30,000	149,977	57,084	92,893	
Hotel Rooms	120	0	120	0	0	0	0	0	120	0	120	
Residential Units	2,384	1,256	1,128	716	0	716	0	716	3,100	1,256	1,844	

Source: City of St. Petersburg Economic Development Department, January 17, 2015

LOCATION MAP

Gateway Areawide DRI





Economic Development Division

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731 2842

Top 52 Places to Go in 2014

Best Community for Young People

Best City for Business

August 22, 2014

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 per Section 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 293 residential units to 208,909 sq.ft. of industrial use.

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.
Danni Jorgenson, Kimley-Horn

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 4, 2015

TO: The Honorable Charles W. Gerdes, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his Designee, to execute a Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company; for the use of ±3,500 square feet of space in Hangar No. 3, Maintenance Bay "B", located at 341 Eighth Avenue S.E., St. Petersburg ("Premises"), within Albert Whitted Airport for a period of three (3) months at a rental rate of \$1,667.00 per month, with a right to extend its use of the Premises on a month-to-month basis; and to execute all documents necessary to effectuate same; and providing an effective date. *(Requires affirmative vote of at least six (6) members of City Council.)*

EXPLANATION: Real Estate & Property Management received a request from Albert Whitted Airport ("Airport") to enter into a short-term lease agreement allowing St. Pete Aviation, LLC d/b/a St. Pete Air ("Tenant") to occupy ±3,500 square feet of space in Hangar No. 3, Maintenance Bay "B" ("Premises") within the Airport located at 341 Eighth Avenue S.E., St. Petersburg. The former tenant, Bay Air Charter, Inc., has terminated its use of the Premises with the City of St. Petersburg ("City"). The Tenant currently operates its business and leases space under the management of Sheltair Albert Whitted, LLC, the Airport's Fixed Base Operator (FBO), and desires to lease the Premises as additional space to extend its business operations as an aircraft rental, aircraft sales/marketing, avionics repairs/maintenance, and flight training business. The Airport Manager has requested that the Tenant is granted use of the Premises for a period of three (3) months with the right to extend its use of the Premises on a month-to-month basis in order to help in maintaining the Airport's revenue base until the Premises are occupied by a permanent tenant resulting from the City's Request for Proposals (RFP) process.

Under the proposed three (3) month Lease Agreement ("Lease"), the Tenant will have the right to extend its use of the Premises on a month-to-month basis under the terms and conditions of the Lease, and pay an aggregate rental rate of \$1,667.00 per month, plus applicable taxes. The Tenant has agreed to lease the Premises in "as is" condition and will be responsible for making all repairs to the interior of the Premises. The Tenant is responsible for all interior maintenance of the Premises and utilities including, but not limited to, electric and gas, in addition to any applicable taxes and insurance. The Tenant will be billed separately by the City for water, sewer, refuse collection, stormwater fees and the fire alarm system fee. Additionally, the Tenant will maintain a commercial general liability insurance policy in the amount of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Tenant's use of the Premises. The City in its sole and absolute discretion may terminate the Lease by providing the Tenant with a

thirty (30) day written notice. The City is under no obligation to provide a replacement facility under any circumstances.

This Lease is in compliance with Section 1.02(c)(4)1, of the City Charter, which permits the leasing of property at Albert Whitted Airport for a term not to exceed twenty-five (25) years with an affirmative vote of at least six (6) members of City Council. This property is zoned IT (Industrial Traditional).

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company, for the use of ±3,500 square feet of space in Hangar No. 3, Maintenance Bay "B", located at 341 Eighth Avenue S.E., St. Petersburg ("Premises"), within Albert Whitted Airport for a period of three (3) months at a rental rate of \$1,667.00 per month, with a right to extend its use of the Premises on a month-to-month basis; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration:

 *ida*
BT

Budget:

N/A

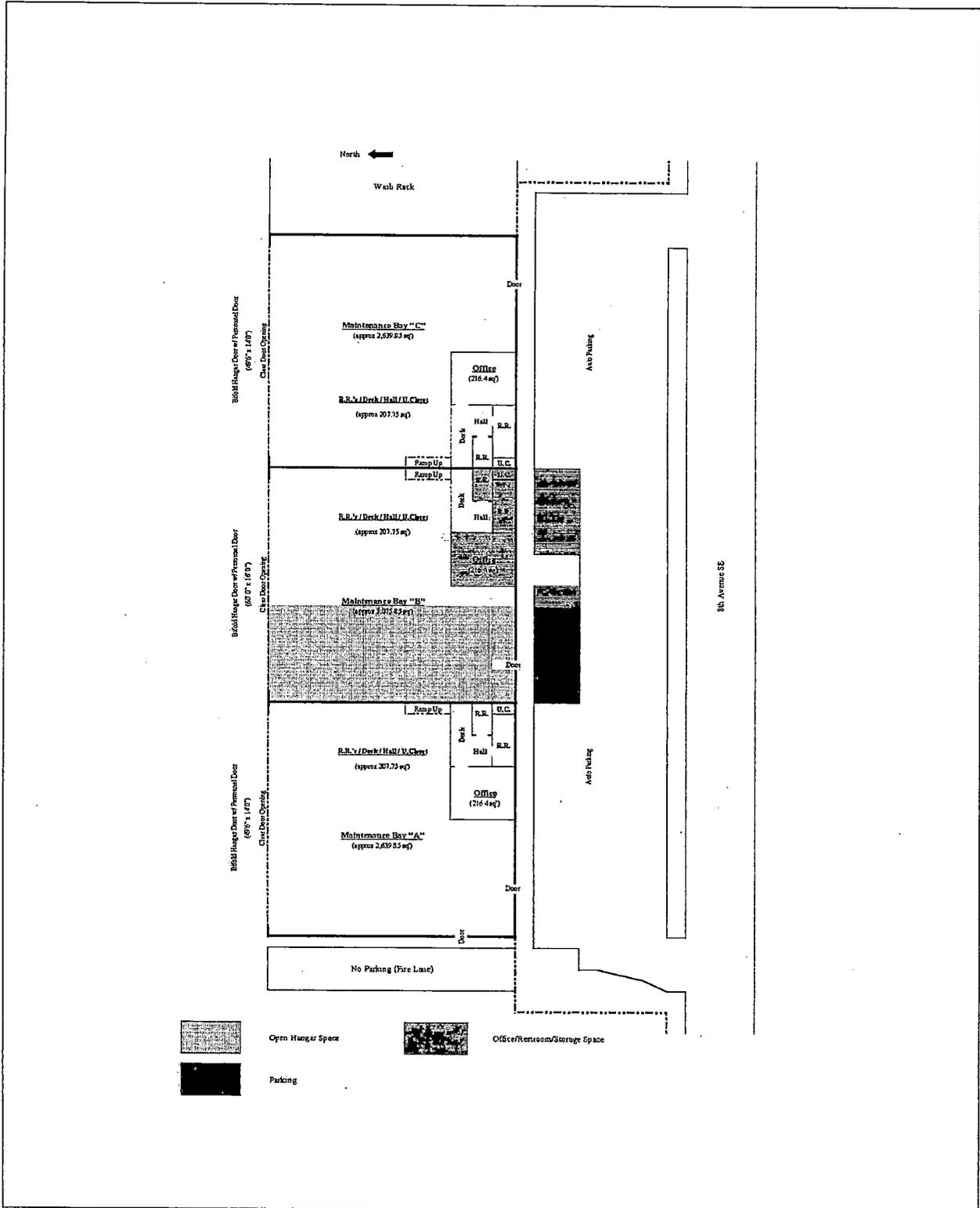
Legal:

/s/ RBB

(As to consistency w/attached legal documents)

Legal: 00232655.doc V. 2

ILLUSTRATION
St. Pete Aviation Services, LLC d/b/a St. Pete Air
(Premises)



A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LEASE AGREEMENT WITH ST. PETE AVIATION SERVICES, LLC D/B/A ST. PETE AIR, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE USE OF ±3,500 SQUARE FEET OF SPACE IN HANGAR NO. 3, MAINTENANCE BAY "B", LOCATED AT 341 EIGHTH AVENUE S.E., ST. PETERSBURG ("PREMISES"), WITHIN ALBERT WHITTED AIRPORT FOR A PERIOD OF THREE (3) MONTHS AT A RENTAL RATE OF \$1,667.00 PER MONTH, WITH A RIGHT TO EXTEND ITS USE OF THE PREMISES ON A MONTH-TO-MONTH BASIS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Real Estate & Property Management received a request from Albert Whitted Airport ("Airport") to enter into a short-term lease agreement allowing St. Pete Aviation, LLC d/b/a St. Pete Air ("Tenant") to occupy ±3,500 square feet of space in Hangar No. 3, Maintenance Bay "B" ("Premises") within the Airport located at 341 Eighth Avenue S.E., St. Petersburg; and

WHEREAS, the former tenant, Bay Air Charter, Inc., has terminated its use of the Premises with the City of St. Petersburg ("City"); and

WHEREAS, the Tenant currently operates its business and leases space under the management of Sheltair Albert Whitted, LLC, the Airport's Fixed Base Operator (FBO), and desires to lease the Premises as additional space to extend its business operations as an aircraft rental, aircraft sales/marketing, avionics repairs/maintenance, and flight training business; and

WHEREAS, under the proposed three (3) month Lease Agreement ("Lease"), the Tenant will have the right to extend its use of the Premises on a month-to-month basis under the terms and conditions of the Lease, and pay an aggregate rental rate of \$1,667.00 per month, plus applicable taxes; and

WHEREAS, the Tenant has agreed to lease the Premises in "as is" condition and will be responsible for making all repairs to the interior of the Premises; and

WHEREAS, the Tenant is responsible for all interior maintenance of the Premises and utilities including, but not limited to, electric and gas, in addition to any applicable taxes and insurance; and

WHEREAS, the Tenant will be billed separately by the City for water, sewer, refuse collection, stormwater fees and the fire alarm system fee; and

WHEREAS, the Tenant will maintain a commercial general liability insurance policy in the amount of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Tenant's use of the Premises; and

WHEREAS, the City in its sole and absolute discretion may terminate the Lease by providing the Tenant with a thirty (30) day written notice; and

WHEREAS, the City is under no obligation to provide a replacement facility under any circumstances; and

WHEREAS, this Lease is in compliance with Section 1.02(c)(4)1, of the City Charter, which permits the leasing of property at Albert Whitted Airport for a term not to exceed twenty-five (25) years with an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his Designee, is authorized to execute a Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company, for the use of ±3,500 square feet of space in Hangar No. 3, Maintenance Bay "B", located at 341 Eighth Avenue S.E., St. Petersburg ("Premises"), within Albert Whitted Airport for a period of three (3) months at a rental rate of \$1,667.00 per month, with a right to extend its use of the Premises on a month-to-month basis; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

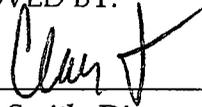
LEGAL:

/s/ RBB

City Attorney (Designee)

Legal: 00232655.doc V. 2

APPROVED BY:



Clay D. Smith, Director

Downtown Enterprise Facilities

APPROVED BY:



Bruce E. Grimes, Director

Real Estate & Property Management

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 4, 2015

TO: The Honorable Charles Gerdes, Chair and Members of City Council

SUBJECT: Authorizing the Mayor or his designee to execute a Reimbursable Utility Work Agreement between the City of St. Petersburg and Condotte/De Moya JV, LLC who is under contract with the Florida Department of Transportation ("FDOT") to design and build the Gandy Boulevard Limited Access Road Improvements (the "Project"), to relocate identified City utilities at the FIRM's expense in conflict with the FDOT's Limited Access roadway, bridge and drainage improvements at Gandy Boulevard (SR 694) and Dr. Martin Luther King Jr. Street North (9th Street North) and at Gandy Boulevard and 16th Street North at an estimated FIRM expense of \$302,622.53. (FPID # 256931-2-52-01); and providing an effective date. (Engineering Project No. 14069-111; Oracle Nos. 13853, 13854)

EXPLANATION: In 2013, the FDOT awarded a design/build contract to the FIRM, for the design and construction of a limited access road widening, bridge and drainage improvements within FDOT's right-of-way along Gandy Boulevard (SR 694) from I-275 to east of 4th Street North ("Project"). FPID # 256931-2-52-01.

Construction activity commenced in late 2013 and is scheduled to be completed in 2017. The City owns and operates water, reclaimed water and sewer utilities within the project limits that lie within compensable City easements. The FIRM is responsible for managing all utility coordination for the Project, including coordinating the execution and performance under any agreement required for utility work needed in the Project.

Relocation plans and specifications for the Utility Work have been prepared by the City's consultant Greeley and Hansen in three phases as the Project design is finalized.

On June 19, 2014, City Council approved a Utility Work Agreement ("UWA") with the FIRM for replacement and relocation of the City's existing utilities located within FDOT rights of way in conflict with the proposed Project construction, at City expense. City utilities requiring relocation include approximately 3,165 linear feet of potable water mains; 885 linear feet of reclaimed water mains; 1,415 linear feet of sanitary sewer main, and 1,110 linear feet of sanitary sewer force main, ranging in size from 6-inches to 36-inches in diameter ("Utility Work") in the amount of \$1,700,000, for the initial phase of work.

On April 16, 2015, City Council approved Amendment No. 1 to the UWA for additional Utility Work. Amendment No. 1 specifically provides for 2,527 linear feet of pipe grouting, 2,850 linear feet of pipe removal, 1,324 feet of steel casing pipe, and 1,949 linear feet of potable water main construction of various sizes, including a disputed portion of a 24" water main, in the amount of \$892,217 for the second phase of work.

This RUWA provides for the relocation of City utilities, that are located within compensable City easements at the expense of the FIRM, and includes for Phase 1; 544 linear feet of 24" diameter water pipe, and 17 linear feet of 9" diameter PVC sanitary sewer utilities in the City's Dr. ML King Jr. Street North right of way, north and south of the Gandy Boulevard intersection, at an estimated construction cost of \$218,484.87 to the FIRM, and for the City to be reimbursed by the FIRM for design costs previously expended in the amount of \$26,987.66 for engineering design. The Phase 1 reimbursable cost is \$245,472.53.

For Phase 2, the RUWA provides for the City to be reimbursed for relocation of 78 linear feet of 16" sanitary sewer force main in 16th Street North at an estimated construction cost to the FIRM of \$51,400, and for the City to be reimbursed by the FIRM for design costs previously expended in the amount of \$5,750. The Phase 2 reimbursable cost is \$57,150. The total Phase 1 and Phase 2 reimbursable cost is \$302,622.53.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute a Reimbursable Utility Work Agreement ("RUWA") between the City of St. Petersburg and Condotte/De Moya JV, LLC ("FIRM"), who is under contract with the Florida Department of Transportation ("FDOT") to design and build the Gandy Boulevard Limited Access Road Improvements (the "Project"), to relocate identified City utilities at the FIRM's expense in conflict with the FDOT's Limited Access roadway, bridge and drainage improvements at Gandy Boulevard (SR 694) and Dr. Martin Luther King Jr. Street North (9th Street North) and at Gandy Boulevard and 16th Street North at an estimated FIRM expense of \$302,622.53 (FPID # 256931-2-52-01); and providing an effective date. (Engineering Project No. 14069-111; Oracle Nos. 13853, 13854)

COST/FUNDING/ASSESSMENT INFORMATION: Funds are available in the Water Resources Capital Projects Fund (4003), DIS FDOT Gandy Overpass FY13 Project (13853) and SAN FDOT Gandy Overpass FY13 Project (13854).

ATTACHMENTS: Resolution

APPROVALS:

tbg

TBG


Administrative


Budget

RESOLUTION NO. 2015-__

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A REIMBURSABLE UTILITY WORK AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND CONDOTTE/DE MOYA JV, LLC, WHO IS UNDER CONTRACT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") TO DESIGN AND BUILD THE GANDY BOULEVARD LIMITED ACCESS ROAD IMPROVEMENTS TO RELOCATE IDENTIFIED CITY UTILITIES AT THE FIRM'S EXPENSE IN CONFLICT WITH THE FDOT'S LIMITED ACCESS ROADWAY, BRIDGE AND DRAINAGE IMPROVEMENTS AT GANDY BOULEVARD (SR 694) AND DR. MARTIN LUTHER KING JR. STREET NORTH (9TH STREET NORTH) AND AT GANDY BOULEVARD AND 16TH STREET NORTH AT AN ESTIMATED FIRM EXPENSE OF \$302,622.53. (FPID # 256931-2-52-01); AND PROVIDING AN EFFECTIVE DATE. (ENGINEERING PROJECT NO. 14069-111; ORACLE NOS. 13853, 13854)

WHEREAS, in 2013, the FDOT awarded a design/build contract to the FIRM, for the design and construction of a limited access road widening, bridge and drainage improvements within FDOT's right of way along Gandy Boulevard (SR 694) from I-275 to east of 4th Street North ("Project"); and

WHEREAS, construction activity commenced in late 2013 and is scheduled to be completed in 2017; and

WHEREAS, the City owns and operates water, reclaimed water and sewer utilities within the Project limits that lie within compensable City easements and rights of way and the FIRM is responsible for managing all utility coordination for the Project, including coordinating the execution and performance under any agreement required for utility work needed in the Project; and

WHEREAS, City Council has previously approved a Utility Work Agreement ("UWA") and an Amendment to the UWA with the FIRM for replacement and relocation of the City's existing utilities located within FDOT rights of way in conflict with the proposed Project construction, at City expense; and

WHEREAS, this RUWA provides for the relocation of City utilities that are located within compensable City easements and rights of way, at the expense of the FIRM, including the relocation of utilities in the Dr. ML King Jr. Street North right of way north and south of the Gandy Boulevard intersection at an estimated cost of \$245,472.53, and the relocation of sanitary sewer force main in 16th Street North at an estimated cost of \$57,150, for a total cost of \$302,622.53.

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 Reimbursable Utility Work Agreement between the City of St. Petersburg and Condotte/De Moya JV, LLC who is under contract with the Florida Department of Transportation ("FDOT") to design and build the Gandy Boulevard Limited Access Road Improvements to relocate identified City utilities at the FIRM's expense in conflict with the FDOT's Limited Access roadway, bridge and drainage improvements at Gandy Boulevard (SR 694) and Dr. Martin Luther King Jr. Street North (9th Street North) and at Gandy Boulevard and 16th Street North at an estimated FIRM expense of \$302,622.53. (FPID # 256931-2-52-01); and providing an effective date. (Engineering Project No. 14069-111; Oracle Nos. 13853, 13854)

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

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 4, 2015

TO: The Honorable Charles Gerdes, Chair and Members of City Council

SUBJECT: Authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 12-04-BV/W, to the agreement between the City of St. Petersburg, Florida and Black & Veatch Corporation, in the amount not to exceed \$91,917, for professional engineering design services related to the Southwest Wastewater Treatment Facility Gas Generator and Electrical Improvements Project (Engineering Project No. 13082-111; Oracle No. 14018).

EXPLANATION: On November 25, 2013 the City Council approved Task Order No. 12-04-BV/W for the lump sum fee of \$472,031 for engineering services to support design, bidding and permitting for two 1,100 kW natural gas (CNG) engine combined heat and power (CHP) generators, modifications to the existing diesel generator backup power system, heat recovery piping loop and backup boiler, electrical distribution switchgear; a new electrical motor control center (MCC) building, and demolition of the existing old plant facilities at the Southwest Water Reclamation Facility (SWWRF).

The CHP generators will be an integral part of the forthcoming BioSolids project at the SWWRF. The CHP generators will provide the base load electrical power for the plant and the waste heat will be captured and used to support the Thermophilic Anaerobic digestion process. The Biosolids project design has progressed and a change in design from two 1,100 kW CHP generators to one 1,560 kW CHP generator is recommended due to a decrease in the electrical loads at the SWWRF after the selection of screw press dewatering equipment and off site gas compression.

Task Order 12-04-BV/W, Amendment 1 for the lump sum fee of \$91,917 will provide the professional design services to modify the current two CHP generator design documents to a more cost effective single 1,560 kW CHP generator design. The single gas powered CHP generator will result in a lower capital and operating cost for the project as compared to the two generator design.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 12-04-BV/W, to the agreement between the City of St. Petersburg, Florida and Black & Veatch Corporation, in the amount not to exceed \$91,917, for professional engineering design services related to the Southwest Wastewater Treatment Facility Gas Generator and Electrical Improvements Project (Engineering Project No. 13082-111; Oracle No. 14018).

COST/FUNDING/ASSESSMENT INFORMATION: Funds are available in the Water Resources Capital Projects Fund (4003), WRF SW Compressed Natural Gas Generator Evaluation FY13 Project (14018).

ATTACHMENTS: Resolution

APPROVALS:
sm/tbg

Michael R. ...

Administrative
TBG

Gregory M. Keen

Budget

RESOLUTION NO. 2015 _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO TASK ORDER NO. 12-04-BV/W, TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND BLACK & VEATCH CORPORATION, IN THE AMOUNT NOT TO EXCEED \$91,917, FOR PROFESSIONAL ENGINEERING DESIGN SERVICES RELATED TO THE SOUTHWEST WASTEWATER TREATMENT FACILITY GAS GENERATOR AND ELECTRICAL IMPROVEMENTS PROJECT (ENGINEERING PROJECT NO. 13082-111; ORACLE NO. 14018); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On November 25, 2013, the City Council approved Task Order No. 12-04-BV/W for the lump sum fee of \$472,031 for engineering services to support design, bidding and permitting for two (2) natural gas generators, expansion and modification to the existing diesel backup power system, heat recovery piping loop and backup boiler, electrical distribution switchgear, new electrical motor control center (MCC) building and demolition of the existing old plant facilities at the Southwest Water Resources Facility ("SWWRF") as part of the Biosolids Project; and

WHEREAS, The Biosolids Project design team determined that the change from a two (2) CHP generator design to a one (1) CHP generator design would provide a greater operating efficiency while also reducing the overall project capital cost; and

WHEREAS, Amendment No. 1 to Task Order No. 12-04-BV/W for the lump sum of \$91,917 will provide the professional engineering design services to replace the current two (2) CHP generator design with a more cost effective single CHP generator design.

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 Task Order No. 12-04-BV/W, Amendment 1, with Black & Veatch Corporation in the amount of \$91,917 for professional engineering services related to the Southwest Wastewater Treatment Facility Gas Generator and Electrical Improvements Project for a total Task Order amount of \$563,948; (Engineering Project No. 13082-111; Oracle No. 14018).

This resolution shall become effective immediately upon its adoption.

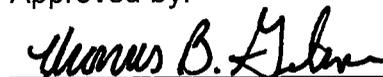
Approved by:



Legal Department

By: (City Attorney or Designee)

Approved by:



Thomas B. Gibson, P.E.

Engineering & CIP Director

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of June 4, 2015

TO: City Council Chair & Members of City Council

SUBJECT: City Council Minutes

EXPLANATION: City Council minutes of December 4, December 11, and December 18, 2014 City Council meetings.

A RESOLUTION APPROVING THE MINUTES OF
THE CITY COUNCIL MEETINGS HELD ON
DECEMBER 4, DECEMBER 11, AND DECEMBER 18,
2014; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that
the minutes of the City Council meetings held on December 4, December 11, and December 18,
2014 are hereby approved.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM
AND SUBSTANCE:

City Attorney or Designee

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL

THURSDAY, DECEMBER 4, 2014 AT 8:33 A. M.

Chair William H. Dudley called the meeting to order with the following members present: Rice, Kornell, Nurse, Foster, Gerdes, Kennedy. Absent: Newton. Also Deputy Mayor Kanika Tomalin, City Administrator Gary Cornwell, City Attorney John Wolfe, Assistant City Attorney Jackie Kovilaritch, City Clerk Chan Srinivasa and Deputy City Clerk Cathy E. Davis were also in attendance.

In connection with the approval of the agenda Councilmember Kornell moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that the agenda be approved as submitted. Councilmember Kennedy moved with the second of Councilmember Gerdes a substitute motion and that the following resolution be adopted: motion:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that the agenda be approved without the addition of the following New Business item:

Requesting City Council to send to First Reading of Title and Setting of Public Hearing an Ordinance regulating the towing of vehicles from private property to provide for multiple forms of payment and providing penalties. (substitute motion withdrawn).

Following continued discussion Councilmember Kennedy moved with the second of Councilmember Newton a substitute motion that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that the agenda be approved with the referral of a New Business item Requesting City Council to send to First Reading of Title and Setting of Public Hearing an Ordinance regulating the towing of vehicles from private property to provide for multiple forms of payment and providing penalties.

Roll. call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Kennedy. Dudley. Nays. Gerdes. Absent. None.

In connection with the approval of the consent agenda Chair Dudley asked if there were persons wishing to be heard. There was no response. Councilmember Nurse moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the following resolutions be approved:

- 14-528 Renewing a blanket purchase agreement with Genuine Parts Company d/b/a NAPA Auto Parts (NAPA) for onsite integrated inventory management services for the Fleet Management Department at an estimated annual cost of \$5,297,500.
- Deleted Southwest Water Reclamation Facility Reclaimed Water Storage Project:
- a. Awarding a contract to Precon Corporation in the amount of \$3,058,000 for Southwest Water Reclamation Facility 15 MG Reject Water Storage Tank. (Engineering Project No. 14013-111; Oracle No. 14231)
 - b. Authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 12-05-URS/W, to the Agreement between the City of St. Petersburg, Florida and URS Corporation Southern, in the amount not to exceed \$56,526, for construction phase professional engineering services for the Southwest Water Reclamation Facility (WRF) 15 MG Reject Storage Tank Project. (Engineering Project No. 14013-111; Oracle No. 14231)
- 14-529 Awarding a contract to LEMA Construction & Developers, Inc. in the amount of \$1,185,085 for the construction of the NS Aquatics Complex Restroom Project, rescinding unencumbered appropriations from the following project in the Recreation and Culture Capital Improvement Fund (3029); \$50,000 from the Swimming Pool Imp FY15 (14645); approving a supplemental appropriation in the amount of \$200,000 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029) to the NS Aquatics Complex Restroom Project. (Engineering Project No. 14221-117; Oracle No. 14145)
- 14-530 Awarding a contract to LEMA Construction, in the amount of \$949,811.47 for the design build services for the Twin Brooks Golf Course Renovation project and providing an effective date. (Engineering/CID Project Nos. 14228-019; Oracle Project Nos. 14536)
- 14-531 Renewing the purchase of annual service agreements from Oracle America, Inc. a sole source supplier, for the Oracle eBusiness Suite, Oracle Work and Asset Management (WAM) applications, Oracle Spatial, and other Oracle and Solaris technology products at a cost of \$567,526.06.
- 14-532 Renewing a blanket purchase agreement with Rowland, Inc. for unscheduled utility infrastructure repairs for the Water Resources Department at an estimated annual cost of \$500,000.
- 14-533 Authorizing the Mayor or his designee to execute a one year contract extension and to increase the contract amount with Rowland, Inc., in the amount of \$445,000 for the Sanitary Sewer Manhole Rehabilitation Annual Contract – FY 2015 Project, for a total contract amount of \$873,500. (Engineering Project No. 14007-211; Oracle No. 14804)

- 14-534 Renewing an agreement with Carmeuse Lime & Stone, Inc. for calcium oxide for the Water Resources Department at an estimated annual cost of \$395,000.
- Awarding a contract to Thomas Sign and Awning Company, Inc. in an amount not to exceed \$385,000 to design, permit and construct monument signs for the Skyway Marina District. (Engineering Project No. 14227-019; Oracle No. 13762) (Moved to Reports E-5)
- 14-535 Accepting a bid from Fallbrook Credit Finance, LLC for the sale of Florida Department of Environment Protection Voluntary Cleanup Tax Credits (VCTC) at sales revenue of \$167,465.84; and a supplemental appropriation in the amount of \$167,465.84 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from these additional revenues, to the Dome Industrial Park Infrastructure Improvement Project (TBD) will be necessary.
- 14-536 Renewing a blanket purchase agreement with Allied Universal Corp. for sodium hydroxide for the Water Resources Department at an estimated annual cost of \$152,800.
- 14-537 Awarding a contract to Symbiont Service Corporation, in the amount of \$199,153 for design build services for a geothermal heating system for North Shore Pool. (Engineering/CID Project Nos. 14220-017; Oracle Project Nos. 14144)
- 14-538 Authorizing the Mayor or his designee to execute an Amended and Restated Employee Parking License Agreement between the City of St. Petersburg and the Salvador Dali Museum, Inc. for use of fifty (50) non-exclusive vehicular parking spaces to accommodate employee parking within the Albert Whitted Airport overflow parking area for use fee of \$1,250.00 per month. *(Requires affirmative vote of at least six (6) members of City Council.)*
- 14-539 Authorizing the Mayor or his designee to execute a Second Amendment to License Agreement with Leland Allenbrand d/b/a St. Petersburg Horse & Carriages dated December 6, 2012, for use of a portion of the public streets and a portion of the Beach Drive Parking Lot for operation of a horse carriage business. *(Requires affirmative vote of at least six (6) members of City Council.)*
- 14-540 Authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 12-04-GH/W with Greeley and Hansen, LLC in the amount not to exceed \$196,000 for professional engineering construction inspection services for the relocation of 6,600 linear feet of conflicting city potable water, wastewater and reclaimed water in association with the Florida Department of Transportation (FDOT) Gandy Boulevard Limited Access Roadway Improvement Project, for a total amount of Task Order No. 12-04-GH/W not to exceed \$268,690 (Engineering Project No. 14069-111; Oracle No. 13853 And 13854); FPID 256913-2-52-01; and approving a corrected Appendix B to the Master Agreement to reflect the agreed upon overhead multiplier and profit calculations.

- 14-541 Authorizing the Mayor or his designee to execute Change Order No. 2 in the amount of \$108,334 to the contract with B.L. Smith Electric, Inc., for the Northwest Water Reclaimed Facility (NWWRF) Electrical Improvements Project (Engineering Project No. 11039-111; Oracle No.13114) and approving a supplemental appropriation in the amount of \$109,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) to the WRF NW Electrical Rehab FY11 Project (13114).

Approving seventeen (17) Forfeiture Fund Program/Projects awarded as a part of the FY2015 Law Enforcement Trust Fund Grant Award Program; authorizing the Mayor or his designee to execute agreements and all documents necessary to effectuate these awards; and authorizing a supplemental appropriation in the amount of \$29,550 from the unappropriated balance of the Law Enforcement Fund (1023) to the Police Department, Local Law Enforcement State Trust (140-2857) to fully fund the awards. (Moved to Reports E-6)

- 14-542 Approving a supplemental appropriation in the amount of \$109,200 from the unappropriated balance of the Law Enforcement Fund (1023), to the Police Department, Local Law Enforcement State Trust (140-2857) to obtain an unmarked vehicle with specialized technical equipment; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.
- 14-543 Approving the minutes of the City Council Meetings held on August 7, August 21 and August 28, 2014.
- 14-544 Awarding a three-year blanket purchase agreement to Galls LLC for police uniforms at a cost not to exceed \$340,000.
- 14-545 Resolution declaring the 30th Annual National Dr. Martin Luther King Jr. Drum Major for Justice Parade which is to take place on January 19, 2015, to be a special event within the meaning of Section 16.70.030.1.5 C.1. of St. Petersburg City Code; and delineating boundaries and time with which the declaration is to be effective.

Roll. call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with the Open Forum Chair Dudley asked if there were persons wishing to be heard. The following persons came forward:

1. Victor Gonzales, commented he is currently a student of St. Petersburg College studying Public Administration and has resided in the United States for 14 years and became a citizen of the United States 2 years ago. Mr. Gonzales also commented regarding the number of Spanish residents who reside in the City of St. Petersburg and asked that the bi-lingual community be included in the city social media announcements and information placed on the city's website.

2. Douglas Osterman Burgess, Downtown Yellow Taxi; commented regarding City Code Chapter 28 - Vehicles for Hire and his concern regarding issues in connection with Uber and Lift Transportation Services. Mr. Osterman Burgess further commented regarding the definition of Uber and Lift Transportation Services as defined by the State of California Code and stated he felt the clause was used to avoid liability and insurance. Mr. Osterman Burgess also commented the State of California will hold two public hearings on December 11th for both Uber and Lift and will possibly revoke their licenses for failure to comply.

3. Marvin Feuesberg, commented that he and his wife are new residents of St. Petersburg and stated the city parks along the bay are beautiful. Mr. Feuesberg further commented regarding noise emitting from the park during park events and sight of portable bathrooms that remained in the park following an event.

The Clerk read the title of proposed Ordinance 1063-V. Cory Malyszka, Urban Design & Development Coordinator gave presentation. Chair Dudley asked if there were persons wishing to be heard and there was no response. Councilmember Gerdes moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 1063-V, entitled:

PROPOSED ORDINANCE NO. 1063-V

AN ORDINANCE APPROVING A VACATION OF A 10-FOOT WIDE ALLEY ABUTTING LOT 1, LOT 3 AND LOT 4 OF THE WELSH AND BENNETS SUBDIVISION IN THE BLOCK BOUND BY 11TH AVENUE NORTHEAST, BEACH DRIVE NORTHEAST, 12TH AVENUE NORTHEAST AND NORTH SHORE DRIVE NORTHEAST; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. none. Absent. None.

The Clerk read the title of proposed Ordinance 145-H. Chris Guella, Human Resources Director gave presentation. Chair Dudley asked if there were persons wishing to be heard and there was no response. Councilmember Kennedy moved with the second of Councilmember Gerdes that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 145-H, entitled:

PROPOSED ORDINANCE NO. 145-H

AN ORDINANCE AMENDING CHAPTER 22 OF THE ST. PETERSBURG CITY CODE RELATING TO THE 1984 SUPPLEMENTAL POLICE OFFICER'S RETIREMENT SYSTEM BY (1) AMENDING SECTION 22-275 TO DEFINE THE TERM SURVIVOR ANNUITANT, CLARIFY OTHER DEFINITIONS AND INCLUDE CERTAIN OVERTIME HOURS IN THE DEFINITION OF EARNABLE COMPENSATION, AND (2) AMENDING SECTION 22-277 TO PROVIDE THE POLICE CHIEF THE OPTION TO PARTICIPATE IN THE CITY'S DEFINED CONTRIBUTION PLAN, AND (3) AMENDING SECTION 22-280 TO CLARIFY THE FORMS OF RETIREMENT PAYMENT, PROVIDE FOR CHANGES TO SURVIVOR ANNUITANTS AND DESIGNATED BENEFICIARIES AND PROVIDE THAT THE SUM OF ACCUMULATED CONTRIBUTIONS WILL BE REFUNDED, AND (4) AMENDING SECTION 22-281 TO INCLUDE CERTAIN OVERTIME HOURS IN THE DETERMINATION OF MEMBER DEDUCTIONS; CORRECTING TYPOGRAPHICAL AND SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. none. Absent. None.

The Clerk read the title of proposed Ordinance 147-H and Elizabeth Abernethy, Zoning Official gave presentation. The Chair asked if there were any persons present wishing to be heard. The following persons came forward:

1. David Bacon, 2959 10th Avenue North, St. Petersburg FL, Bacon, Bacon & Furlong, P.A., representing Park Shore Condominium spoke in opposition of the proposed ordinance.
2. Jackson Bowman, 300 W. Platt Street, Ste. 100, Tampa, FL, spoke in opposition of the proposed ordinance.
3. Attorney Don Mastry, 200 Central Avenue, St. Petersburg, FL spoke in support of the proposed ordinance.
4. Tim Clemmons, Architect, 106 Pharham Place North, St. Petersburg, FL., spoke in support of the ordinance.

Councilmember Newton moved with the second of Councilmember Gerdes that the following resolutions be adopted:

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BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 147-H, entitled:

PROPOSED ORDINANCE NO. 147-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING CHAPTER 16 OF THE CITY CODE OF ORDINANCES; CLARIFYING THE TYPES OF PARKING GARAGES THAT ARE REGULATED; CREATING STACKING STANDARDS FOR EMERGING AND EXISTING PARKING GARAGE TECHNOLOGIES; PROVIDING FOR ADDITIONAL DEFINITIONS; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll call. Ayes. Rice. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. Kornell. Absent. None.

In connection with a public hearing item concerning Lease and Development Agreement for TACRA Phase IIIB, Bruce Grimes, Director Real Estate & Property Management gave a brief presentation regarding terms of the proposed lease. The Chair asked if there were any persons present wishing to be heard. There was no response. In connection with council discussion Deveron Gibbons, Developer representing TLM Investment Group I, LLC., commented in connection with the proposed Lease and Development Agreement.

Councilmember Nurse moved with the second of Councilmember Newton that the following resolution be adopted:

That the resolution be approved and that the \$30,000 rent payment be directed to the General Fund and that an appropriation resolution be brought back to council directing the appropriated funds to the Community Redevelopment Agency (CRA).

In connection with continued discussion Councilmember Kennedy moved with the second of Councilmember Gerdes that the following substitute resolution be adopted:

That the resolution be approved as presented deleting the requirement indicating where money will go.

The public hearing was closed and the meeting was recessed at 10:32 a.m.

The meeting was reconvened at 10:34 a.m. with all members present.

In connection with continued discussion Councilmember Nurse stated he was in agreement with the substitute motion as moved by Councilmember Kennedy and stated he wanted to make Administration aware that his first request for the next fiscal year would be that

the \$30,000 rent payment be used as seed money for the Community Redevelopment Agency (CRA). Roll call on substitute motion moved by Councilmember Kennedy and seconded by Councilmember Gerdes that the resolution be adopted:

14-546 Resolution Finding That 1) The Disposition Of Lot 2, Block 1, Tacra Phase Iii Replat ("Property") At Less Than Fair Value Will Enable The Construction Of A Commercial Retail And Office Development Providing Necessary Services To The City's Midtown Area Which Will Further The Implementation Of The Tangerine Avenue Community Redevelopment Area Plan; And 2) A Public Hearing In Accordance With Florida Statute 163.380 Has Been Duly Noticed And Held; Approving Disposition Of The Property To Tlm Investment Group I, Llc, A Florida Limited Liability Company; Authorizing The Mayor, Or His Designee, To Execute A Lease And Development Agreement And All Other Documents Necessary To Effectuate This Transaction For Development Of The Property Suitable For A Nationally-Recognized Gasoline Service Station Chain And Convenience Store And Other Retail Stores That Are Appropriate Retail/Office Uses; And Providing An Effective Date.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

The Clerk administered the oath to those present wishing to present testimony in connection with the quasi-judicial proceedings.

In connection with a quasi-judicial public hearing concerning an appeal of the Development Review Commission (DRC) approval of a site plan with a variance and bonuses to construct an 18-story, 80,080 square foot, 30-unit, multi-family residential development located at 176 - 4th Avenue Northeast (City File: 14-31000015 Appeal). City Attorney John Wolfe and Assistant City Attorney Michael Dema commented briefly regarding the proposed ordinance and stated the executive action of the council was required. Assistant City Attorney Michael Demas stated that the appeal was last in executive session on November 6, 2014 and staff was asked to add clarifying language to the Parking Garage Ordinance and that law is currently in effect. Attorney Wolfe stated that the Acting Mayor has indicated he will not veto the ordinance and a memorandum has been delivered to the Office of City Clerk as provided by the City Charter therefore it goes into effect immediately. Councilmember Kornell moved with the second of Councilmember Gerdes that Council approve the resolution upholding the DRC Decision and that the following resolutions be adopted:

Resolution (A) Denying The Appeal Received On October 8, 2014, (Park Shore Plaza Condominium Association Inc. Appeal) And Upholding The Development Review Commission's Approval Of A Site Plan With A Request For A Variance To The Albert Whitted Airport Overlay Height Standards And Floor Area Ratio Bonuses For 176 - 4th Avenue Northeast (Case No. 14-31000015); Making Findings Based On The Evidence; And Providing An Effective Date.

Resolution (B) Denying The Appeal Received On October 13, 2014, (Rowland Place Appeal) And Upholding The Development Review Commission's Approval Of A Site Plan With A Request For A Variance To The Albert Whitted Airport Overlay Height

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Standards And Floor Area Ratio Bonuses For 176 – 4th Avenue Northeast (Case No. 14-31000015); Making Findings Based On The Evidence; And Providing An Effective Date.

In connection with discussion concerning the appeal comments and testimony was given by the following persons:

Cory Malyszka, Deputy Zoning Official and Elizabeth Abernethy, Zoning Official.

1. Jackson Bowman, 300 W. Platt Street, Ste 100, Tampa, Florida, representing Rowland Place (Appellants). Commented regarding Floor ratios, FAR calculations, gross floor areas and stated the proposed plan was inconsistent with the Comprehensive Plan.
2. Tim Clemmons, Architect, 106 Parham Place North, representing Bliss Development Projects, commented regarding the proposed project.
3. Don Mastry, commented regarding the proposed project and the Comprehensive Plan.

In connection with continuation of the appeal hearing Deputy City Clerk Cathy E. Davis informed Chair Dudley that two additional cards were submitted for public comment. Assistant City Attorney Michael Demas stated the public hearing was now closed and no additional input from the public would be allowed. City Attorney John Wolfe provided clarification and stated that under the Sunshine Law only one opportunity must be given to allow for public comment before the decision is made and that a public hearing was held at the last meeting on November 6, 2014 of the ordinance and that the current proceeding would be Executive Action by the Council.

Roll. call. On the motion to Uphold the Development Review Commission's Decision. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with discussion regarding the vote taken by council Attorney Don Mastry asked that City Attorney John Wolfe provide clarification of the vote. Assistant City Attorney Michael Demas stated that both resolutions A and B were voted upon on November 6, 2014 prior to the deferral of the appeal item and stated he believed only resolutions C and D remained. Mr. Demas then asked that the City Clerk provide clarification of the November 6, 2014 vote.

The meeting was recessed at 10:52 a.m.

The meeting was reconvened at 11:11 a.m.

Councilmember Newton moved with the second of Councilmember Kennedy that City Council reconsider the vote taken on November 6, 2014 on Resolutions A and B Denying the Appeals and Upholding The Development Review Commission's Approval.

In connection with clarification of council previous action pertaining to Resolutions A and B at the November 6, 2014 meeting, Assistant City Attorney Michael Demas stated a vote taken with a motion to defer the appeals on November 6, 2014 and in consideration of new information brought forth in conclusion at Executive Session today Councilmember Newton has made a motion to reconsider the vote already made on Resolutions A and B and the vote take prior to recess was done on those motions but the correct way to re-introduce them had to done

through a motion for reconsideration. Attorney Wolfe provided further clarification stating the previous vote take on Resolutions A and B did not pass but was a tie vote. Attorney Demas also asked that each resolution be voted upon separately. The Clerk read the title to Resolution A. Councilmember Newton moved with the second Councilmember Kennedy to Reconsider Resolution (A) Denying the Appeal and Upholding the DRC Decision and that the following resolution be adopted:

Resolution (A) Denying The Appeal Received On October 8, 2014, (Park Shore Plaza Condominium Association Inc. Appeal) And Upholding The Development Review Commission's Approval Of A Site Plan With A Request For A Variance To The Albert Whitted Airport Overlay Height Standards And Floor Area Ratio Bonuses For 176 – 4th Avenue Northeast (Case No. 14-31000015); Making Findings Based On The Evidence; And Providing An Effective Date.

Roll. Call. (motion to reconsider A) Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None. Councilmember Gerdes moved with the second of Councilmember Kornell that the following resolution be adopted:

14-547 Resolution (A) Denying The Appeal Received On October 8, 2014, (Park Shore Plaza Condominium Association Inc. Appeal) And Upholding The Development Review Commission's Approval Of A Site Plan With A Request For A Variance To The Albert Whitted Airport Overlay Height Standards And Floor Area Ratio Bonuses For 176 – 4th Avenue Northeast (Case No. 14-31000015); Making Findings Based On The Evidence; And Providing An Effective Date.

Roll. Call. (motion to approve Resolution A) Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

The Clerk read the title to Resolution B. Councilmember Newton moved with the second Councilmember Kennedy to Reconsider Resolution (B) Denying the Appeal and Upholding the DRC Decision and that the following resolution be adopted:

Resolution (B) Denying The Appeal Received On October 13, 2014, (Rowland Place Appeal) And Upholding The Development Review Commission's Approval Of A Site Plan With A Request For A Variance To The Albert Whitted Airport Overlay Height Standards And Floor Area Ratio Bonuses For 176 – 4th Avenue Northeast (Case No. 14-31000015); Making Findings Based On The Evidence; And Providing An Effective Date.

Roll. Call. (motion to reconsider B) Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None. Councilmember Kennedy moved with the second of Councilmember Newton that the following resolution be adopted:

14-548 Resolution (B) Denying The Appeal Received On October 13, 2014, (Rowland Place Appeal) And Upholding The Development Review Commission's Approval Of A Site Plan With A Request For A Variance To The Albert Whitted Airport Overlay Height Standards And Floor Area Ratio Bonuses For 176 – 4th Avenue Northeast (Case No. 14-31000015); Making Findings Based On The Evidence; And Providing An Effective Date.

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Roll Call. (motion to approve Resolution B) Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a report item concerning the Florida Department of Transportation Presentation of upcoming transportation projects in the Gateway area, Cheryl Stacks, Transportation Manager, introduced Representatives of FDOT Eyra Cash, FDOT Project Manager, Debbie Hunt and Bob Esposito. Ms. Cash gave a power point presentation and reported briefly regarding the proposed Gateway Expressway project.

In connection with a report item approving (17) Forfeiture Fund Program Projects awarded as a part of the FY2015 Law Enforcement Trust Fund Grant Award Program, Chief Holloway gave report. Councilmember Newton moved with the second of Councilmember Nurse that the following resolution be adopted:

14-549 A Resolution Approving Seventeen (17) Forfeiture Fund Program/Projects Awarded As A Part Of The FY 2015 Law Enforcement Trust Fund Grant Award Program; Authorizing The Mayor Or His Designee To Execute Agreements And All Documents Necessary To Effectuate These Awards; Authorizing A Supplemental Appropriation In The Amount Of \$29,550 From The Unappropriated Balance Of The Law Enforcement Fund (1023) To The Police Department, Local Law Enforcement State Trust (140-2857) To Fully Fund The Awards.

Roll. Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with report concerning License Agreement with the USF School of Architecture & Community Design-St. Petersburg Urban Lab at the Mirror Lake Complex, Director of Planning & Economic Development Dave Goodwin, Director Property Management & Real Estate Bruce Grimes and City Architect Raul Quintana gave presentation of the Mirror Lake Complex Upgrades. Andrew Hayes, Hayes Cumming Architects, commented briefly regarding historic preservation and energy conservation of renovated historic housing and buildings.

Councilmember Nurse moved with the second of Councilmember Newton that the following resolution be adopted:

14-550 A Resolution Authorizing The Mayor, Or His Designee, To Execute A Three (3) Year License Agreement With The University Of South Florida Board Of Trustees, A Public Body Corporate, To Occupy And Utilize The Cue House Building Within The City-Owned Mirror Lake Complex Located At 559 Mirror Lake Drive North, St. Petersburg, For Its School Of Architecture & Community Design-St. Petersburg Urban Lab At A Nominal Rent Of \$36.00; And Waiving The Reserve For Replacement Requirement.

Roll. Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

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In connection report of the Warehouse Arts District Artist Enclave Project, Artist Mark Aieling gave presentation. Andrew Hayes, Hayes Cumming Architect and Larry Biddle, Consultant also commented in connection with the project.

Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

That City Council appropriate \$25,000 from contingency to add to the already appropriated \$50,000 for a total of \$75,000 to get them to the \$350,000.

City Attorney Wolfe commented and informed the council that the city charter requires a three day notice for changes to the budget and suggested that council request that resolution be brought back to council at their December 11, 2014 meeting. Councilmember Gerdes stated he was in agreement with the suggestion of Attorney Wolfe.

In connection with continued discussion Councilmember Kennedy moved with the second of Councilmember Newton that the following substitute motion be adopted:

That \$25,000 be taken from the contingency funds that were previously set aside and put towards the Arts Warehouse District with the contingency that other monies come forward and that a more detailed economic presentation be given before moving forward. (Councilmember Gerdes commented he was in agreement with the substitute motion of Councilmember Kennedy and withdrew his previous motion).

City Administrator Gary Cornwell commented briefly on behalf of Mayor and asked that council stick to the original plan and stated the Mayor had allocated \$50,000 as part of the FY15 budget development process and council later took action to appropriate an additional \$200,000 towards the Arts.

In connection with clarification of the substitute motion Councilmember Kennedy commented further and moved with the second of Councilmember Newton that the following restated substitute motion be adopted:

That \$25,000 be taken from the previously earmarked \$200,000 dollars to allow Representatives of the Arts Warehouse District to meet their time frame and that matter be scheduled for the December 11, 2014 City Council Meeting to allow for appropriate notice.

14-551 Resolution Of The City Council Of St. Petersburg Providing That An Appropriation Of Funds For The Arts Enclave Project In The Amount Of \$25,000 From Previously Earmarked Funds Be Scheduled For The December 11, 2014 City Council Meeting To Allow For Appropriate Notice Requirements.

Roll. Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a report Awarding a contract to Thomas Sign and Awning Company, Inc. in an amount not to exceed \$385,000 to design, permit construct monument signs for the

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Skyway Marina District, Gary Jones Economic Development & Planning gave a brief power point presentation and report. Councilmember Nurse moved with the second of Councilmember Kennedy that the following resolution be adopted:

14-552 Approving The Award Of An Agreement For Design, Permit And Construction Of Monument Signs For The Skyway Marine District To Thomas Sign And Awning Company, Inc. In An Amount Not To Exceed \$385,000; Authorizing The Mayor Or Mayor's Designee To Execute All Documents Necessary To Effectuate This Transaction.

Roll. Call. Ayes. Rice. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Kornell.

The meeting was recessed at 1:31 p.m.

The meeting was reconvened at 2:08 p.m. with the following members present: Council Chair William H. Dudley and Councilmembers Darden Rice, Steven Kornell, Karl Nurse, Wengay M. Newton, Sr., Amy Foster, Charlie Gerdes and James R. Kennedy. Absent. None.

Chair Dudley announced the commencement of an Attorney/Client Session, pursuant to Florida Statute 286.011 (8), held in conjunction with the case of Karen Krause-Honsinger and Paul Honsinger v. City of St. Petersburg, Case No. 14-000145CI-8 and announced those who would be in attendance.

The meeting was closed at 2:09 p.m.

The meeting was reopened at 2:54 p.m. and the Attorney/Client Session was terminated with the following members present: Council Chair William H. Dudley and Councilmembers Darden Rice, Steven Kornell, Karl Nurse, Wengay M. Newton, Sr., Amy Foster, Charlie Gerdes and James R. Kennedy. Absent. None. Councilmember Gerdes moved with the second of Councilmember Newton that the following resolution be adopted:

14-553 Resolution Of The City Council Of St. Petersburg Authorizing The City Attorney's Offer To Make An Offer Of Judgment In The Case Of Karen Krause-Honsinger And Paul Honsinger V. City Of St. Petersburg, Case No. 14-000145ci-8 In The Total Amount Of \$65,000.00.

Roll. Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Nays. Kennedy. Absent. None.

The Clerk read the titles of proposed Ordinances 148-H, 149-H and 150-H. Councilmember Kornell moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Thursday, December 18, 2014, at 6:00 p.m., or as soon thereafter as the same may be heard, be set as the time for the public hearing on proposed Ordinances 148-H, 149-H and 150-H, entitled:

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PROPOSED ORDINANCE NO. 148-H

AN ORDINANCE MODIFYING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA BY UPDATING THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE AND REPLACING ALL PREVIOUSLY ADOPTED CAPITAL IMPROVEMENT SCHEDULES; ADOPTING FUND SUMMARIES FOR THE GENERAL CAPITAL IMPROVEMENT FUND (3001), BICYCLE/PEDESTRIAN SAFETY GRANTS CAPITAL PROJECTS FUND (3004), NEIGHBORHOOD AND CITYWIDE INFRASTRUCTURE CAPITAL IMPROVEMENTS FUND (3027), TRANSPORTATION IMPACT FEES CAPITAL PROJECTS FUND (3071), WATER RESOURCES CAPITAL PROJECTS FUND (4003), STORMWATER DRAINAGE CAPITAL PROJECTS FUND (4013), AIRPORT CAPITAL PROJECTS FUND (4033), MARINA CAPITAL PROJECTS FUND (4043), AND PORT CAPITAL PROJECTS FUND (4093) FOR THE FISCAL YEARS 2014 THROUGH 2018; ADOPTING THE FDOT DISTRICT 7 ROAD CAPACITY PROJECTS REPORT FOR THE FISCAL YEARS 2015 THROUGH 2019; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

PROPOSED ORDINANCE NO. 149-H

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE TREE PROTECTION SECTION OF THE ST. PETERSBURG CITY CODE; CREATING A DEFINITION FOR GRAND TREES; PROVIDING REGULATIONS FOR TRIMMING AND REMOVAL OF GRAND TREES; PROVIDING MINIMUM VEGETATION STANDARDS FOR NEW AND EXISTING ONE AND TWO UNIT PROPERTIES; DIRECTING

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THAT MONIES RECEIVED BE PLACED IN THE ENVIRONMENTAL ENHANCEMENT FUND; AND PROVIDING AN EFFECTIVE DATE.

PROPOSED ORDINANCE NO. 150-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 20 OF THE CITY CODE TO ELIMINATE SECURITY ALARM PERMIT REQUIREMENTS AND APPLICATION FEES; AMENDING DEFINITIONS; CLARIFYING EXISTING LANGUAGE; INCREASING FINES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair Dudley asked if there were persons wishing to be heard. The following person(s) came forward:

1. Kathy Harrleson, 1527 5th Street North #B2, St. Petersburg, FL., representing St. Petersburg Sustainability Council commented briefly and spoke in support of the proposed Tree Protection Ordinance.

In connection with council discussion Zoning Official, Elizabeth Abernethy commented in connection with the proposed Tree Protection Ordinance and permit requirements. Following discussion Councilmember Kornell moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that all tree permits be put online with access to the public and that staff report back within 90-Days and that Proposed Ordinance(s) 148-H, 149-H and 150-H be approved on first reading.

Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a new business item, Councilmember Kornell moved with the second of Councilmember Gerdes that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council refer to the Public Services & Infrastructure Committee for discussion and potential action, a consideration to change City Code 16.70 to require that variance requests, after being voted on by the Development Review Commission (DRC) can be appeal to City Council.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Gerdes. Kennedy. Dudley. Nays. None. Absent. Foster.

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In connection with a new business item, Councilmember Kornell moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that City Council be provided with a report regarding all technical updates to the Council Chamber.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a new business item, Councilmember Kornell moved with the second of Councilmember Gerdes that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, Requesting City Council consider proposed changes to City Code Section 16.60.030.2, Nonconforming and Grandfathered Situations, and refer to the Public Safety & Infrastructure Committee for further discussion and a report from Legal Staff.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Gerdes. Kennedy. Dudley. Nays. None. Absent. Foster.

In connection with a new business item, referring to the Public Services & Infrastructure Committee for discussion to modify existing Ordinance to allow wet zone(s) on particular days and specific hours and to include discussion concerning the opportunity for fund raising for the Arts endowment. Chair Dudley asked if there were persons wishing to be heard. The following person(s) came forward:

1. Kathy Harrleson, 1527 5th Street North #B2, St. Petersburg, FL., representing St. Petersburg Sustainability Council commented briefly and

Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council refer to the Public Services & Infrastructure Committee for discussion to modify existing Ordinance to allow wet zone(s) on particular days and specific hours and to include in the discussion the opportunity for fund raising for the Arts endowment by requesting local Artists to design City approved disposable cups, bands, buttons, bracelets or other identification which would allow patrons to move back and forth with the ability to carry beer, wine, and/or other alcoholic beverages.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a new business item, Councilmember Nurse moved with the second of Councilmember Newton that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council refer to the Public Services & Infrastructure Committee for consideration mandatory use of the local hiring program on public construction projects exceeding \$10 million.

In connection with discussion Councilmember Kennedy suggested that the item be referred to the Budget Finance & Taxation Committee for discussion along with the proposed ordinance for disadvantaged workers. Councilmember Nurse moved with the second of Councilmember Newton a substitute motion that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council refer to the Budget Finance & Taxation Committee for consideration mandatory use of the local hiring program on public construction projects exceeding \$10 million.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a Budget, Finance & Taxation Committee report, Councilmember Kennedy moved with the second of Councilmember Newton that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council receive and file the November 24, 2014 Budget, Finance & Taxation Committee report as presented by Chair Kennedy.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a Public Services & Infrastructure Committee report, Councilmember Nurse moved with the second of Councilmember Kennedy that the following resolution be adopted:

14-554 Accepting the New Historic Roser Park Neighborhood Plan ("New Plan"); which replaces the neighborhood plan approved in the early 1990s; and authorizing the Mayor or his designee to initiate projects and programs identified in the New Plan.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None. Councilmember Newton moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council receive and file the November 24, 2014 Public Services & Infrastructure Committee report as presented by Chair Dudley.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a Housing Services Committee report, Councilmember Nurse moved with the second of Councilmember Newton that the following resolution be adopted:

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BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council receive and file the November 24, 2014 Housing Services Committee report as presented by Chair Nurse.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

There being no further business, the meeting was adjourned at 4:14 p.m.

William H. Dudley, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Cathy E. Davis, Deputy City Clerk

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL

THURSDAY, DECEMBER 11, 2014 AT 3:02 P.M.

Chair William H. Dudley called the meeting to order with the following members present: Rice, Kornell, Nurse, Newton, Foster, Gerdes, Kennedy. Absent: None. City Administrator Gary Cornwell, City Attorney John Wolfe, Assistant City Attorney Jackie Kovolaritch, City Clerk Chan Srinivasa and Deputy City Clerk Cathy E. Davis were also in attendance.

In connection with discussion regarding an item of report concerning a Memorandum of Understanding Between the City of St. Petersburg, Florida and Tampa Bay Rays Baseball, Ltd., Mayor Kriseman requested that the report be deferred to the December 18, 2014 City Council Meeting. Councilmember Kennedy moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, to call the question and close debate.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Kennedy. Dudley. Nays. Newton. Gerdes. Absent. None. Councilmember Kornell moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council approve the agenda as amended:

DEFER D-1. Memorandum of Understanding between the City of St. Petersburg, Florida and Tampa Bay Rays Baseball, Ltd.

Roll call. (Deferral to 12/18/14) Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. Newton. Absent. None.

In connection with presentation regarding St. Pete's Promise Richard Engwall commented briefly regarding Baypoint Elementary Magnet School and introduced Principle Felita Grant, Ed. D. Ms. Grant commented briefly regarding the school and presented a power point presentation of the schools curriculum. Ms. Grant then introduced Fifth Grade Teacher Lashawn Gomillion who introduced to the council student Demetrius Henry who commented regarding his experience as a student of Baypoint Middle School and how Bay Point Elementary has prepared for his future goals and college.

In connection with presentation recognizing Assistant Chief David H. DeKay for his service to the City of St. Petersburg, Mayor Kriseman read Proclamation and presented Assistant Chief DeKey with key to the City.

In connection with presentation of the "Above and Beyond Award" to the City of St. Petersburg, Judge Greg Holder, State Chair Emeritus of the Department of Defense Employer Support of the

Garden Reserve along with Colonel Roger L. Trout, Chair Emeritus of the State of Virginia and wife Colleen Trout Volunteer, presented award to Mayor Kriseman on behalf of the Department of Defense. Colonel Roger L. Trout, also made presentation and presented to Mayor Kriseman a Statement of Support from Secretary of Defense Chuck Hagle. Mayor Kriseman commented briefly and thanked Judge Holder, Colonel Roger Trout and Secretary of Defense Chuck Hagle for award and recognition.

In connection with presentation of the 2014 Carefest Event and CareCup Susan Ajoc, Director Community Services and Aubri Shauger-Haley, Neighborhood Specialist commented briefly regarding the 2014 event and introduced Pastor Eddie Robinson who provided presentation regarding the number of projects completed by volunteers during 2014.

In connection with Proclamation recognizing Makers Day in St. Petersburg, Mayor Kriseman presented proclamation declaring December 20, 2014 as "Makers Day" in the City of St. Petersburg.

In connection with presentation of First Night 2015 Chairwomen Leslie Curran commented briefly regarding the 2015 event and encouraged persons interested in becoming board members to contact the First Night Organization. Allen Lloyd, Executive Director commented briefly regarding the 2015 event and thanked the City of St. Petersburg and Sponsors for their continued support.

In connection with presentation of Lutheran Services of Florida Children & Head Start Services Program, Shawn Reid Vice-President Operations, Canaan McCaslin Sr. Director of Special Projects & Community Engagement and Dr. Janeel Shulmister, Deputy Director commented briefly regarding the program and thanked the Council for the recognition.

In connection with the deferral of a report item regarding Memorandum of Understanding between the City of St. Petersburg, Florida and the Tampa Bay Rays Baseball, Ltd., Assistant City Attorney Jackie Kovilaritch commented briefly regarding the agreement and noted minor changes for clarification relating to the MOU should be sent to legal for her review.

In connection with the announcement of an Attorney/Client Session City Attorney John Wolfe announced an attorney/client session to be held Thursday, January 22, 2015 at 4:00 p.m. or as soon thereafter pursuant to the case of Vicki Sexton, as Personal Representative, etc. V. Officer Nicolo Mangiaracina, etc., et al Case No. 8:14-CV-03022-SCB-AEP.

In connection with a legal item regarding Arts Enclave Foundation, Inc., Councilmember Nurse moved with the second of Councilmember Rice that the following resolution be adopted:

14-555 Resolution Of The City Of The St. Petersburg City Council Providing For The Approval Of Transfers To The Marketing And Communication Division For The St Petersburg Warehouse Arts District, Inc. From The Contingency Balance Of The

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General Fund (0001) In The Amount Of \$25,000 And \$50,000 From The General Capital Improvement Fund (3001); Providing For Findings; Providing Authority For The Mayor Or The Mayor's Designee To Enter Into An Agreement For The Distribution Of The Funds.

Roll. call. Ayes. Rice. Kornell. Nurse. Foster. Kennedy. Dudley. Nays. Newton. Gerdes. Absent. None.

In connection with a legal item regarding the Historic Roser Park Neighborhood Plan, Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

14-556 Resolution Accepting The New Historic Roser Park Neighborhood Plan ("New Plan"); Which Replaces The Neighborhood Plan Approved In The Early 1990s; Authorizing The Mayor Or His Designee To Initiate Projects And Programs Identified In The New Plan; Providing That This Resolution Shall Supersede Resolution 2014-554.

Roll. call. Ayes. Rice. Kornell. Nurse. Foster. Kennedy. Dudley. Nays. Newton. Gerdes. Absent. None.

There being no further business, the meeting was adjourned at 5:14 p.m.

William H. Dudley, Chair-Councilmember
Presiding Officer of the City Council

Attest: _____

Cathy E. Davis
Deputy City Clerk

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL

THURSDAY, December 18, 2014, AT 3:00 P.M.

Chair William H. Dudley called the meeting to order with the following members present: Charles Gerdes, Darden Rice, Steven Kornell, Karl Nurse, Wengay M. Newton, Sr. and Amy Foster. Mayor Rick Kriseman, City Administrator Gary Cornwell, City Attorney John Wolfe, Chief Assistant City Attorney Mark Winn, City Clerk Chan Srinivasa and Deputy City Clerk Cathy Davis were also in attendance. Absent: None

Councilmember Kornell moved with the second of Councilmember Newton that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council approve the agenda with the following changes as amended:

- DELETE CB-13 Confirming the reappointment of Sadie W. Camon as a regular member to the Nuisance Abatement Board to serve a three-year term ending December 31, 2017.
- REVISE CB-15 Confirming the appointment of R. John Seibert as a regular member to the Nuisance Abatement Board to serve a three-year term ending December 31, 2017.
- ADD CB-21 Authorizing the Mayor or his designee to execute a License Agreement with Thaise Educational and Exposure Tours, Inc., a Florida not-for-profit corporation, for the use of ±128 sq. ft. office space within City-owned Enoch Davis Center located at 1111 - 18th Avenue South, St. Petersburg, for a period of thirty-six (36) months at a fee of \$147.00 per month, plus \$20.00 per month for telephone line access; and to execute all documents necessary to effectuate the same.
- DELETE E-2 Land Use & Transportation: (Councilmember Kennedy) (Oral)
(e) — ~~Greenlight Update~~
- ADD E-3 Arts Advisory (Oral) (Councilmember Foster)
- ADD E-4 Council Chamber Update. (Oral) (C. Srinivasa/S. Brumbaugh)
- ADD E-5 Homeless Leadership Board. (Oral) (Councilmember Foster)
- ADD E-6 Memorandum of Understanding Between the City of St. Petersburg, Florida and Tampa Bay Rays Baseball, Ltd.

PULLED F-3 Requesting City Council set a public hearing for appropriation of contingency funds to underwrite attendance of two (2) Historically Black College/University bands to attend and participate in the 30th Annual St. Petersburg MLK Day Parade on January 19, 2015. (Councilmember Gerdes)

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

Councilmember Kornell moved with the second of Councilmember Nurse that the following resolutions be adopted:

14-557 Awarding a contract to Hubbard Construction Company in the amount not to exceed \$4,460,000 for the Citywide Street Milling and Resurfacing FY 2015 Project. (Engineering Project Number 15003-130; Oracle Numbers 13721, 14110, 14630 and 14653)

14-558 Awarding a contract to New Vista Builders Group, LLC in the amount of \$864,980 for the construction of the Campbell Park Recreation Center Renovation & Addition project. (Engineering Project No. 14204-017; Oracle No. 14128)

14-559 Accepting a proposal from Standard Insurance Company for group life and disability insurance at an estimated annual premium of \$724,728.

Florida Department of Transportation (FDOT) Right Of Way Landscape Improvements Project:

14-560 (a) Authorizing the Mayor or his designee to accept funding under the District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement, as amended and modified, in an amount not to exceed \$1,000,000 for FY 2014/2015 (Year 5 of 5); and to execute all documents necessary to effectuate this transaction; and approving a supplemental appropriation in the amount of \$1,000,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, to the FDOT Right of Way Landscape Improvements Project (13119).

14-561 (b) Authorizing the Mayor or his designee to accept funding under a District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement ("Agreement") in an amount not to exceed \$300,000 for FY 2015 for landscape installation and maintenance for a portion of S.R. 682; and to execute the Agreement and all other documents necessary to effectuate this transaction; and approving a supplemental appropriation in the amount of \$300,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, to the FDOT Right Of Way Landscape Improvements Project (13119).

14-562 (c) Increasing the allocation of a three-year blanket purchase agreement to Morelli Landscaping, Inc. for landscape services for the Engineering and Capital Improvements Department at an estimated second year cost of \$1,500,000.

- 14-563 Approving an annual maintenance agreement for police dispatch and records management software applications with Intergraph Corporation, a sole source supplier, at a cost of \$275,225.40.
- 14-564 Renewing a blanket purchase agreement with Corvel Healthcare Corporation for medical bill review and payment services for the Human Resources Department at an estimated annual cost of \$175,000.
- 14-565 Awarding a three-year blanket purchase agreement to Allied Universal Corp. for liquefied chlorine for the Water Resources Department at an estimated annual cost of \$107,820.
- 14-566 Approving the purchase of Microsoft Office licenses from SHI Inc. for the ICS department at an annual cost of \$324,292.
- 14-567 Authorizing the Mayor or his designee to execute a License Agreement with the St. Petersburg Junior Football Athletic Association, Inc., a Florida not-for-profit corporation, for the use of a concession stand/storage area and press box within a portion of the City-owned Campbell Park located at 1312 – 5th Avenue South, St. Petersburg, for a period of thirty six (36) months for a fee of \$36.00, and to waive the reserve for replacement requirement. *(Requires affirmative vote of at least six (6) members of City Council.)*
- 14-568 Authorizing the Mayor or his designee to execute a License Agreement with Pinellas Opportunity Council, Inc., a Florida not-for-profit corporation, for the use of ±560 sq. ft. classroom space within City-owned Dwight H. Jones Neighborhood Center located at 1035 Burlington Avenue North, St. Petersburg for a period of thirty-six (36) months for a fee of \$36.00.
- 14-569 Authorizing the Mayor or his designee to execute a License Agreement with Boys and Girls Clubs of the Suncoast, Inc., a Florida not-for-profit corporation, for the use of ±2,290 sq. ft. classroom space within City-owned Dwight H. Jones Neighborhood Center (“Center”), including the non-exclusive right to utilize the common areas of the Center including, but not limited to the auditorium, located at 1035 Burlington Avenue North, St. Petersburg for a period of thirty-six (36) months for a fee of \$36.00.
- 14-570 Authorizing the Mayor or his designee to execute a Third Amendment to Lease Agreement with Albert Whitted Airport Preservation Society, Inc., a Florida non-profit corporation, for the use of facilities located at 451 Eighth Avenue S.E., St. Petersburg, within Albert Whitted Airport for a third extension of the Term of the Lease Agreement for a period of one (1) year at a rental rate of \$944.33 per month, with the right to request an extension for one (1) additional 1-year term, subject to approval by City Council. *(Requires affirmative vote of at least six (6) members of City Council.)*
- 14-571 Approving an Interlocal Agreement for Wastewater Services with the City of South Pasadena and approving a Pretreatment Agreement between the City of St. Petersburg and the City of South Pasadena.

- 14-572 Confirming the reappointment of Martin Rainey, Shirley Howard and Sharon N. Fennell-Kennedy as regular members to the Commission of Aging to fill three-year terms ending December 31, 2017.
- 14-573 Confirming the appointment of Chave "Steve" Aspinall to the Board of Trustees of the Police Pension Fund to serve a four year term ending September 30, 2018.
- 14-574 Confirming the appointment of Kenneth A. Gutierrez to the Board of Trustees of the Fire Pension Fund to serve a four year term ending September 30, 2018.
- DELETED Confirming the reappointment of Sadie W. Camon as a regular member to the Nuisance Abatement Board to serve a three-year term ending December 31, 2017.
- 14-575 Confirming the appointment of Peter J. Ford as an alternate member to the Nuisance Abatement Board to serve a two-year term ending August 31, 2016.
- 14-576 Confirming the appointment of R. John Seibert as a regular member to the Nuisance Abatement Board to serve a three-year term ending December 31, 2017.
- 14-577 Authorizing the Mayor or his designee to accept a one year contract between the School Board of Pinellas County, Florida and the City of St. Petersburg for the continuation of the School Resource Officer Program in the public school system of Pinellas County; and to execute all documents necessary to effectuate this transaction.
- 14-578 Approving the negotiated agreement with the SEIU Florida Public Services Union representing the White Collar bargaining unit, for the period of December 22, 2014 through September 30, 2017.
- 14-579 Approving the negotiated agreement with the SEIU Florida Public Services Union representing the Blue Collar bargaining unit, for the period of December 22, 2014 through September 30, 2017.
- 14-580 Authorizing the Mayor or his designee to accept the remaining grant of \$941,186 previously approved on June 19, 2014 by Resolution No. 2014-265 with funding from the Florida Housing Finance Corporation ("FHFC") for FY 2014-2015 to fund the State Housing Initiatives Partnership ("SHIP") Program for the purpose of providing affordable housing opportunities for low- and moderate-income persons; and approving a supplemental appropriation in the amount of \$941,186 from the increase in the unappropriated balance of the SHIP Fund (1019), resulting in these additional revenues to the SHIP Program, Housing and Community Development Department (082) Housing Administration Division (1089).
- 14-581 Approving the minutes of the City Council Meetings held on September 4, September 11 and September 18, 2014.
- 14-582 Authorizing the Mayor or his designee to execute a License Agreement with Thaise Educational and Exposure Tours, Inc., a Florida not-for-profit corporation, for the use of ±128 sq. ft. office space within City-owned Enoch Davis Center located at 1111 - 18th Avenue South, St. Petersburg, for a period of thirty-six (36) months at a

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fee of \$147.00 per month, plus \$20.00 per month for telephone line access; and to execute all documents necessary to effectuate the same.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. Mr. John Austin, spoke regarding Uber.
2. Mr. John Schoepp, 1330 41st Ave. NE, spoke regarding City TV Station Channel 35.
3. Steve Anderson, spoke regarding Uber and encouraged the City Council to hold a workshop regarding Chapter 28 of the City Code.
4. Mattie Wright, spoke regarding the stadium.
5. Alan Sherman, spoke regarding quality of life issues and noise downtown.
6. Brook Negusei, spoke regarding TNC's and Uber.
7. David Watkins, spoke regarding the Rays Baseball Team remaining in St. Petersburg.
8. Seth Mill, spoke regarding Uber and Taxi Cabs.
9. Mack Hicks, spoke regarding open containers of alcohol in downtown.
10. Carol Valleo, spoke regarding ride sharing companies.
11. Cate Calgon, spoke regarding Uber.

In connection with the Tampa Bay Regional Planning Council report, Councilmember Rice moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Tampa Bay Regional Planning Council report presented by Councilmember Rice.

Roll call. Ayes. Rice. Kornell. Nurse. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton. Foster.

In connection with the confirmation of Councilmember Charles Gerdes as the Chair of City Council, Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council confirm the appointment of Councilmember Charles Gerdes as the Chair of City Council.

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Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

In connection with the confirmation of Councilmember Amy Foster as the Vice- Chair of City Council, Councilmember Gerdes moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council confirm the appointment of Councilmember Amy Foster as the Vice- Chair of City Council.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with the Land Use & Transportation report, Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Land Use & Transportation and PSTA report presented by Councilmember's Kennedy and Rice.

Roll call. Ayes. Rice. Kornell. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Nurse.

In connection with the Arts Advisory report, Councilmember Foster moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Arts Advisory report presented by Councilmember Foster.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Kennedy. Dudley. Nays. None. Absent. Gerdes.

In connection with the Council Chamber Update report, Councilmember Nurse moved with the second of Councilmember Newton that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council approved the Council Chamber Update report presented by City Clerk Chan Srinivasa and Shay Brumbaugh.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with the Homeless Leadership Board report, Councilmember Foster moved with the second of Councilmember Newton that the following resolution be adopted:

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BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Homeless Leadership Board report presented by Councilmember Foster.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a report item presented by Mayor Rick Kriseman regarding a Memorandum of Understanding between the City of St. Petersburg, Florida and Tampa Bay Rays Baseball, Ltd., Mayor Rick Kriseman gave a brief overview of the relationship between the City of St. Petersburg and the Tampa Bay Rays and the purpose of the Memorandum of Understanding.

The Chair asked if there were any persons present wishing to be heard. The following person(s) came forward.

1. David Watkins, did not wish to speak but is for the Rays staying in St. Petersburg.
2. Mark Ferguson, Owner of Ferg's Bar & Grill, spoke in support of the MOU.
3. Bob Byelick, 125 Ramon Way NE, spoke in support of the MOU.
4. Dan Harvey, Jr., 1425 Central Avenue, spoke against the MOU and suggested that City Council conduct a workshop.
5. Craig Sher, 5858 Central Avenue, spoke in support of the MOU.
6. Alan Gordon, 1025 Boca Ciega Dr., did not speak.
7. Larry J. Williams, 5801 2nd St. So., spoke in support of building a new stadium in St. Petersburg.
8. Ed Montonari, encouraged the City Council to take time and study all of the issues.
9. Kathleen Ford, 7477 18th St. NE, spoke in opposition of the MOU and urged the City Council to take additional time concerning the issue.

In connection with a report item presented by Mayor Rick Kriseman regarding a Memorandum of Understanding between the City of St. Petersburg, Florida and Tampa Bay Rays Baseball, Ltd. Councilmember Gerdes moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the City Council modify the City Council rules to allow a onetime allotment of time for discussion by each member of Council too ten (10) minutes.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

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In connection with a report item presented by Mayor Rick Kriseman regarding a Memorandum of Understanding between the City of St. Petersburg, Florida and Tampa Bay Rays Baseball, Ltd. Councilmember Gerdes moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the City Council hold a workshop to discuss building a new stadium in St. Petersburg.

Roll call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a report item presented by Mayor Rick Kriseman regarding a Memorandum of Understanding between the City of St. Petersburg, Florida and Tampa Bay Rays Baseball, Ltd. Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the City Council approve the Memorandum of Understanding between the City of St. Petersburg, Florida and Tampa Bay Rays Baseball, Ltd.

Roll call. Ayes. Rice. Nurse. Gerdes. Nays. Kornell Newton. Foster. Kennedy. Dudley. Absent. None. Motion failed.

In connection with public hearings confirming preliminary assessments, the Chair asked if there were any persons present wishing to be heard and there was no response. Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolutions be adopted:

- 14-583 Confirming the preliminary assessment for Lot Clearing Numbers 1543, 1544 and 1545.
- 14-584 Confirming the preliminary assessment for Building Securing Number 1195.
- 14-585 Confirming the preliminary assessment for Building Demolition Number 422.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

The Clerk read the title of proposed Ordinance 146-H. Councilmember Gerdes moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 146-H, entitled:

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PROPOSED ORDINANCE NO. 146-H

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF SECTION 27-332; SUBSECTION 27-335(a)(5); SECTIONS 27-334 and 27-335; SUB-SECTIONS 27-336(h) AND SECTION 27-337 OF CHAPTER 27 ARTICLE III DIVISION 4 OF THE ST. PETERSBURG CITY CODE RELATING TO GREASE MANAGEMENT; ADDING A DEFINITION OF BUILDING OFFICIAL AND AMENDING DEFINITION OF GREASE DISCHARGE PERMIT; AMENDING PROVISIONS RELATED TO GREASE DISCHARGE PERMITS; AMENDING REQUIREMENTS FOR GREASE TRAPS AND GREASE INTERCEPTORS; DELETING REQUIREMENT FOR GREASE HAULERS TO ATTEND WORKSHOP; AMENDING PROVISIONS RELATED TO PERMITTING; AMENDING PROVISIONS RELATED TO ADMINISTRATIVE ORDERS; EXPLAINING THE MEANING OF WORDS STRUCK THROUGH OR UNDERLINED; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

The Clerk read the title of proposed Ordinance 148-H. Councilmember Kennedy moved with the second of Councilmember Gerdes that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 148-H, entitled:

PROPOSED ORDINANCE NO. 148-H

AN ORDINANCE MODIFYING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA BY UPDATING THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE AND REPLACING ALL PREVIOUSLY ADOPTED CAPITAL IMPROVEMENT SCHEDULES; ADOPTING FUND SUMMARIES FOR THE GENERAL CAPITAL IMPROVEMENT FUND (3001), BICYCLE/PEDESTRIAN SAFETY GRANTS CAPITAL PROJECTS FUND (3004), NEIGHBORHOOD AND CITYWIDE INFRASTRUCTURE CAPITAL IMPROVEMENTS FUND (3027), TRANSPORTATION IMPACT FEES CAPITAL PROJECTS FUND (3071), WATER RESOURCES CAPITAL PROJECTS FUND

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(4003), STORMWATER DRAINAGE CAPITAL PROJECTS FUND (4013), AIRPORT CAPITAL PROJECTS FUND (4033), MARINA CAPITAL PROJECTS FUND (4043), AND PORT CAPITAL PROJECTS FUND (4093) FOR THE FISCAL YEARS 2014 THROUGH 2018; ADOPTING THE FDOT DISTRICT 7 ROAD CAPACITY PROJECTS REPORT FOR THE FISCAL YEARS 2015 THROUGH 2019; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

The Clerk read the title of proposed Ordinance 149-H. Councilmember Kennedy moved with the second of Councilmember Rice that the following resolution be adopted as amended:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 149-H, entitled:

PROPOSED ORDINANCE 149-H

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE TREE PROTECTION SECTION OF THE ST. PETERSBURG CITY CODE; CREATING A DEFINITION FOR GRAND TREES; PROVIDING REGULATIONS FOR TRIMMING AND REMOVAL OF GRAND TREES; PROVIDING MINIMUM VEGETATION STANDARDS FOR NEW AND EXISTING ONE AND TWO UNIT PROPERTIES; DIRECTING THAT MONIES RECEIVED BE PLACED IN THE ENVIRONMENTAL ENHANCEMENT FUND; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

The Clerk read the title of proposed Ordinance 150-H. Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 150-H, entitled:

PROPOSED ORDINANCE 150-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 20 OF THE CITY CODE TO ELIMINATE SECURITY ALARM PERMIT REQUIREMENTS AND APPLICATION FEES; AMENDING DEFINITIONS; CLARIFYING EXISTING LANGUAGE; INCREASING FINES; AND PROVIDING FOR AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

In connection with a new business item, Councilmember Kennedy moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council conduct a workshop for discussion, City Code Chapter 28 - Vehicles for Hire Vehicles, with Workshop to include all interested parties, including, but not limited to Taxi Operators.

The Chair asked if there were any persons present wishing to be heard. The following person(s) came forward.

1. Joe Trinkaus, 4251 44th St. No, Pinellas Park, spoke against Uber.
2. Jeff Loper, 2625 8th St Apt 590, spoke in favor Uber/Ride Sharing.
3. Louis Minardi, 4413 No. Hesperdies St., spoke against Uber.
4. Ticsa Doru, 2820 Nueba Way, spoke in favor of Uber.
5. Ana Mohony, spoke in favor of TNC.

Roll call. Ayes. Dudley. Rice. Kornell. Nurse. Gerdes. Foster. Kennedy. Nays. None. Absent. Newton.

In connection with a new business item, Councilmember Kornell moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Budget, Finance & Taxation Committee for consideration to remove the Park for the Broadwater Area from the Weeki Wachee Project List.

Roll call. Ayes. Dudley. Rice. Kornell. Nurse. Foster. Kennedy. Nays. None. Absent. Newton. Gerdes.

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In connection with the Budget, Finance and Taxation Committee report, Councilmember Kennedy moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the December 11, 2014 Budget, Finance and Taxation Committee report presented by Councilmember Kennedy.

Roll call. Ayes. Dudley. Rice. Kornell. Nurse. Gerdes. Kennedy. Nays. None. Absent. Newton. Foster.

In connection with a Public Services & Infrastructure Committee report, the First Reading to which the Second Reading or Public Hearing has been set for January 8, 2015, the Clerk read the title of proposed Ordinance 151-H:

PROPOSED ORDINANCE NO. 151-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG REGULATING THE TOWING OF VEHICLES FROM PRIVATE PROPERTY; PROVIDING FOR MULTIPLE FORMS OF PAYMENT; PROVIDING FOR PENALTIES; AND PROVIDING FOR AN EFFECTIVE DATE.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

In connection with a Public Services & Infrastructure Committee report, Councilmember Nurse moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council receive and file the December 11, 2014 Public Services & Infrastructure Committee report presented by Chair Dudley.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

In connection with a Co-Sponsored Events Committee report, Councilmember Gerdes moved with the second of Councilmember Foster that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council receive and file the December 11, 2014 Co-Sponsored Events Committee report presented by Councilmember Gerdes.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

The Clerk administered the oath to those present wishing to present testimony in connection with the quasi-judicial proceedings.

The Chair reviewed the Quasi Judicial process to be followed, the First Reading to which the Second Reading or Public Hearing has been set for February 19, 2015, the Clerk read the title of proposed Ordinances 708-L and 740-Z (City File FLUM-23-A), to which Councilmember Nurse moved with the second of Councilmember Kornell that the following resolution be adopted:

PROPOSED ORDINANCE NO. 708-L

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE LAND USE DESIGNATION OF PROPERTY GENERALLY LOCATED ALONG THE WESTERN EDGE OF LAKE MAGGIORE AND WITHIN THE BOYD HILL NATURE PRESERVE FROM RECREATION/OPEN SPACE TO PRESERVATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

PROPOSED ORDINANCE NO. 740-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED ALONG THE WESTERN EDGE OF LAKE MAGGIORE AND WITHIN THE BOYD HILL NATURE PRESERVE FROM NSE (NEIGHBORHOOD SUBURBAN ESTATE) TO P (PRESERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

The Chair asked if there were any persons present wishing to be heard. The following person(s) came forward.

1. Rick MacAulay, City of St. Petersburg.
2. Derek Kilborn, City of St. Petersburg.
3. Parks and Recreation Director, Michael Jeffries.
4. David McGuire, 630 Lake Maggorie Blvd. So., spoke in support of the proposed ordinance.
5. Jason Cowen, 2564 62nd Ave. So., spoke in support of the ordinance.
6. Beth Connor 636 64th Ave. Co., spoke in support of the ordinance.

Councilmember Nurse moved with the second of Councilmember Kornell that the following resolution be adopted:

15-587 Resolution transmitting the proposed Future Land Use Map amendment for expedite state, regional and county review, in accordance with Chapter 163, Florida Statutes.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

The Chair reviewed the Quasi Judicial process to be followed. The Clerk read the title of proposed Ordinances 130-H and 131-H (City Files LGCP-2014-01 and LDR-2014-06) Councilmember Kennedy moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 130-H and 131-H (City File LGCP-2014-01 and LDR-2014-06) entitled:

PROPOSED ORDINANCE NO. 130-H

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA; AMENDING CHAPTER 3, FUTURE LAND USE ELEMENT, REVISING THE DESCRIPTION OF THE PLANNED REDEVELOPMENT- COMMERCIAL PLAN CATEGORY; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

PROPOSED ORDINANCE NO. 131-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 16 OF THE CITY CODE OF ORDINANCES; CREATING THE RETAIL CENTER-3, ACTIVITY CENTER ZONING DISTRICT; PROVIDING FOR MINIMUM LOT SIZE, MAXIMUM INTENSITY, MAXIMUM HEIGHT, BUILDING SETBACKS, BUILDING DESIGN STANDARDS AND INTENSITY (FLOOR-AREA-RATIO) EXEMPTIONS AND BONUS PROVISIONS FOR PROPERTY LOCATED WITHIN AN ACTIVITY CENTER AND DESIGNATED WITH RC-3 ZONING; PROVIDING FOR TRANSFER OF DEVELOPMENT RIGHTS, HISTORIC IN THE RETAIL CENTER ZONING DISTRICTS; PROVIDING FOR INCLUSION OF THE RC-3, ACTIVITY CENTER DESIGNATION IN THE ZONING DISTRICTS AND

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COMPATIBLE FUTURE LAND USE CATEGORIES
MATRIX AND THE USE PERMISSIONS, PARKING
REQUIREMENTS AND ZONING MATRIX; AND
PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

The Chair asked if there were any persons present wishing to be heard. The following person(s) came forward.

1. Rick MacAulay, City of St. Petersburg.
2. Derek Kilborn, City of St. Petersburg.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

The Clerk read the title of proposed Ordinances 735-Z (City Files LGCP-2014-01 and LDR-2014-06) Councilmember Kennedy moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 735-Z (City File LGCP-2014-01) entitled:

PROPOSED ORDINANCE NO. 735 - Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, SUBJECT TO CONDITIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF ULMERTON ROAD (SR 688), BETWEEN CARILLON PARKWAY AND FOUNTAIN PARKWAY, FROM RETAIL CENTER-2, ACTIVITY CENTER TO RETAIL CENTER-3, ACTIVITY CENTER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PORTIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

The Chair asked if there were any persons present wishing to be heard. The following person(s) came forward.

1. Rick MacAulay, City of St. Petersburg.
2. Derek Kilborn, City of St. Petersburg.

Roll call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. Newton.

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In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. Bill White, spoke regarding DPR and the pile driving downtown and pedestrian access.
2. State Representative Darryl Rouson, spoke regarding his Legislative District and the committees that he serves on and historic preservation.

There being no further business the meeting was adjourned at 9:12 p.m.

William H. Dudley, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 4, 2015

Received
MAY 13 15
Mayor's
Office

TO: The Honorable Charles Gerdes, Chair, and Members of City Council

SUBJECT: Approving a contract with the Pinellas County Supervisor of Elections for support services for the 2015 Primary Election

EXPLANATION:

The City is contracting with the Supervisor of Elections to conduct a Primary Election to be held on August 25, 2013 at an estimated cost of \$202,797.98. This estimate does not include costs for legal advertisements/publications or polling place change notices.

Administration recommends approval of the contract with the Pinellas County Supervisor of Elections for these services.

COST/FUNDING INFORMATION:

Funds are included in the FY 2015 Operating Budget, City Clerk's Department.

ATTACHMENT: Resolution
Proposed Contract

APPROVALS:

Administration:

Budget:

SOEPRIMARYCONTRACT2015

A RESOLUTION APPROVING AN AGREEMENT
WITH THE PINELLAS COUNTY SUPERVISOR
OF ELECTIONS FOR SUPPORT SERVICES FOR
THE MUNICIPAL PRIMARY ELECTION TO BE
HELD AUGUST 25, 2015; AND PROVIDING AN
EFFECTIVE DATE.

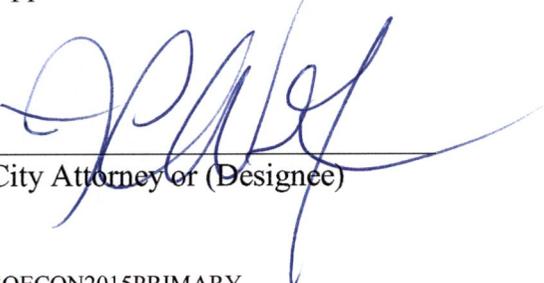
WHEREAS, the City contracts with the Pinellas County Supervisor of Elections for support services related to municipal elections; and

WHEREAS, the cost associated with these services is \$202,797.98 for election administration (administration fee is \$0.40 per registered voter) mail ballot kits, voting equipment and supplies delivery/pick up to and from each polling location, printing of precinct, provisional, duplicate and test ballots, modem line activation, poll worker training/salaries, etc.

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 approve the contract with the Pinellas County Supervisor of Elections for support services for the 2015 Municipal Primary Election.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content



City Attorney or (Designee)

SOECON2015PRIMARY