

# COUNCIL MEETING

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

CITY OF ST. PETERSBURG

August 20, 2015  
3:00 PM

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

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

## GENERAL AGENDA INFORMATION

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

If you are deaf/hard of hearing and require the services of an interpreter, please 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. New Ordinances - (First Reading of Title and Setting of Public Hearing)**

Setting September 3, 2015 as the public hearing date for the following proposed Ordinance(s):

1. [Ordinance adopting amendments to the Intown Redevelopment Plan \(IRP\) to increase the redevelopment program budget by \\$20 million to fund improvements identified in the Downtown Waterfront Master Plan for the Pier District; update descriptions to reflect current conditions on downtown blocks; update maps and graphics; amending Appendix A to contain a summary of the IRP's legal documents; and correct scrivener's errors.](#)

**E. Reports**

1. [New St. Petersburg Police Headquarters](#)
  - (a) Approving a supplemental appropriation in the amount of \$2,700,000 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847), to provide funding for the new St. Petersburg Police Headquarters.
  - (b) Approving the amended and restated architect/engineering agreement between the City of St. Petersburg, Florida, and Harvard Jolly, Inc. ("A/E") to revise and expand the scope of services, increase the fees owed A/E, and modify other provisions for a total amount not to exceed \$4,449,430 for the design and construction administration services for the new St. Petersburg Police Headquarters; authorizing the City Attorney's office to make non-substantive changes to the amended and restated

architect/engineering agreement; and authorizing the mayor or his designee to execute the amended and restated agreement.

- (c) Approving a Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City of St. Petersburg, Florida (“City”) and Ajax Building Corporation (“Ajax”), for preconstruction and construction phase services for the new St. Petersburg Police Headquarters (“CMAR Agreement”); authorizing the City Attorney to make non-substantive changes to the CMAR Agreement; authorizing the Mayor or his designee to execute the CMAR Agreement; and authorizing payment to Ajax in the amount of \$300,000 for preconstruction phase services.
2. Homeless Leadership Board. (Oral) (Council Vice-Chair Foster)
3. Tampa Bay Regional Planning Council. (Oral) (Councilmember Rice)
4. [Resolution recommending that Project B5070737632 \(“Project”\), a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry \(“QTI”\) Business pursuant to Section 288.106, Florida Statutes.](#)
5. [Approving a partnership between the City of St. Petersburg, Florida \(“City”\), and the Juvenile Welfare Board of Pinellas County \(“JWB”\) for \\$1,000,000 to youth services in specific areas with a term commencing on October 1, 2015 and ending September 30, 2016 at a cost of \\$500,000 to both the City and JWB; accepting a grant from JWB in the amount of \\$1,286,039 for the teen arts, sports and cultural opportunities \(TASCO\) center based teen programs; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this partnership with JWB and the grant from JWB.](#)
6. [Ratifying and approving the award of a contract to Atticus Construction Services, Inc. in the amount of \\$106,450 for the Sunken Gardens – Garden Room Renovations \(Engineering Project No. 14212-219; Oracle Project No. 14657\).](#)
7. [City Council Student Shadowing Intern Project Presentation. \( Councilmember Kornell\)](#)
8. Tampa Bay Water. (Oral) (Councilmember Nurse)
9. [Awarding a Contract to Hodge Management, LLC in the amount of \\$810,932.76 for the Mahaffey Theater Banquet Facility Project \(Engineering Project No.15217-019, Oracle Project No. 14660 and No.14659\).](#)
10. [Approving an interlocal agreement between the City of St. Petersburg \(“City”\) and the Town of Kenneth City \(“Kenneth City”\) for the City to maintain traffic control signals and devices within the jurisdiction of Kenneth City for a five \(5\) year term with an annual revenue to the City in the amount of \\$20,347.86; and authorizing the Mayor or his designee to execute all documents necessary to effectuate the transaction.](#)
11. [Approving an agreement between the City of St. Petersburg, Florida and University of South Florida Board of Trustees \(“USF-SP”\) for the USF-SP police department to respond to noise complaints and actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton Hotel, portions of which hotel are being utilized by USF-SP as a student housing facility.](#)

## **F. New Business**

1. [Requesting staff provide a report to the Energy, Natural Resources & Sustainability Committee for an update on flood control. \(Councilmember Nurse\)](#)
2. [Requesting that City Council consider support of the attached Anti-Fracking resolution. \(Councilmember Rice\)](#)
3. [Requesting Council to reappointment Councilmember Darden Rice as the City's elected official and Ben Diamond as the City's citizen appointment to the Pinellas Suncoast Transportation Authority's Board of Directors. \(Chair Gerdes\)](#)
4. [Referring to the Public Services & Infrastructure Committee a request to conduct an independent engineering review to look at the redesign of the Southwest Water Reclamation Facility \(SWWRF\). \(Councilmember Kornell\)](#)

**G. Council Committee Reports - None**

**H. Legal**

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

**Public Hearings**

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

1. [Confirming the preliminary assessment for Lot Clearing Number 1553.](#)
2. [Confirming the preliminary assessment for Building Securing Number 1202.](#)
3. [Confirming the preliminary assessment for Building Demolition Number 429.](#)
4. [Amending St. Petersburg City Code, Chapter 16, Section 16.30.070, Land Development Regulations \("LDRs"\) pertaining to the Historic Preservation Ordinance. \(City File LDR 2014-07\)](#)
  - (a) Ordinance 157-H amending Section 12-6(8), Section 16.30.070, and Section 16.70, Chapter 16 (Land Development Regulations), St. Petersburg City Code.
5. [Ordinance 191-H of the City of St. Petersburg, Florida amending the City Code to adopt criteria for residential construction in flood hazard areas; increasing the height requirement above the FEMA flood elevation requirements; and providing for grandfathering for certain buildings.](#)

**J. Open Forum**

**K. Adjournment**

# CONSENT



# AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

## Consent Agenda A August 20, 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. Awarding a Contract to Hodge Management, LLC in the amount of \$810,932.76 for the Mahaffey Theater Banquet Facility Project (Engineering Project No.15217-019, Oracle Project No. 14660 and No.14659). [Moved to Reports as E-9]
2. Renewing agreements with Cross Constructions Services, Inc., Cross Environmental Services, Inc., D.H. Griffin Wrecking Company, Inc. and four other contractors for demolition services at an amount not to exceed \$500,000 annually.

### **(Leisure & Community Services)**

3. Approving a partnership between the City of St. Petersburg, Florida (“City”), and the Juvenile Welfare Board of Pinellas County (“JWB”) for \$1,000,000 to youth services in specific areas with a term commencing on October 1, 2015 and ending September 30, 2016 at a cost of \$500,000 to both the City and JWB; accepting a grant from JWB in the amount of \$1,286,039 for the teen arts, sports and cultural opportunities (TASCO) center based teen programs; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this partnership with JWB and the grant from JWB. [Moved to Reports as E-5]

# CONSENT



# AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

## Consent Agenda B August 20, 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. [Accepting a bid from USA Fence Company for the replacement of perimeter fence and gates at the Northeast Water Reclamation Facility for the Water Resources Department at a total cost of \\$301,951.50.](#)
2. [Awarding a contract to Pine Lake Nursery & Landscaping, Inc. in the amount of \\$278,900.00 for design build services for the Pinellas Trail Extension Landscaping Project \(Engineering Project No. 13074-112; FPN 424565 1 58 01 - Oracle No. 14060\).](#)
3. [Renewing a blanket purchase agreement with Hach Company, a sole source supplier, for laboratory equipment repairs and related supplies for the Water Resources Department at an estimated annual cost of \\$125,000.](#)
4. [Approving the purchase of medical bill review services from Corvel Healthcare Corporation for medical bill review services for the Human Resources Department at an estimated annual cost of \\$200,000.](#)
5. [Renewing blanket purchase agreements for sod with Sunbelt Sod & Grading Company \(SBE\) and Tom's Sod Service, Inc., at an estimated annual cost of \\$120,000.](#)
6. Ratifying and approving the award of a contract to Atticus Construction Services, Inc. in the amount of \$106,450 for the Sunken Gardens – Garden Room Renovations (Engineering Project No. 14212-219; Oracle Project No. 14657). [Moved to Reports as E-6]

### (City Development)

7. [Approving the Program for Public Information document that provides education to the public regarding flooding hazards within the City of St. Petersburg.](#)
8. [Approving the plat of Perkins Overlook at Smacks Bayou, generally located at 3840 Shore Acres Boulevard Northeast. \(City File 15-20000001\)](#)
9. [Authorizing the Mayor or his designee to sell a vacated portion of an alley located north of 11th Avenue South between Union Street South and 22nd Street South to The Housing Authority of the City of St. Petersburg \("Housing Authority"\) for \\$2,359; to execute a Quit Claim Deed to clear up title issues on two \(2\) adjacent parcels, located at approximately 2145 and 2149 - 11th Avenue South, that were previously conveyed to the Housing Authority in 2002.](#)

10. [Authorizing the Mayor or his designee to execute a License Agreement with Bay Point Little League, Inc., a Florida non-profit corporation, for the use of a concession stand/restroom building located within a portion of City-owned Lake Vista Park 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.\)](#)

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**(Public Works)**

11. [Approving a resolution approving a First Amendment to the Construction Manager at Risk Agreement \(“CMAR”\) with the Haskell Company for additional pre-construction phase services associated with the Biosolids to Energy Project to include State Revolving Fund Assistance and the Southwest Water Reclamation Facility Gas Generator and Electrical Improvements Project, in an amount not to exceed \\$106,000; and approving a supplemental appropriation in the amount of \\$132,000 which includes the CMAR Agreement costs as well as additional engineering project management costs in the amount of \\$25,144, from the unappropriated balance of the Water Resources Capital Project Fund \(4003\) to the WRF SW Biosolids CMAR FY15 Project \(14855\).](#)

**(Appointments)**

12. [Confirming the appointment of Danielle Weaver-Rogers as an Assistant City Attorney.](#)

**(Miscellaneous)**

13. [Approving the minutes of the City Council meetings held on April 2, April 9 and April 16, 2015.](#)
14. Approving an interlocal agreement between the City of St. Petersburg (“City”) and the Town of Kenneth City (“Kenneth City”) for the City to maintain traffic control signals and devices within the jurisdiction of Kenneth City for a five (5) year term with an annual revenue to the City in the amount of \$20,347.86; and authorizing the Mayor or his designee to execute all documents necessary to effectuate the transaction. [Moved to Reports as E-10]
15. Approving an agreement between the City of St. Petersburg, Florida and University of South Florida Board of Trustees (“USF-SP”) for the USF-SP police department to respond to noise complaints and actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton Hotel, portions of which hotel are being utilized by USF-SP as a student housing facility. [Moved to Reports as E-11]

# MEETING AGENDA

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CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

**Legislative Affairs and Intergovernmental Relations**

*Thursday, August 20, 2015, 8:30 a.m., Room 100*

**Budget, Finance & Taxation Committee**

*Thursday, August 20, 2015, 10:30 a.m., Room 100*

**Energy, Natural Resources & Sustainability**

*Thursday, August 20, 2015, 1:00 p.m., Room 100*

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CITY OF ST. PETERSBURG  
**Board and Commission Vacancies**

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**Civil Service Board**  
1 Alternate Member  
(Term expires 6/30/17)

## 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.

**ST. PETERSBURG CITY COUNCIL**

Meeting of August 20, 2015

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

**SUBJECT** First Reading of Ordinance amending the Intown Redevelopment Plan to increase its program budget by \$20 million in tax increment financing to fund Downtown Waterfront Master Plan improvements; update descriptions to reflect current development conditions; update maps and graphics; amending Appendix A to provide a summary of all IRP legal documents; provide for severability; and correct scrivener's errors.

**RECOMMENDATION** Administration recommends City Council conduct first reading for the attached Ordinance and set second reading and public hearing for September 3, 2015.

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**BACKGROUND**

City Administration is proposing a series of amendments to the Intown Redevelopment Plan (IRP) highlighted by increased budgetary authority in the IRP redevelopment program for \$20 million in improvements to the Pier Approach that will be funded through tax increment financing. These improvements were identified in the Downtown Waterfront Master Plan that was adopted by City Council on June 4, 2015. On September 3, 2015, City Council will be asked to approve a "Fourth Amendment to the April 21, 2005, Intown Redevelopment Plan Interlocal Agreement" in advance of second reading and public hearing on this subject ordinance in order to authorize the amendments to the IRP discussed herein.

The proposed IRP amendments are necessary to effectuate the terms of an agreement between the City of St. Petersburg and Pinellas County to establish a tax increment financing (TIF) district for the entire 7,400-acre South St. Petersburg Community Redevelopment Area (CRA). To garner County support for the South St. Petersburg TIF district, the City agreed, among other items, to reduce Pinellas County's annual percentage contribution to the CRA redevelopment trust funds for both Intown and Bayboro Harbor from 95 percent to 85 percent of the annual tax increment. Pinellas County, while approving the South St. Petersburg TIF district also agreed to the \$20 million increase in the IRP redevelopment program budget that can be funded with tax increment financing. The major components of this deal are memorialized in the "South St. Petersburg CRA Interlocal Agreement (June 3, 2014)", which was approved by City Council on May 21, 2015.

D-1

Amendments to community redevelopment plans (CRPs) require adoption by ordinance and must comply with procedures established by Florida's Community Redevelopment Act. Each CRP amendment must be found in conformance with the City's comprehensive plan by the Community Planning and Preservation Commission (CPPC), reviewed by the Community Redevelopment Agency, and approved by City Council and the Pinellas County Board of County Commissioners (BCC). The CPPC found the amendments consistent with the comprehensive plan. If the amendments are approved, Pinellas County will be taking action on the amendments by October 20, 2015.

### **SUMMARY OF AMENDMENTS**

The proposed amendments include

- Increasing the redevelopment program budget identified in Table 2 by \$20 million in tax increment financing to fund improvements to the Pier District identified in the Downtown Waterfront Master Plan. Briefly describe the same in other sections throughout the document.
- Creating a new consistent graphic and map format throughout the document.
- Changing references from "Progress Energy" to "Duke Energy".
- Changing references from "BayWalk" to "Sundial" and adding information on the current condition of the development.
- Amending Figure 1 to include aerial view of Duke Energy Center for the Arts and environs.
- Adding current development information to description of Webb's City area and Map 6.
- Adding section entitled "Downtown Waterfront Master Plan" to describe in detail the project to be funded with tax increment financing.
- Amending Figure 1 to add boundaries for the "Character Districts" described in the Downtown Waterfront Master Plan.
- Updating data on number of residential units constructed since 1982 in Intown and the rest of downtown.

- In Table 2
  - Extend the completion date of the "Municipal Pier Project" from 2016 to 2018
  - Add "\$" to total cost of "Duke Energy Center for the Arts"
  - Extend the completion date of the "Mixed Use Transportation Facility" from 2016 to 2018.
  - Increase the amount of "Maximum TIF Funds Required" from \$97.354 million to \$117.354 million.
  
- Replacing select legal instruments related to the IRP from Appendix A with a summary of all pertinent legal documents.

#### **RECOMMENDATION**

Administration recommends City Council conduct first reading for the attached Ordinance approving amendments to the Intown Redevelopment Plan, and set second reading and public hearing for September 3, 2015.

Attachments: Ordinance  
Amended Chapters of Intown Redevelopment Plan



AN ORDINANCE PROVIDING FOR AMENDMENTS TO THE INTOWN REDEVELOPMENT PLAN (IRP) OF THE CITY OF ST. PETERSBURG, PURSUANT TO PART III OF CHAPTER 163 OF THE FLORIDA STATUTES; EXPANDING THE REDEVELOPMENT PROGRAM BUDGET BY \$20 MILLION IN TAX INCREMENT FINANCING TO FUND IMPROVEMENTS IDENTIFIED IN THE DOWNTOWN WATERFRONT MASTER PLAN FOR THE PIER DISTRICT; UPDATING DESCRIPTIONS TO REFLECT CURRENT DEVELOPMENT CONDITIONS; UPDATING MAPS AND GRAPHICS; CORRECTING SCRIVENER'S ERRORS; AMENDING APPENDIX A TO PROVIDE A SUMMARY OF ALL IRP LEGAL DOCUMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg approved the Intown Redevelopment Plan (IRP) to revitalize the City's original downtown core area and waterfront for urban entertainment, sports, residential, commercial, institutional and office uses; and

WHEREAS, the Waterfront Plan section of the IRP calls for the continued renovation of the waterfront parks and Pier area and the development of specialty retail and cultural and recreational facilities; and

WHEREAS, on June 4, 2015, City Council approved the Downtown Waterfront Master Plan, which was mandated by an amendment to the City Charter approved by referendum on November 8, 2011; and

WHEREAS, the Downtown Waterfront Master Plan identified potential future public improvements throughout the waterfront planning area, including the Pier District; and

WHEREAS, the Pier District provides a vital link between the new Municipal Pier and the Downtown Core and public improvements are necessary to energize and connect activity between both to ensure the long-term success of the Municipal Pier; and

WHEREAS, the St. Petersburg City Council and the Pinellas County Board of County Commissioners approved the "Interlocal Agreement between the City of St. Petersburg, Florida and Pinellas County, Florida for Governance of the South St. Petersburg Community Redevelopment Area (June 2, 2015)" (Interlocal Agreement); and

WHEREAS, the Interlocal Agreement calls for the reduction in Pinellas County's annual tax increment contribution to the IRP Redevelopment Trust Fund in exchange for - among other items - an increase in the IRP redevelopment budget from \$97.4 million to \$117.4 million to fund improvements identified in the Downtown Waterfront Master Plan; and

WHEREAS, the IRP has undergone significant development since its adoption in 1982, and the IRP should reflect the current development condition of key blocks in downtown; and

WHEREAS, the IRP maps and graphics will occasionally need updating; and

WHEREAS, revisions to grammar, usage and scrivener's errors are necessary to ensure the IRP's clarity; and

WHEREAS, Appendix A of the IRP contains select legal documents relating to adoption of the IRP as well as recent major amendments, and replacing them with a short summary of all IRP legal documents will be more useful for readers.

THE CITY OF ST. PETERSBURG DOES HEREBY ORDAIN:

Section 1. Exhibit A of Ordinance 557-F, as amended, is hereby amended to read as provided in Exhibit 1 of this ordinance, which is attached hereto and incorporated herein.

Section 2. Words that are ~~struck through~~ shall be deleted from the existing Intown Redevelopment Plan (IRP) and language that is underlined shall be added to the existing IRP. Provisions not specifically amended shall continue in full force and effect.

Section 3. 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 4. Effective Date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective when the Board of County Commissioners approves it as an amendment to the Intown Redevelopment Plan. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as described above.

Approved as to Form and Substance

 8/4/15

City Attorney

Date



Director, Planning & Economic Development

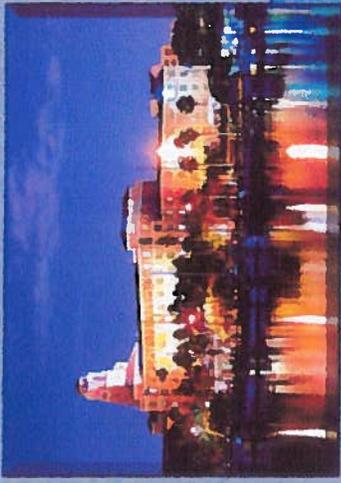
Date

# **Attachment**

Exhibit A of Ordinance 557-F

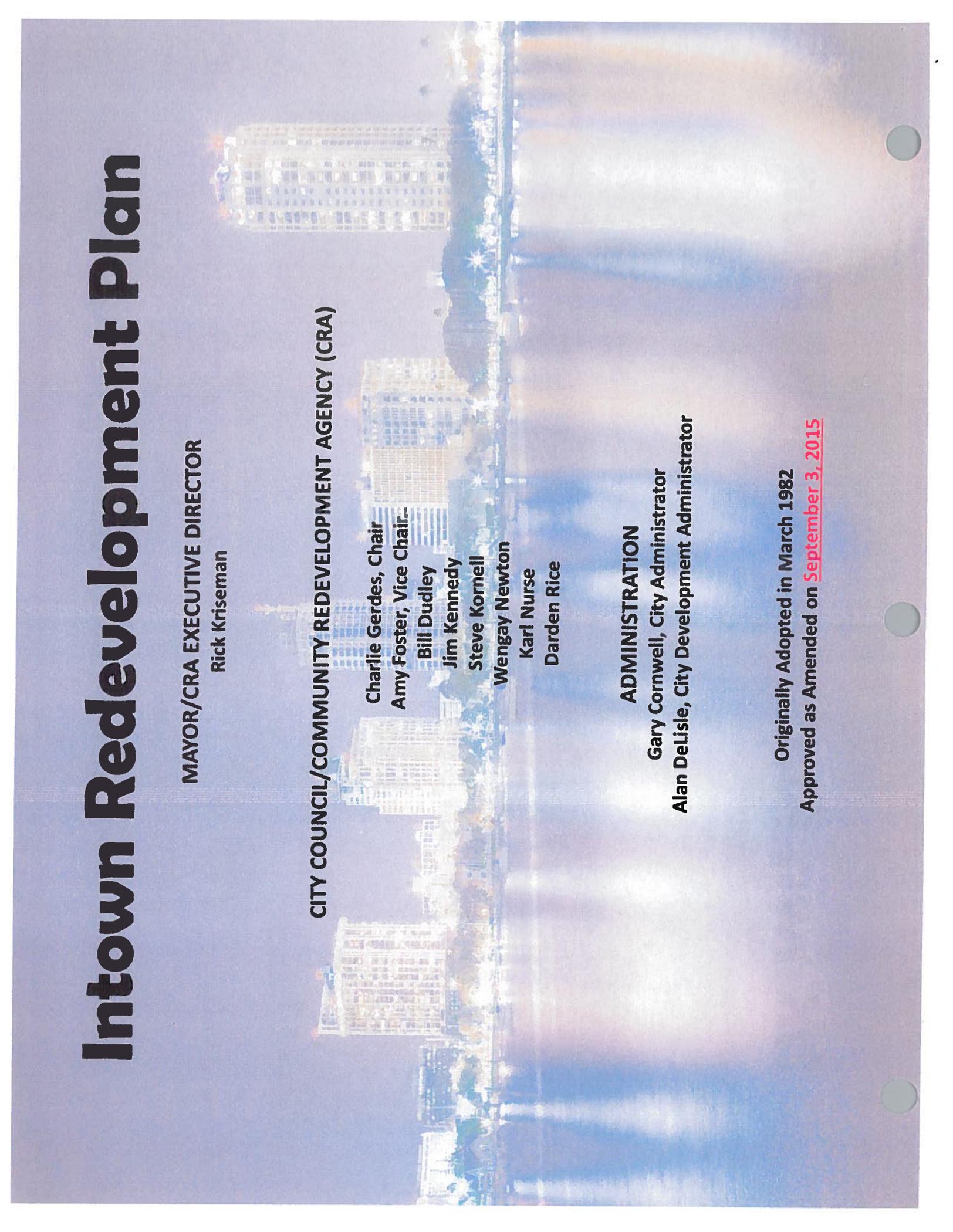


# Intown Redevelopment Plan



**St. Petersburg, Florida**

# Intown Redevelopment Plan

An aerial photograph of a city skyline, likely New York City, showing several skyscrapers and a river with bridges. The image is oriented vertically on the page.

**MAYOR/CRA EXECUTIVE DIRECTOR**

Rick Kriseman

**CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)**

**Charlie Gerdes, Chair**

**Amy Foster, Vice Chair--**

**Bill Dudley**

**Jim Kennedy**

**Steve Kornell**

**Wengay Newton**

**Karl Nurse**

**Darden Rice**

**ADMINISTRATION**

**Gary Cornwell, City Administrator**

**Alan DeLisle, City Development Administrator**

**Originally Adopted in March 1982**

**Approved as Amended on September 3, 2015**

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### PLAN IMPLEMENTATION

Implement  
Plan Trust  
Public

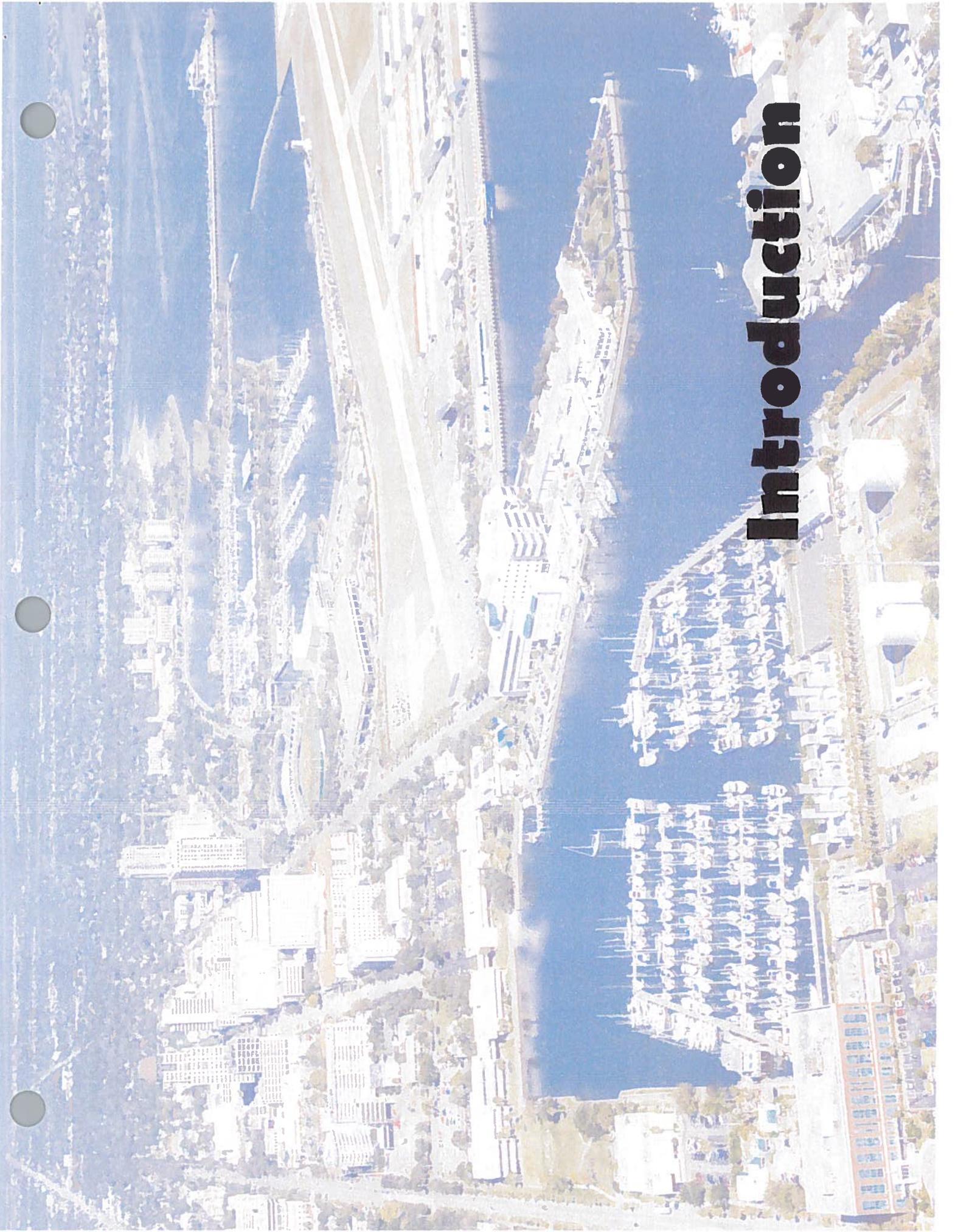
### ADDENDICES

Table of Contents will be updated when the Final Intown  
Redevelopment Plan without amendments is adopted.

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# Introduction



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## INTRODUCTION

The **Intown Redevelopment Plan (IRP)** is the revitalization plan for the downtown. The development and implementation of the plan involves the efforts of City Council, the Community Redevelopment Agency, and the residential, financial, and business communities.

The Intown Redevelopment Plan (IRP) provides mechanisms and programs for coordinating and facilitating public and private improvements to encourage revitalization. The authority and powers invested in this plan come from the Community Redevelopment Act of 1969 (Florida Statutes, Chapter 163, Part III).

The Community Redevelopment Act grants local municipalities and local redevelopment agencies the authority to undertake community redevelopment projects following the designation of a redevelopment area to be of slum or blight, or a combination thereof.

Once an area has been declared appropriate for redevelopment, a community redevelopment plan is prepared. Before the plan is approved, the local governing body must hold a public hearing on the proposed plan.

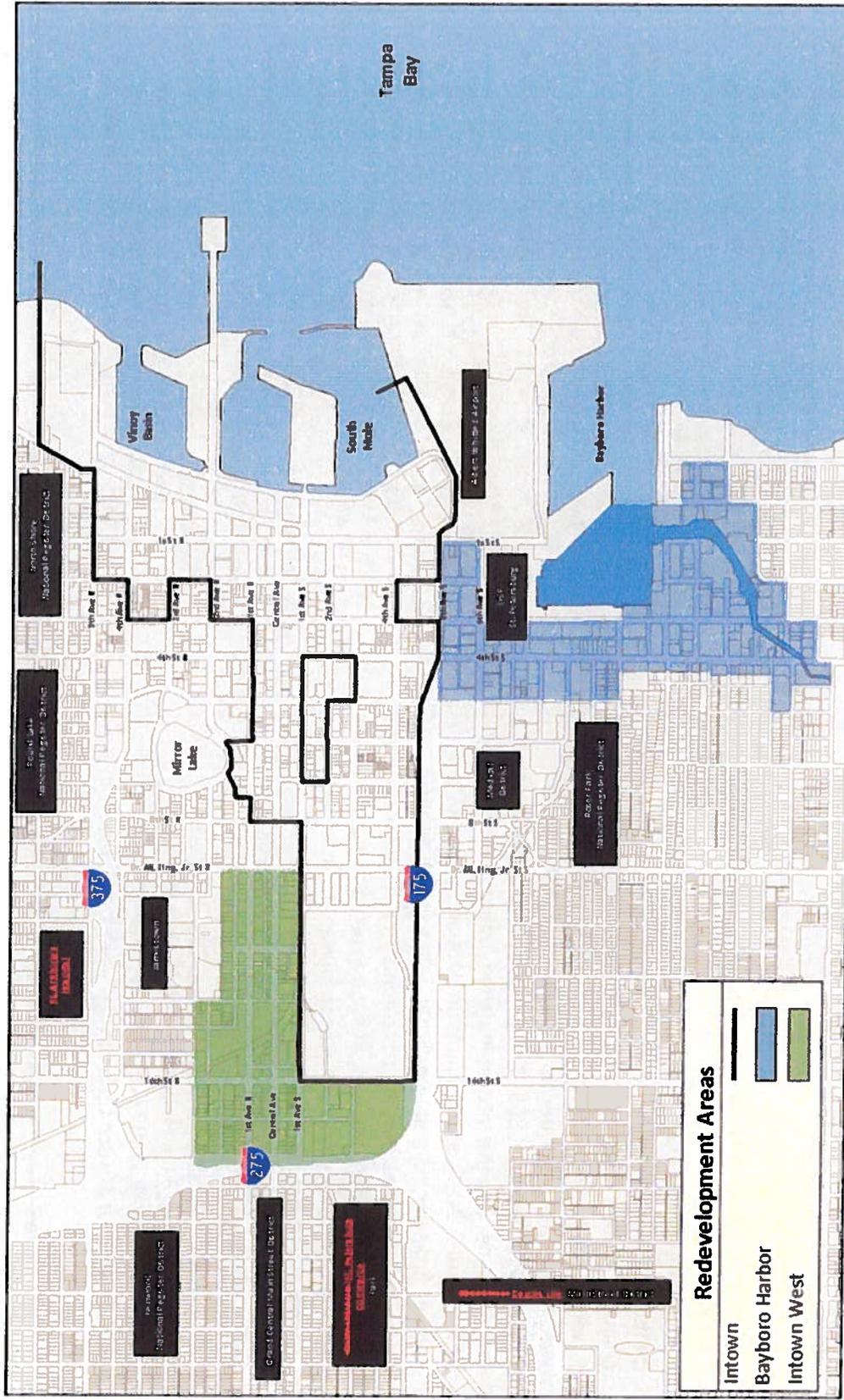
In conjunction with preparing the plan, a redevelopment agency must be established to carry out the plan. On June 30, 1981, the City Council received redevelopment powers from the Pinellas County Board of Commissioners. Then the City Council of the City of St. Petersburg declared itself the

Community Redevelopment Agency for the Intown Redevelopment Plan (See Appendix A).

The Intown Redevelopment Plan was the second of four community redevelopment plans adopted for Downtown and its environs to promote revitalization (see Map 1). The first, the Jamestown Redevelopment Area, was established in 1977 and expired in 2007.

The 193-acre Bayboro Harbor Community Redevelopment Plan was approved in December 1985, with a tax increment financing (TIF) district approved in March 1988. The CRA lies south of the Intown Redevelopment Area and is bounded by the Port of St. Petersburg, Albert Whitted Airport, USF-St. Petersburg, the Old Southeast Neighborhood and the medical center complex. Bayboro's development program and public projects, funded through TIF, supports these important assets. The district's southern section, particularly along Salt Creek, also contains marine-related industries such as marinas, yacht builders, boat repair facilities and research uses not found elsewhere in the city.

The 123-acre Intown West Redevelopment Area lies north and west of Tropicana Field, and was created in 1990, with a tax increment district. Intown West was created to capitalize on the development of Tropicana Field and the eventual award of a Major League Baseball franchise. Specific issues the IWRP attempts to address include physical deterioration of structures and properties, poor visual identity and lack of a unified architectural theme or development pattern.



Map 1  
**Community Redevelopment Areas in Downtown St. Petersburg**



**Redevelopment Areas**

- Intown
- Bayboro Harbor
- Intown West

## PROJECT DESCRIPTION

The redevelopment of ~~the~~ Intown has been a long-standing goal in St. Petersburg. It was recognized in the Goals for St. Petersburg 1973, the 1977 *Intown Sector Land Use Plan*, and, in 1979, the *Intown Design and Development Program* (IDDP). Given the above precedents, part of Intown Sector (see Map 2) has been identified as suitable for redevelopment as required under Chapter 163, Part III.

The redevelopment area is outlined on Map 2 and covers 309 acres, excluding rights-of-way. This area was declared suitable for redevelopment on December 17, 1981, (see Appendix A). Since its 1982 adoption, the IRP has been modified in response to changing market conditions, including amendments in 1995 that refined the plan emphasis for the Core, Waterfront, ~~Progress~~ Duke Energy Center for the Arts and other project areas (see Ordinance No. 205-G). In 2005, the City of St. Petersburg amended the Intown Redevelopment Plan to establish April 7, 2035, as its expiration date and utilize its tax increment financing revenue until that date to bond public projects related to the Pier, improvements to the ~~Progress~~ Duke Energy Center for the Arts, finance a mixed-use parking garage/transportation facility in an appropriate location within the IRP area, and fund pedestrian, streetscape and park improvements within the tax increment district. In 2015, the City amended the IRP to add \$20 million in budgetary authority to fund public improvements identified in the Downtown Waterfront Master Plan. Pinellas County's obligation to appropriate tax increment revenues will terminate the earlier of April 7, 2032, or at such time as the ~~\$97.4~~ 117.4 million in

funding required to pay for these projects has been repaid.

The written description of the Intown Redevelopment Area is as follows:

Starting at a point located at 7th Avenue N.E. extended and Tampa Bay moving west along 7th Avenue N. E. to Beach Drive, South along Beach Drive to 5th Avenue North, West along 5th Avenue North to 2nd Street, South along 2nd Street to 4th Avenue North, West along 4th Avenue North to 3rd Street, South along 3rd Street to 3rd Avenue North, East along 3rd Avenue North to 2nd Street, South along 2nd Street to 2nd Avenue North, West along 2nd Avenue North to 3rd Street, South along 3rd Street to 1st Avenue North, West along 1st Avenue North to 6th Street, North along 6th Street to Mirror Lake Drive, West along Mirror Lake Drive to Arlington Avenue, West along Arlington Avenue to 7th Street, South along 7th Street to 1st Avenue North, West along 1st Avenue North to 8th Street, South along 8th Street to 1st Avenue South, West along 1st Avenue South to 16th Street, South along 16th Street to I-175, East along I-175 to 4<sup>th</sup> Street, South on 4<sup>th</sup> Street to 5<sup>th</sup> Avenue South, East along 5<sup>th</sup> Avenue South to 3<sup>rd</sup> Street, North along 3rd Street to 4th Avenue South, East along 4th Avenue South to 2nd Street, South along 2nd Street to 5th Avenue South, Easterly along 5th Avenue South to Bayshore Drive, Easterly along Bayshore Drive to the Southern boundary of Municipal Parking Lot No. 51 on Plat Sheets D-1, D-3 and E-3 of the Official Zoning Map of the City of St. Petersburg, Easterly along the Southern boundary of Municipal Parking Lot No. 51, then Northerly along the Eastern boundary of Municipal Parking Lot No. 51 to Tampa Bay, Northerly along the coastline including any natural or artificial structures or land masses emanating from the coastline to a point located at the intersection of 7<sup>th</sup> Avenue N. E. extended and Tampa Bay; less the area beginning at the intersection of 1st Avenue South and 7<sup>th</sup> Street, South along 7th Street to 2nd Avenue South, East along 2nd Avenue South to 5th Street, South along 5<sup>th</sup> Street to 3rd Avenue South, East along 3<sup>rd</sup> Avenue South to 4<sup>th</sup> Street, North along 4<sup>th</sup> Street to 1<sup>st</sup> Avenue South, West along 1<sup>st</sup> Avenue South to 7<sup>th</sup> Street.

Within the redevelopment area are four important focus areas for new development: the Core, Webb's City, the Stadium Complex and surrounding residential areas (see Map 2). The first focus area is the Core, which also encompasses the waterfront. The integration of the Core and waterfront into a single focus area recognizes the importance of unifying these areas, which is a vital and unique part of the Intown and downtown revitalization.

Webb's City represents the second focus area and consists of the former Webb's City Department Store site and adjacent parcels. The Webb's City Department Store had functioned over the years as a residential service center as well as a tourist attraction. However, Webb's City Incorporated became financially troubled in 1976.

In January 1981, the City's involvement with Webb's City redevelopment program occurred when the Economic Development Administration transferred title of its property to the City. The City, in return, began making payments to EDA on the \$1.1 million transaction on February 18, 1987.

The Stadium Complex is the third focus area and is located between Dr. Martin Luther King, Jr. and 16th Streets and between 1st Avenue South and 1-175. The Stadium Complex, formerly known as the Gas Plant area, was declared a redevelopment area by City Council on September 7, 1978, under Chapter 163, Part III, F.S.; (Council Resolution 78-738). Initially envisioned to support industrial park and residential development, the Gas Plant Redevelopment Plan, which included plans to construct a multipurpose stadium on the site,

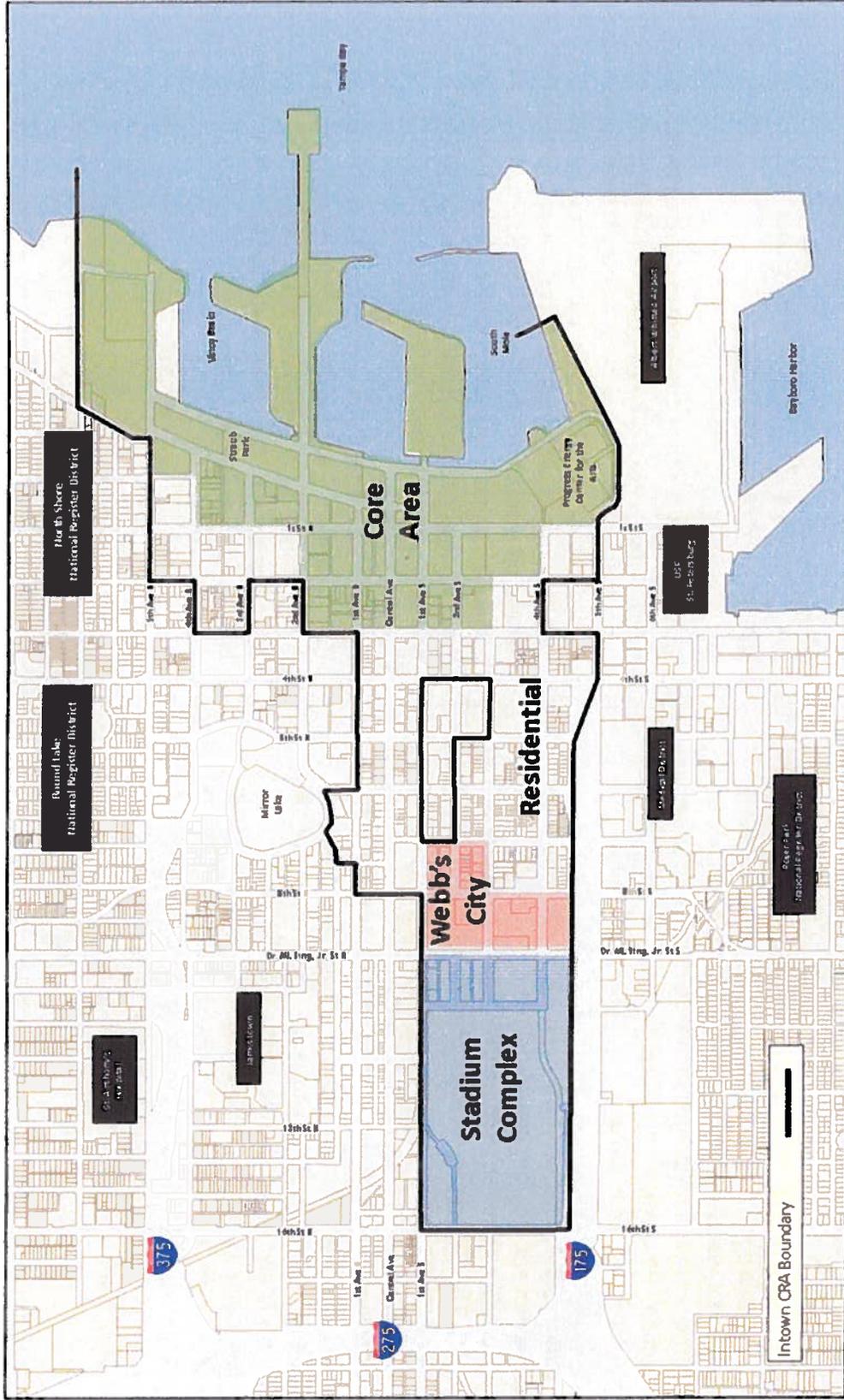
was incorporated into the Intown Redevelopment Plan in 1983 (Ord. No. 669-F). Land acquisition and construction took the remainder of the decade, with the new domed stadium officially opened to the public on March 3, 1990.

The surrounding residential areas represent an important facet of establishing a permanent residential base in the downtown and providing for a 24-hour working, living and recreational activity center.

## REDEVELOPMENT ROLES

The City Council is the Community Redevelopment Agency (CRA) of the Intown Redevelopment Area and reviews certain projects for consistency with the Intown Redevelopment Plan, according to project cost thresholds adopted by resolution. The CRA has the authority to recommend amendments to the Redevelopment Plan ("Plan") with final approval by the City Council. As part of any redevelopment process, there may be times when appropriate modifications to the Plan are necessary.

Under Chapter 163, F.S., the governing body (City Council) has the authority to amend the Plan in conjunction with holding a public hearing. All plan changes, modifications, and amendments shall also be approved by the Pinellas County Board of County Commissioners.



Map 2  
**Intown Redevelopment Area and Project Focus Areas**



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## REDEVELOPMENT ACTIVITIES

The St. Petersburg City Council, acting as the Community Redevelopment Agency, will achieve the goal of downtown revitalization, in conformance with this adopted Plan, through the following implementation techniques and as further described in this Plan:

1. Acquisition of real property, as provided for under Chapter 163, F.S.;
2. Demolition, removal or clearance of existing building, structures and improvements and preparation of the project area as defined by this Plan;
3. Rehabilitation of certain existing structures, as defined in the Design and Development Guidelines section;
4. A relocation of site occupants presently residing in structures that are acquired by the Community Redevelopment Agency, as set forth in the Neighborhood Impact Chapter;
5. Construction of public improvements as deemed necessary to implement the Plan, encourage private investment and provide for the overall benefit of the City;
6. Disposition, by sale or lease, of property within the redevelopment area to private enterprises or for public purposes for uses in accord with this Plan and with such

other conditions, disposition agreements and covenants running with the land as are necessary to ensure implementation of the Plan;

7. Formulation and Administration of rules governing reasonable preference to persons who are engaged in business within the redeveloped area if feasible and to establish rules governing the right of owners to participate in the redevelopment process.
8. Establish design and development guidelines to ensure new development and rehabilitation of existing structures are compatible with the surrounding area and conform to sound urban design practices; and
9. Management of property acquired by the CRA from the time of acquisition until disposition of the property.

## OBJECTIVES AND STRATEGIES

The overall planning framework for the specific redevelopment programs of the IRP area is based on the 1979 *Intown Design and Development Program* (IDDP) and the 1977 *Intown Sector Land Use Plan*. These documents provide the framework for encouraging private development and rehabilitation. The overall objectives of the redevelopment plan are listed below:

- A. **ENCOURAGE AND REINFORCE DEVELOPMENT**
  1. Encourage economic activity through the development of a unified commercial core area.

**OF AN INTEGRATED MOVEMENT SYSTEM FOR VEHICLES, TRANSIT, PEDESTRIANS AND PARKING.**

2. Formulate a participatory (public/private) approach to redevelopment.
  3. Explore and develop organizational and leveraging devices to encourage private investments, such as construction of public improvements, establishment of a development corporation, and use of tax increment financing, interest subsidies, loan guarantees, and federal grants.
  4. Define a mixed-use and middle income residential development project, formulating prototype design criteria and strategies and utilizing a participatory (public/private) development concept for marketing and packaging the project.
  5. Provide support services for residential development.
  6. Provide economic and employment opportunities for all citizens, with special emphasis on the disadvantaged and unemployed persons, working closely with the private sector and other organizations to promote the revitalization of Downtown St. Petersburg.
  7. Continue the Waterfront Plan, Downtown Core Area, the Stadium Plan, Webb's City and ~~Progress~~ Duke Energy Center for the Arts projects.
- B. PROVIDE GREATER ACCESSIBILITY TO INTOWN ACTIVITY AREAS AND VISUAL ASSETS THROUGH THE DEVELOPMENT**
1. Maintain strict enforcement of City codes related to landscaping and signage through increased inspection.
- C. ENSURE THAT THE FORM OF NEW DEVELOPMENT AND REDEVELOPMENT PROMOTES, REINFORCES AND MAINTAINS THE HISTORIC, CULTURAL AND AESTHETIC INTEGRITY OF THE INTOWN REDEVELOPMENT AREA.**
1. Develop a pedestrian system based on pedestrian counts and surveys in addition to current and projected development activity.
  2. Utilize existing sidewalks and alleys for establishing a pedestrian system base.
  3. Determine current and projected Intown vehicular circulation patterns by defining major roadways and their connecting streets, and identifying current and future activity nodes.
  4. Determine appropriate areas to locate future parking facilities, de-emphasizing surface parking and focusing on potential areas for joint venture parking facility development.
  5. Pursue a regional premium transit system with multiple downtown stations that serve Intown's existing activity areas and promote the development and expansion of others.

finance redevelopment. The following is a brief explanation of these techniques.

2. Continue the beautification program (landscaping, street graphics and lighting) along Intown's visual corridors, utilizing where appropriate the streets earmarked for the Street Tree Planting Program, and encouraging private sector participation, through the Chamber of Commerce and other interested organizations, in maintaining the aesthetic appearance of this vegetation.
3. Develop design criteria and prototypes related to sidewalk textures, service delivery, landscaping, pedestrian facilities, pedestrian crossings, pedestrian lighting, sun and shade, and connections between buildings and public and private open space.
4. Develop prototypes for design of required open space to encourage quality design and establish concepts for relating building form and green space to other buildings, street and pedestrian systems and historic elements.
5. Increase Intown green open space through development of a landscaped pedestrian system and the Street Tree Planting Program and encourage developers to provide increased open space through incentives.

## METHODS OF FINANCING

There are several funding techniques that will be utilized to

- Tax increment financing is a redevelopment funding mechanism established under Chapter 163 (Community Redevelopment Act) of the Florida Statutes. As a financial tool, it provides that the assessed value of a designated redevelopment area may be frozen upon establishment of a redevelopment plan. The frozen base continues to be available to all local taxing agencies for operating purposes throughout the duration of the redevelopment project. However, any growth in assessed value over the frozen base is reserved for the repayment of indebtedness incurred by the Community Redevelopment Agency in conjunction with redeveloping the area. The tax revenue generated by the redevelopment area is placed into a tax increment trust fund (T.I. Trust Fund or Trust Fund).  
  
The property tax rates of local agencies continue to apply to this assessed value increment, but the revenue resulting therefrom is not available to other local taxing agencies (except the School Board) until all project indebtedness has been repaid.
- When available, Federal funds will continue to be used for downtown redevelopment projects.
- Industrial Revenue or Development Bonds (Chapter 159, Part III, F.S.) may be issued by the City to finance private improvements on behalf of a developer for project

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construction. The developer is responsible for the debt service.

- Revenue bonds can be issued by the City to finance public improvements e.g. parking structures and debt service paid back through parking revenues or a special fund.
- A special assessment district can be established for the purpose of assessing property owners for public improvements e.g. sidewalk improvements.

These financing methods will be used by the City in conjunction with the Community Redevelopment Agency and private sector to implement a comprehensive program for redevelopment.

Since the necessary components of a redevelopment program can be quite diverse, the available funding sources for each specific redevelopment component will be explored to the extent appropriate. The scope and quality of redevelopment may depend on a municipality's ability to complement the objectives of the redevelopment program and lower development costs to the private sector.

Summarized on the following page are some typical components of a hypothetical large scale redevelopment project. These components are matched with potential available financing sources. Please note that one or more financing sources may be used.

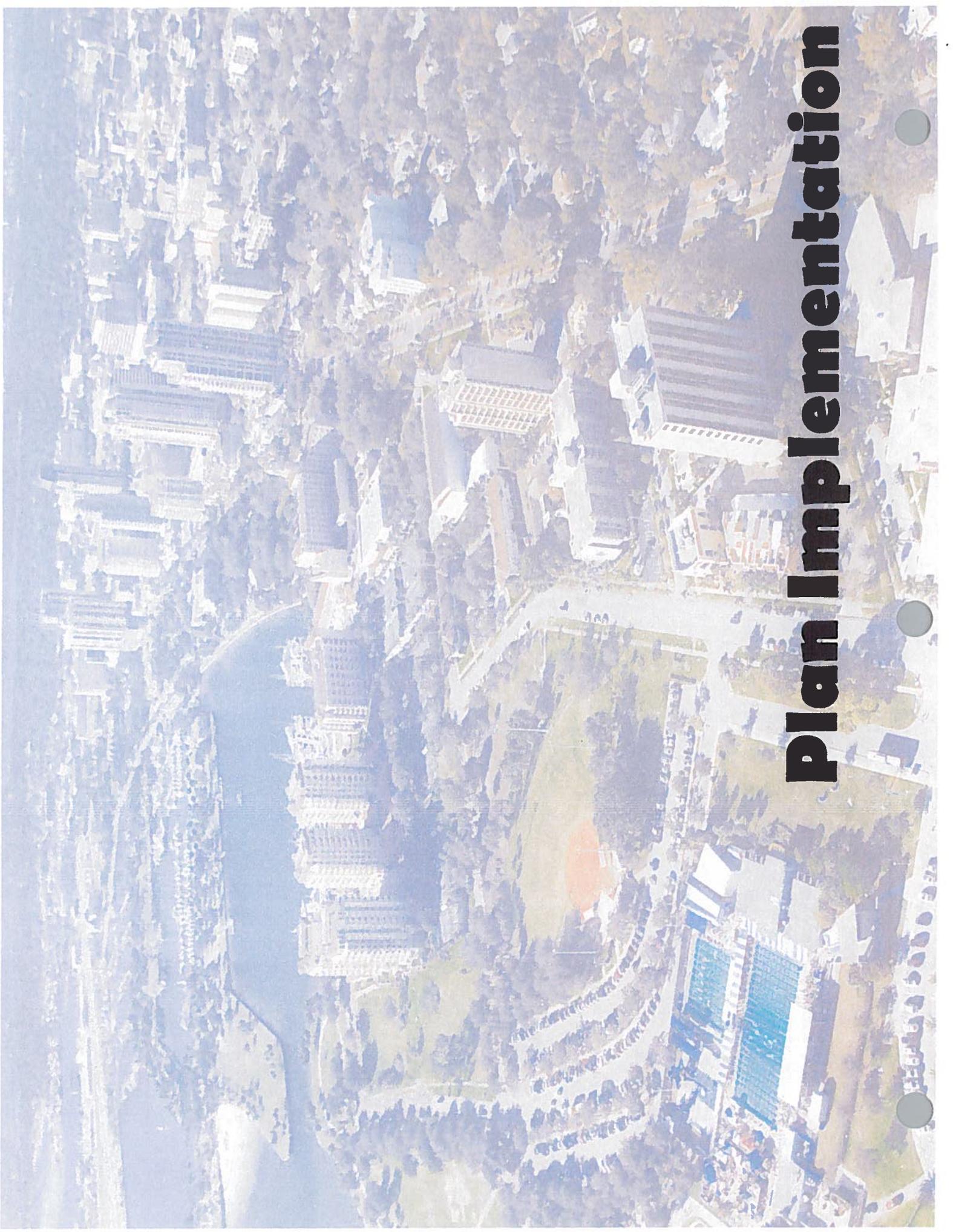
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### Typical Project Components

- Land acquisition, demolition of existing improvements, site grading and preparation of site for construction.
- Infrastructure (location or relocation of utilities, the closing or opening of public streets and/or sidewalks, the construction and maintenance of public roads, sidewalks, skywalks and lighting).
- Public parking facilities (grade level and structure).
- Public recreational facilities (athletic facilities, parks, docks, etc.).
- Municipal facilities (city hall, police station, library, etc.)
- Mass public facilities (convention hall, arena, museum, theatre, etc.).
- Commercial/retail facilities (hotels, restaurants, offices and specialty retail).
- Manufacturing/warehousing facilities.
- Middle-to-upper income multi-family housing (condominium and rental).
- Historic rehabilitation and restoration.

### Financing Sources

- Proceeds of tax increment bonds. Sale of property to developer. Developer advances credited to future outlays. Downtown Improvement Corporation.
- Proceeds of tax increment bonds. State and Federal grants.
- Parking revenue bonds. Proceeds of tax increment bonds.
- Proceeds of tax increment bonds. Federal loans and grants. User fees.
- Municipal general obligation bonds.
- Municipal non-ad valorem revenue or general obligation bonds. Resort tax. Industrial development bonds.
- Industrial development bonds. Conventional mortgage financing. Federal loans, grants and guaranties.
- Industrial development bonds. Conventional mortgage financing. Federal loans, grants and guaranties.
- Conventional mortgage financing. Local single family mortgage revenue bond financing.
- Federal loans or grants. Industrial development bonds for commercial operations.



# Plan Implementation



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## IMPLEMENTATION APPROACH

The overall implementation program revolves around adherence to a comprehensive program approach focusing on:

1. Public improvements, such as parking and sidewalk improvements, developed in conjunction with private sector projects;
2. Design programs and guidelines to ensure design compatibility between buildings and blocks and within the Intown as a whole;
3. Financial involvement by the City through tax increment financing, by State and Federal funding sources, and by financial institutions that create the types of lending programs necessary to accomplish downtown revitalization. This involvement focuses on utilizing public funds to generate greater private investment through leveraging techniques;
4. The organization of downtown activities through a centralized agency or group working with the City and merchants for the purpose of promotion, administration, and business development. This should also include lobbying efforts to modify existing and promote new state legislation favorable to downtown development.

## PLAN EMPHASIS

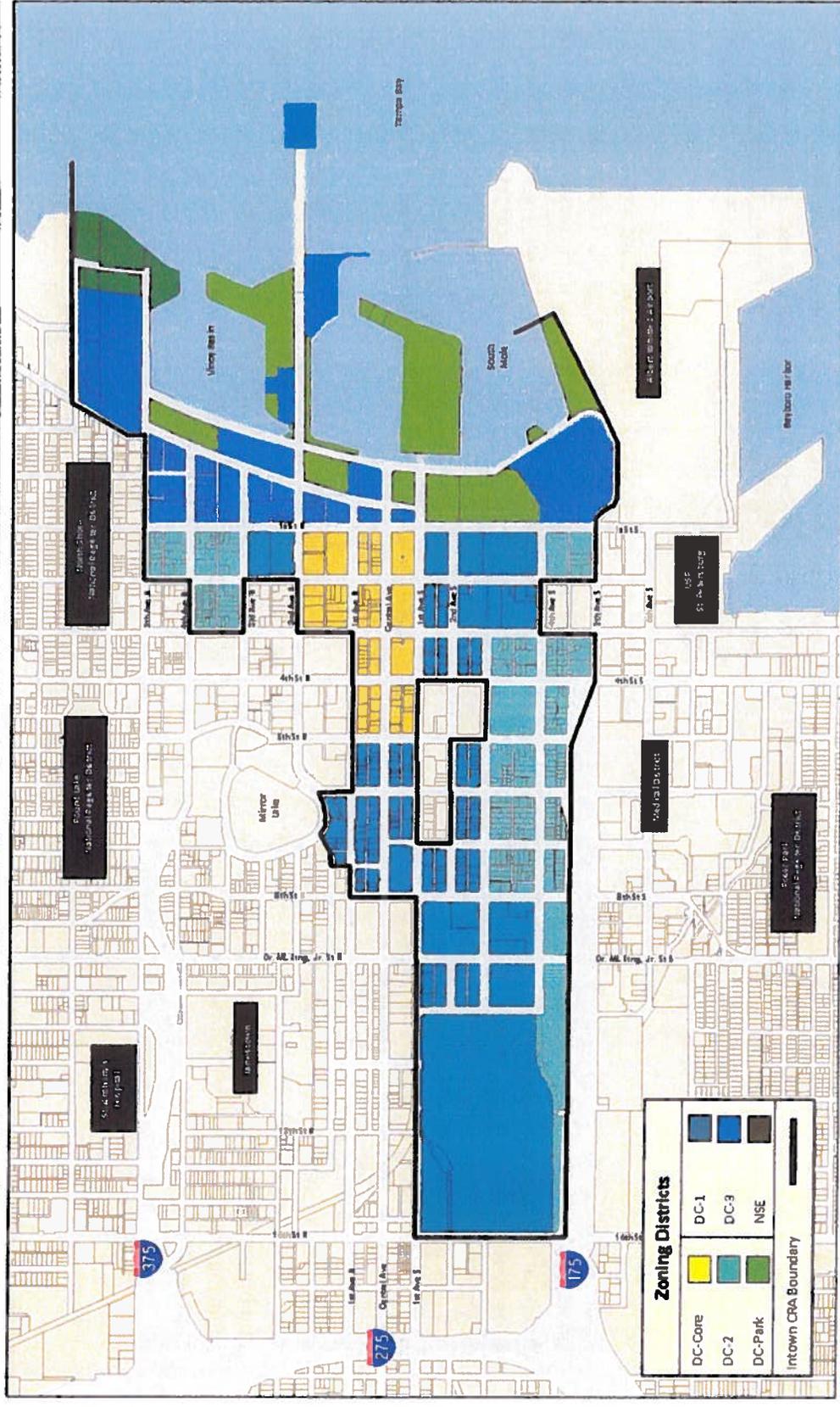
Part of the plan implementation is developing an overall land use emphasis in order to achieve the concentration and form of development desired. Map 3 depicts the Downtown Center zoning districts within the redevelopment area that implement the land use focus for Intown.<sup>1</sup> The uses indicated correspond to the Downtown Center zoning within each block as well as the *Intown Sector Land Use Plan*. This plan is in compliance with the City's Comprehensive Plan prepared under Chapter 163, Part II, F.S.

The central portion of the **Downtown Core** area is defined as a mixed use emphasis, either office, retail, residential or a combination thereof, reflecting the importance of concentrating intense office and major retail activity within this small area. This concentration achieves a 24-hour activity center and emphasizes a pedestrian orientation. The surrounding blocks provide a support base with mixed-use activities (office, residential and/or minor retail), with a specialty retail focus along the waterfront.

The **Webb's City** area will provide essential residential support services as well as expanding the employment base through office development. Another important emphasis for the Webb's City area is market rate housing.

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<sup>1</sup> [Map 3 is for illustrative purposes. Please refer to the City's Official Zoning Map for the most up-to-date information.](#)





Map 3

## Zoning in the Intown Redevelopment Area

May 10, 2023



st.petersburg  
www.stpete.org

The plan for the **Stadium Complex** is substantially complete with the construction of the stadium and attraction of a Major League Baseball franchise but ongoing refinements can be expected in order to meet the evolving needs of baseball and its fans.

The plan emphasis is designed to reflect the various activities for each focus area as implemented through the Downtown Center zoning districts and how these activity concentrations should integrate and support each other. Residential uses will be allowed throughout the redevelopment area, either as a permitted use or through the special exception or streamline approval processes provided by the land development regulations.

Open space and street layouts are depicted on Map 3. In addition, the limitation on the size and type of development in the area is governed by the City's Land Development Regulations, including open space and parking requirements and this Plan.

## TRUST FUND PROGRAMMING

The City of St. Petersburg approved the Intown Redevelopment Plan (IRP) to revitalize the city's original downtown core area and waterfront for urban entertainment, residential, commercial, institutional, and office uses. To stimulate private investment within Intown through public improvements, the City also established a tax increment financing district and issued bonds totaling \$72.5 million to pay for these

improvements.<sup>2</sup> Through four separate bond issues in 1984, 1985 and two in 1989, the City issued bonds to pay for projects such as improvements to Bayfront Center (now ~~Progress~~ **Duke** Energy Center for the Arts) and the Pier, South Core garage, streetscape improvements, land acquisition, Tropicana Field improvements and other public initiatives.

In 2005, the City amended the IRP to extend until 2032 its use of tax increment financing to fund public improvement projects throughout Intown (see Ordinance 715-G and interlocal agreement in Appendix A). In addition to renovations to the Mahaffey Theater, the extension was designed to pay for projects such as the Pier project and its approach, a mixed-use transportation facility, pedestrian and streetscape improvements as well as improvements to the waterfront park system. The TIF related costs of these projects were approved by Pinellas County via interlocal agreement in the amount of \$95.4 million.

In 2006, the City Council and Pinellas County increased this amount to provide an additional \$2 million in tax increment financing proceeds to complete the Mahaffey Theater renovation project (see Ordinance 762-G and Appendix A). In 2010, City Council approved \$2.5 million from tax increment financing for use at the ~~Progress~~ **Duke** Energy Center for the Arts to augment needed funding to complete the new Salvador Dali Museum. Pinellas County matched the City's funding with monies available through the Tourist Development Tax. [In](#)

<sup>2</sup> TIF is a method of facilitating redevelopment by utilizing future city and county real property tax revenues to pay for public improvements. TIF earmarks any future growth in real property taxable values from the year the tax increment financing district is designated to pay for the cost of improvements.

2015, the City amended the IRP to add \$20 million in budgetary authority to fund public improvements identified in the Downtown Waterfront Master Plan approved in June 2015.

## PUBLIC IMPROVEMENT PROJECTS

When the City adopted the IRP in 1982, it identified an array of public improvement projects throughout Intown designed to facilitate private development. Major improvement goals included:

- redeveloping the downtown core into an intense mixed-use activity center that serves a broad range of dense land-uses;
- consolidating blocks for conveyance to developers;
- building parking garages to reduce or eliminate the demand for surface parking lots damaging to the urban fabric;
- enhancing the pedestrian experience by improving sidewalks, streetscaping and waterfront parks;
- expanding the cultural offerings through the ongoing development of what is now the Progress Duke Energy Center for the Arts;
- developing a sports stadium;
- expanding market-rate residential development;
- establishing a transit system to reduce the need for automobile use downtown; and
- developing the Webb's City site.

On many of these fronts, the City has made significant progress. In others, work remains. The section below outlines the public and private development activity that has taken place since the IRP's adoption, as well as those actions that are needed. The projects identified are those which will have the greatest impact on leveraging private investment and provide important public amenities. All the public improvements will be constructed in conjunction with new development or rehabilitation. **All costs identified in this plan are estimates** (emphasis added) and include planning, design, construction and project management costs. Maintenance of landscaping (including watering) for all the pedestrian improvements will be the responsibility of the abutting property owner.

In the section entitled "Summary" on page 31 below, Table 1 summarizes projects implemented between 1982 and 2004, while Table 2 identifies new public improvement projects proposed between 2005 and 2035. In addition, development and design guidelines for all projects in the redevelopment area are discussed in the section beginning on page 36 below entitled "Design and Development Guidelines."

## Core Area Project

The core project represents the establishment of a major activity center linking the downtown and waterfront (see Map 4). The public improvement programs identified for the core are designed to encourage private development and create the type of activity center that will attract people and business.

Since 1998, the core has seen the bulk of downtown's high-profile development activity, including the development of five

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residential condominium towers and a hotel on Beach Drive, construction of an urban entertainment complex and a major corporate headquarters, the establishment of a downtown college campus and cultural activities as well as the opening of many restaurants. These have all energized downtown into the 24/7 activity center envisioned by the City.

### Unified Retail Program

The unified retail program encompasses an eight-block area (blocks A, B, C, D, E, G, ~~Progress~~ Duke Energy/St. Petersburg College, and Jannus Landing - Map 4) within the Core. The project focuses on new development with intense retail activity that integrates with St. Petersburg College, ~~BayWalk~~ Sundial, Jannus Landing, and the Beach Drive Shops and implements the Waterfront Plan.

The unified retail concept seeks to create pedestrian oriented streets within the Core, to establish a strong tie between the major retail blocks. This concept will create the type of compact retail area necessary for attracting pedestrian shoppers, generating retail variety, and creating a major focal point for the Core.

The unified retail concept establishes street and upper level activities in order to create a successful integration of retail stores. The successful development, marketing/promotion, management, and uniform maintenance of the unified retail district may require management by a single entity. Another important element of the unified retail program is ensuring quality architectural design unity and compatibility of existing

development, new development and redevelopment within the core area.

The City's Land Development Regulations adopted in 2007 are the primary regulatory vehicle for ensuring the type and quality of development sought for Downtown. Through the Downtown Center zoning requirements, the LDRs establish allowable uses, development intensity, height, design details and other features necessary for the vibrant urban environment sought by the Intown Redevelopment Plan. Consequently, all future development and redevelopment must be consistent with the Downtown Center zoning requirements as well as the Plaza Parkway Design Guidelines.

Below is a brief description of the development activity and use emphasis within the unified retail area:

*St. Petersburg College/~~Progress~~ Duke Energy Block* The block, located just east of Williams Park has made significant strides toward achieving the IRP's vision. St. Petersburg College opened its Downtown Center in 2005 by renovating the former Maas Brother furniture building and providing 111,000 sf of classroom and administrative space. ~~Progress~~ Duke Energy Florida opened its 220,000-sf headquarters in 2006 allowing it to consolidate its functions in Pinellas County. Finally, SPC, American Stage and the Florida Orchestra have collaborated to build a new 25,000-sf cultural arts center linked with SPC's Downtown Campus that opened in 2009.



Map 4

### Key Development Blocks in Downtown St. Petersburg



**Jannus Landing Block** The historic block has seen substantial renovation activity since the IRP's inception, including the adaptive reuse of the Detroit Hotel into condominiums, as well as tenant improvements for restaurants, offices and specialty retail. The block has also served as a concert venue for several decades, adding to the cultural and entertainment mix essential for downtown. Future development should continue the existing mixed-use pattern with a major street-level retail emphasis to reinforce and support the unified retail program.

**Block A** The 2000 opening of BayWalk, a 160,000-sf urban entertainment center with shopping and movie theaters, was an immediate success, drawing nearly 3 million/year in its first few years. After struggling during the Great Recession and its aftermath, the complex underwent a \$30 million renovation, and reopened in 2014 as Sundial St. Petersburg.

**Block B** The South Trust Tower at 125 2<sup>nd</sup> Ave N and the MidCore Parking Garage are the most significant development projects on this block. The 207,000-sf tower that opened in 1985 implemented the IRP's vision for a major office component, while the parking garage satisfied a downtown-wide emphasis. The garage, completed in 2000, also provided nearly 60,000 sf of retail space. The construction of the Millennium Walkway, linking the MidCore Garage with BayWalk Sundial, met the IRP's design vision for a pedestrian network providing north/south connection lined by bronze sculptures.

**Block C** The block is strategically located between the waterfront park system, Beach Drive and BayWalk Sundial. Two major condominium towers - Florencia (2000) and Ovation (2009) – opened in the 21<sup>st</sup> Century and implemented the IRP's vision for mixed-use residential with a specialty retail emphasis to blend with Beach Drive Shops. The streetscape features, ground-floor retail and public art built by Ovation creates the major public open space that physically and visually links the unified retail core program with the waterfront park system.

**Block D** In 2011, this block located on Central Avenue is a surface parking lot, and is the most significant development site remaining in the in the Unified Retail Core. The Downtown Core zoning requirements call for an intense mixed-use block with significant ground-floor retail uses provided on all sides of the building. Because of the pedestrian linkages already established by the MidCore Garage arcade and the Millennium Walkway, major retail activity (2 or 3 levels) should be provided along a north/south pedestrian corridor linking Central Avenue with the BayWalk Sundial block.

**Block E** When the IRP was first approved in 1982, the small block contained only the historic Ponce de Leon Hotel, an accessory structure and a surface parking lot. Since then the Hotel has undergone renovations, including the outfitting of three retail spaces for restaurant and nightclub use, and has been joined on the block by a Hampton Inn and Suites, a 92-room hotel with ground floor retail that opened in 2001.

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### Parking Structures

Public parking structures and mixed-use parking structures/transportation facilities will continue to be constructed at key locations within the core area. These structures should include ground level retail and may include air rights development above the parking structure, and will be located at appropriate locations within the IRP area (see Map 4Z).

### Pedestrian System

An important part of establishing a strong downtown revitalization program is providing pedestrian amenities. The Land Development Regulations (LDRs) identify areas within Intown where development may be required to upgrade or enhance streetscaping.

The Plaza Parkway Design Guidelines described in Appendix B serve as the design framework for the level of pedestrian treatment (pedestrian system classification) that is intended by the LDRs. Other blocks in the redevelopment area may be considered for inclusion as part of the pedestrian improvement program depending upon the availability of trust fund money and participation by all property owners along a given block frontage.

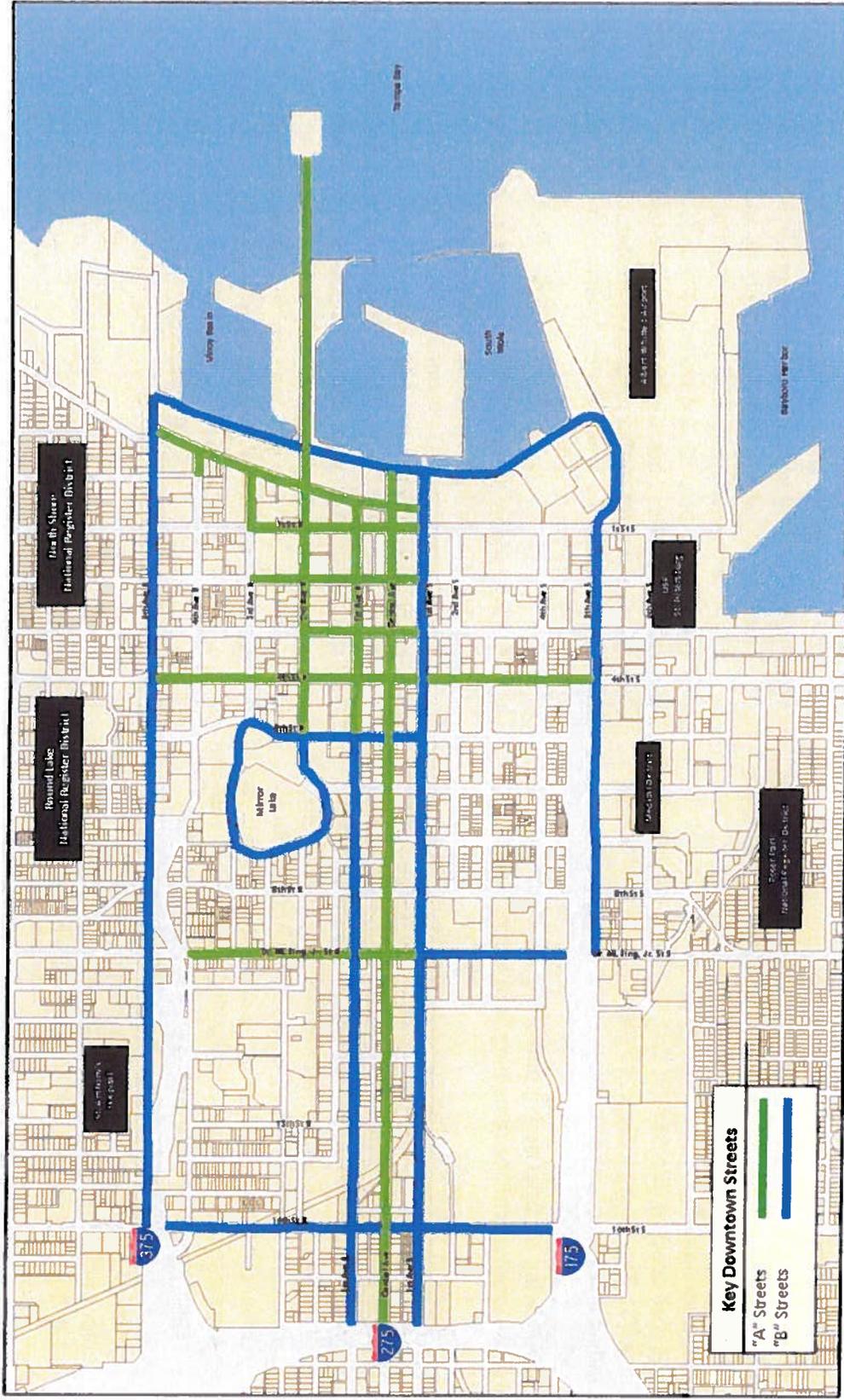
The pedestrian system cost breakdown for the Core includes, pedestrian mall areas, partial mall covering for weather protection, pedestrian improvements and skyways. The City will participate with the private sector in developing the pedestrian system.

Part of developing a unified core area is the ability to evaluate the design and human scale impacts of new development. Many of these design considerations were addressed during the 2007 amendments to the City's land development regulations that created the Downtown Center zoning districts. The urban design standards set forth in the DC districts improve the design and human scale of new development. These include

- Ensuring maximum building setbacks to create an urban edge to new development;
  - "Stepbacks" for new construction above a certain height to prevent the creation of a "canyon effect" on downtown streets;
  - Discouraging demolition of buildings without prior approval of a site plan and submission of building permits to maintain the urban fabric; and
- Incorporation of a minimum amount of pedestrian type uses in new construction (i.e., galleries, shops, restaurants) to ensure street-level pedestrian activity on many of downtown's major streets (see "A" and "B" Streets on Map 5).<sup>3</sup>

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<sup>3</sup> Map 5 is for illustrative purposes. Please refer to the City's Land Development Regulations for the most up-to-date information.



Map 5

## Streetscape Requirements for Downtown St. Petersburg



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### Block Consolidation

The Community Redevelopment Agency, for the purpose of consolidating development parcels, may undertake selected land acquisition to consolidate blocks for development. The Agency has undertaken acquisition before, most notably in assembling land in the 1990s for [BayWalk Sundial](#) and the MidCore Parking Garage, as well as for the [Progress Duke](#) Energy corporate headquarters during the early 2000s.

Block consolidation includes the establishment of the unified retail core concept (Blocks A, B, C, D, G, E.) and [Progress Duke](#) Energy/St. Petersburg College, [BayWalk Sundial](#) and Jannus Landing and consolidation of Block F (see Map 4).

The following is a brief description of the development activity and use emphasis of the remaining Core blocks (F and G).

**Block F** In 1991, construction was completed on a 340,000-sf mixed-use office tower. The tower, which has undergone several name changes, was the last large office project built in downtown before the opening of the [Progress Duke](#) Energy headquarters. The tower's parking needs are mostly met by the nearby SouthCore Garage, which can be accessed by an elevated pedestrian bridge. Any future development on the site must comply with the requirements of the Downtown Center zoning district.

**Block G** The SouthCore parking garage occupies the entire block providing 1,300 parking spaces, and more than 130,000 sf of commercial space. Future development of

the site or air rights must comply with the Downtown Core zoning district.

### **[PROGRESS DUKE](#) ENERGY CENTER FOR THE ARTS**

The [Progress Duke](#) Energy Center for the Arts, which includes the Salvador Dali Museum that opened in 2011, the Mahaffey Theater and other facilities, represents an important cultural resource and amenity to the community and a vital component of the downtown redevelopment program. It is necessary, therefore to prepare and periodically update (1) market and design studies to identify its appropriate role in the local and regional market (performing arts, theater, conventions, conferences and other related entertainment activities), and (2) facility improvements.

Project funding for market and architectural studies, public improvements required to support development of the Salvador Dali Museum, the rehabilitation of the Mahaffey Theater and expansion of the lobby, reorientation of the Theater entry toward the waterfront area, creation of an outdoor plaza, development of a new waterfront public park and funding for parking, landscaping and other related pedestrian and open space improvements (see Figure 1 for an ~~illustration of the concept plan~~ [aerial view of the Center and its environs](#)).

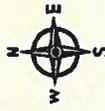
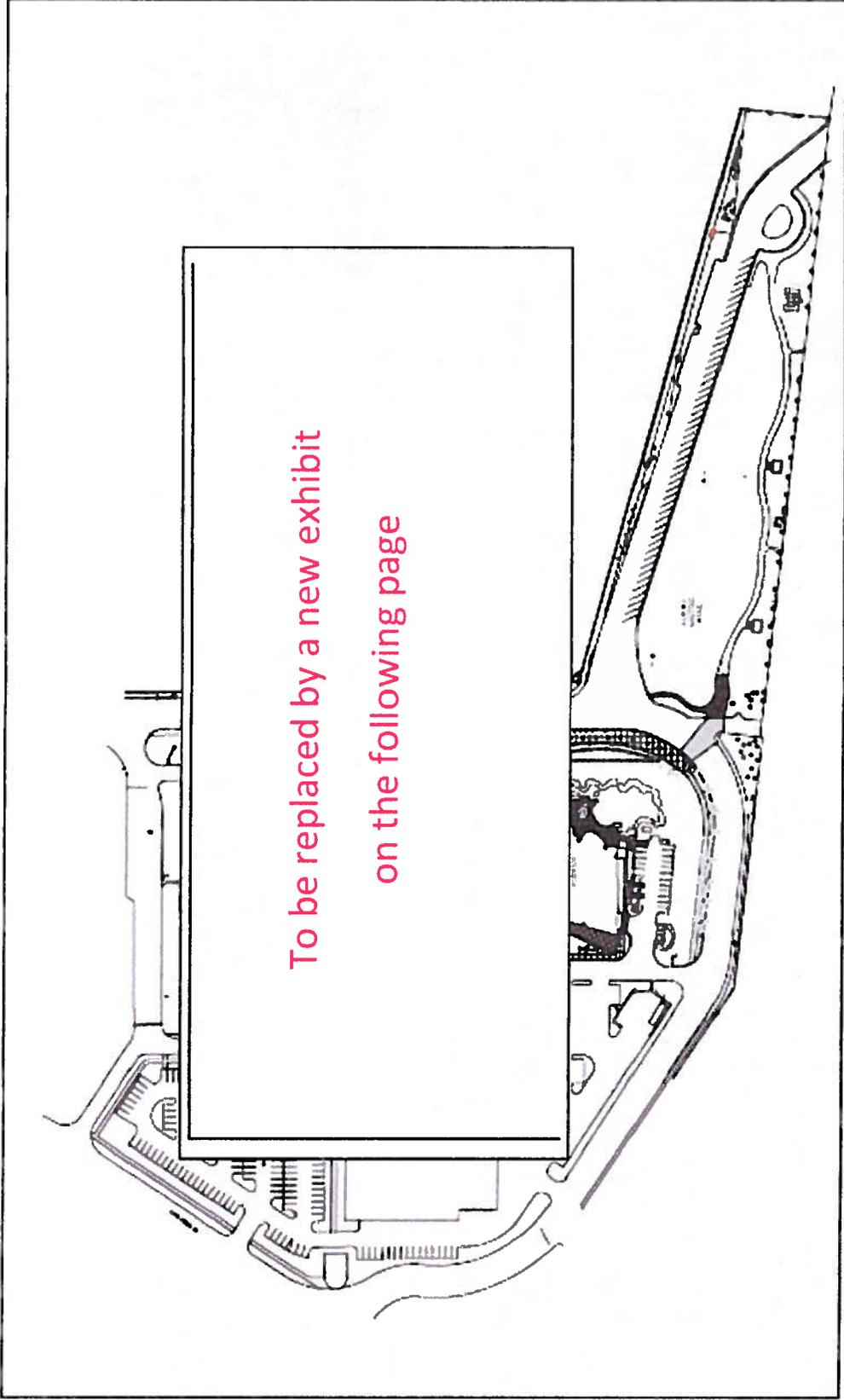


Figure 1

### Concept Plan for the Progress Energy Center for the Arts





- Key Features**
- 1. Salvador Dalí Museum
  - 2. Hinge Deck
  - 3. Center for the Arts Plaza
  - 4. Mahaffey Theater
  - 5. Albert Whitford Park
  - 6. All Lane Stadium
  - 7. Surface Parking
  - 8. Parking Garage



Figure 1

## Duke Energy Center for the Arts and Environs



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## WEBB'S CITY

When the IRP was first adopted in 1982, Downtown St. Petersburg was losing retail services and employment to the suburbs and struggling to retain its residential base. The Webb's City project was devised to address these issues and encompasses a six-block area focusing on office, residential and residential service retail [\(see Map 6\)](#).

By the mid 1980s, the project was successful by attracting Webb's Plaza, the AAA Headquarters, and the headquarters of St. Petersburg's Fire Department. In fact, the Winn Dixie at Webb's Plaza would be the only grocer to serve Downtown for nearly twenty years. By 2011, however, the Plaza is no longer competitive in the downtown retail market that emerged in the past fifteen years and is a potential redevelopment opportunity. In addition, another three blocks in the Webb's City project area are either vacant or underbuilt, also providing redevelopment potential. [However, as development in](#)

[Downtown has resumed after the Great Recession, the Webb's City area is poised to take off. In 2015, The Hermitage, 357-unit luxury apartment complex has broken ground in the 700 block of 1<sup>st</sup> Avenue South. Bordering Webb's City are several projects that illustrate investment interest in the area, including: a Publix Supermarket under construction across 1<sup>st</sup> Avenue South, along with gallery space to support the Morean Arts Center and Hot Shop on Central Avenue; the renovation of the Historic YWCA Building at 642 2<sup>nd</sup> Avenue South into a high-end steakhouse in 2013; the conversion of a former public housing complex on Dr. Martin Luther King, Jr. Street South, into the market Urban Flats; and the construction of](#)

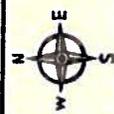
[Casablanca Tower and Orion, both market-rate multifamily complexes on 8<sup>th</sup> Street South.](#)

Webb's City strategic location between the IRP's "Core Area," Tropicana Field, the Intown West CRA and the Bayfront/All Children's medical district make it an attractive redevelopment opportunity for several different market sectors. The Downtown Center zoning district describes the uses allowed for the Webb's City project area. The LDRs along with the Plaza Parkway Design Guidelines, also prescribe appropriate urban design treatments for this important area.

## THE DOWNTOWN WATERFRONT AREA

The Downtown waterfront park system stretches from the Vinoy Park Hotel along 5<sup>th</sup> Avenue NE to the Salvador Dali Museum at the ~~Progress~~ Duke Energy Center for the Arts on Bayshore Drive/Dali Boulevard SE (Figure 2). It represents St. Petersburg's signature planning triumph and continues to attract millions of visitors a year for festivals, dining, sports, culture and entertainment, and leisure. Over many years, the City has attempted to upgrade facilities to respond to the waterfront's ever-evolving needs. For instance, in the late 1980s, the City constructed \$12.5 million in improvements to the Pier and Pier approach that expanded parking opportunities.

The IRP's objective for the Downtown Waterfront Area entails the continued revitalization of the waterfront parks and Pier area and focuses on development of specialty retail, parking, cultural and recreational facilities. [To that end, the City will be](#)



Map 6

## Webb's City Project Area



funding major public improvement projects to sustain and expand the success of Downtown St. Petersburg, including the Municipal Pier Project, implementation of the Downtown Waterfront Master Plan and continued streetscaping and waterfront park investments.

#### The Municipal Pier Project

The \$50-million Municipal Pier Project will result in extensive renovation or replacement of the Pier based on problems and issues cited in a City Engineering report to City Council on March 13, 2004, and subsequent documents. The report identified issues of deterioration that would not be remedied through the City's ongoing Pier maintenance program and determined that these efforts were not cost effective.

#### Downtown Waterfront Master Plan

On November 8, 2011, St. Petersburg voters approved an amendment to the City Charter requiring City Council to "develop and approve an inclusive Downtown Waterfront Master Plan (DWMP) by July 1, 2015." On June 4, 2015, City Council approved the DWMP, which identified nearly \$800 million in potential public and private improvements throughout the DWMP planning area that will enhance St. Petersburg's signature planning achievement.

The study area for the DWMP is comprised of six "character" districts that collectively span approximately seven miles of contiguous public waterfront beginning at the Northeast Exchange Club Coffee Pot Park on the north to Lassing Park to the south. Two of the districts – Pier District and South Basin

District -- are wholly contained within the Intown Redevelopment Area. The Pier District lies east of Beach Drive, north of Demens Landing and south of the North Mole sea wall. The South Basin District adjoins the Pier District to the south and reaches south to Albert Whitted Park and is generally bounded on the west by 1<sup>st</sup> Street South. A portion of a third district - North Shore- lying south of 7<sup>th</sup> Avenue NE and east of Bayshore Drive is within Intown (see Figure 2).

City Council's near concurrent approval of the Downtown Waterfront Master Plan with its May 2015 approval of the Pier Park design provides an opportunity to fund strategic public improvements within the Pier Approach to better link the proposed Municipal Pier with the bustling activity found on Straub Park, Beach Drive, Sundial St. Petersburg and Central Avenue. Within the Pier District, the DWMP identified \$51.7 million in improvements. Within the Pier Approach the City will fund through tax increment financing \$20 million in public improvements including but not limited to the redesign of existing downtown parks; street reconfiguration and streetscaping; and development of the Vinoy Basin area, any portion of which may include, without limitation, pedestrian areas and facilities, an open market, ferry/water taxi facilities, and restaurant/café facilities.

The proposed Another \$2.5 million to fund park improvements that was approved in 2005, will continue the City's focus on maintaining and improving the IRP's park system and facilities as support amenities for Downtown's residential and specialty retail market (see Table 2).

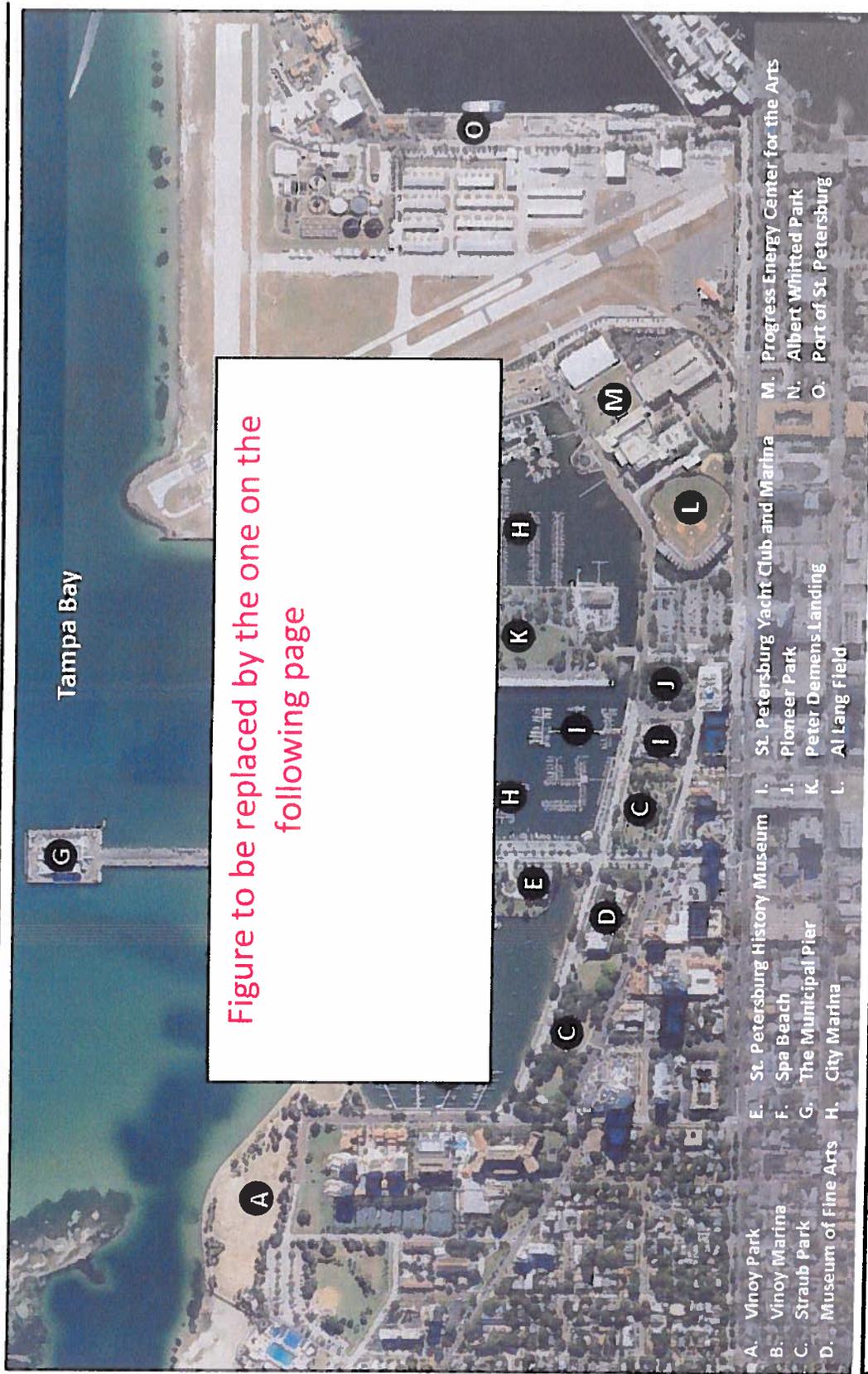


Figure to be replaced by the one on the following page

- A. Vinoy Park
- B. Vinoy Marina
- C. Straub Park
- D. Museum of Fine Arts
- E. St. Petersburg History Museum
- F. Spa Beach
- G. The Municipal Pier
- H. City Marina
- I. St. Petersburg Yacht Club and Marina
- J. Pioneer Park
- K. Peter Demens Landing
- L. Al Lang Field
- M. Progress Energy Center for the Arts
- N. Albert Whitted Park
- O. Port of St. Petersburg



Figure 2

### The Downtown Waterfront Area





The City Charter will require a public referendum for any disposition of or long-term lease on City property in the Downtown Waterfront Area east of Beach Drive to the Municipal Pier structure.

**RESIDENTIAL DEVELOPMENT PROGRAM**

The development of an expanded residential base in the Intown is essential to achieve a successful downtown redevelopment program. People living and working downtown will generate the 24-hour activity and community spirit necessary to continue the expansion of the downtown economic and cultural base. One important aspect of residential development is the utilization of the existing housing stock.

To ensure housing opportunities for all citizens of St. Petersburg, the residential development program focuses on two aspects of the housing market:

1. aid low and middle-income persons in the rehabilitation of their property or investor owners who provide housing for low and middle-income groups; and
2. aid in defining and assisting new middle-income residential development and infill housing, and ensuring its compatibility with the surrounding neighborhood. New low-income housing will continue to be provided through the City's existing programs in the Jamestown and Gas Plant area and through other federal programs.

The residential development program utilizes a variety of federal, state and local programs to encourage new housing and rehabilitation of the existing housing stock. This plan incorporates spot clearance and rehabilitation on a majority of the blocks in the redevelopment area and in other selected blocks utilizes rehabilitation and block consolidation for new infill housing (see Map 7). The program will consist of voluntary and compulsory participation by owners in the rehabilitation of their buildings in accordance with design criteria set forth in this plan.

The available funding alternatives include, but are not limited to, the following:

Federal

- 312 Rehabilitation Loan Program offers direct loans and works on a revolving loan fund basis;
- Section 8 rent supplement for low-income persons.
- Mortgage insurance programs designed to encourage lending institutions investment in housing by reducing the risk related.
- The Historic Preservation Tax Credit program provides a 20 percent tax credit for developers of who renovate rental housing that are listed on the National Register of Historic Places.

State

- The Community Contribution Tax Credit (Section 220.183,

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F.S.) offers a 50% credit against state corporate income taxes for contributions of up to \$200,000, for community development, which could be used as direct grant or to start a revolving loan fund;

- The State of Florida, through its enterprise zone legislation, provides tax incentives and loans to qualified community development corporations to carry out such projects in declared or distress areas;
- The Florida Housing Development Finance Agency may make available financing opportunities for residential rehabilitation, specifically through tax-exempt bonding.

#### Local

- promoting development of residential services;
- use of tax increment financing for residential related public improvements, such as recreation areas (use of alleyways), infrastructure, landscaping, lighting, etc;
- City may initiate vacation of alleys and streets for development;
- use a loan principal or interest subsidy program on conventional loans;
- use of tax increment financing for land acquisition;
- use of the Ad Valorem Tax Exemption for Historic Properties enabled by City ordinance;

- City may issue housing mortgage revenue bonds;
- local banks establishing a special loan pool for all types of residential development.

The key to encouraging the housing market to respond to the needs of housing consumers and stimulating new residential growth in the downtown, lies in creative financing techniques. When the IRP was adopted, it was estimated that the plan could generate 1500 or more additional housing units in the area. The IRP has exceeded that estimate. Since the IRP was adopted in 1982, more than ~~1,700~~ 2,100 residential units have been added within the community redevelopment area. In the rest of downtown, more than ~~550~~ 820 dwelling units have been constructed during the same period. All but approximately four hundred units have been constructed since 1998 throughout downtown.

#### Block Consolidation

The Community Redevelopment Agency, for the potential purpose of consolidating parcels, may undertake selected land acquisition for the residential development program. Blocks identified for consolidation are shown on Map 7.

The residential program involves the Vinoy project and the University Park Residential District. The development concept for these areas is described below:

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### Vinoy Project

The Vinoy Project encompassed the renovation of the Renaissance Vinoy Park Hotel, construction of condominiums on adjoining property and establishment of a marina. The Vinoy represents a unique landmark within the City's signature waterfront park system. At one time in the 1970s and 1980s, the Vinoy was an economic and aesthetic blight on the waterfront due to its deteriorated condition and vacant status for approximately 18 years, from 1974 to 1992). However, its restoration and reopening in 1992, the development of the Vinoy Condominiums in 2001, and the construction of the yacht basin, have been essential ingredients in the resurgence of downtown and the waterfront.

The continuing use of the Vinoy for residential or hotel uses, or both, is vital to establishing and maintaining a permanent population base in the downtown in order to stimulate and support hotel, office and retail growth, expand the City's tax base, encourage the rehabilitation of existing downtown neighborhoods, and reinforce the aesthetic quality of the waterfront park system.

The continued success of the Vinoy development will:

- ensure compatible development on the site that is sensitive to the visual image of the waterfront;
- develop and preserve a 200-foot wide open space buffer parallel to and west of Bayshore Drive NE between 7<sup>th</sup> Avenue NE and Fifth Avenue NE;

- protect the community's investment in the downtown waterfront park system; and
- enhance and achieve the specific development goals the Downtown Waterfront Area.

### University Park

Block "K" and Block "L" are located in an area identified by Downtown Core zoning for residential support (see Map 4 on page 16). The design concept should provide ground level green open space and may provide support service retail, in conformance with underlying zoning requirements.

The remainder of the district (8<sup>th</sup>-4<sup>th</sup> Streets between 3<sup>rd</sup> Avenue South and I-175) is appropriate for selected land acquisition and demolition for new in-fill housing and housing rehabilitation.

### **TRANSPORTATION PROGRAM**

A vibrant downtown requires a transportation system that balances automobile access with pedestrian-oriented facilities such as light rail, bus, trolley, biking and walking. The transportation program for Downtown St. Petersburg is a multimodal approach that recognizes Downtown as a regional activity center within Tampa Bay that needs to accommodate vehicular traffic while also maximizing the pedestrian experience so vital to its success. The City also expects that multiple stations will be located within Intown to serve any premium transit system that will be developed to improve

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regional access to Downtown St. Petersburg.

The interstate system carries visitors and workers to and from Downtown St. Petersburg, but once in Downtown the IRP program focuses on providing mass transit opportunities. The Pinellas Suncoast Transit Authority (PSTA) operates more than a dozen bus routes that use Williams Park in Downtown as a transfer point. The City is working with PSTA to relocate the transfer point from Williams Park to a new intermodal facility elsewhere in downtown. It is anticipated that the facility will be funded by \$14 million in tax increment financing, as approved by amendments to the IRP in 2005.

Transit within Intown and its environs is provided by the Looper Trolley, which was established in 1996. The program is administered by the St. Petersburg Downtown Partnership, Inc., and receives funding from several different sources, including the City of St. Petersburg, Pinellas Suncoast Transit Authority, Florida Department of Transportation and private sector organizations. The Looper serves the main activity generators in downtown including the waterfront park system and Beach Drive, Central Avenue, and the ~~Progress~~ Duke Energy Center for the Arts.

The Downtown Partnership, or successor, is also responsible for the Central Avenue Shuttle, which was established in Fall 2009. The Shuttle links the Downtown waterfront with the Grand Central Main Street District along Central Avenue.

In a dense urban environment, bicycles are an important mode of transportation costing little and using little space for parking.

The City has been integrating bike lanes onto many downtown streets for the last decade to improve cyclist safety. In 2008, the Pinellas Trail was extended into downtown St. Petersburg along First Avenue South allowing users to travel on the trail from Demens Landing on Tampa Bay to Tarpon Springs. The trail is separated from traffic by parking and curbs to better ensure user safety.

Finally, several sites within Intown have been identified to serve as stations for the region's first Bus Rapid Transit (BRT) project. As planned, the Central Avenue BRT would travel the First Avenue corridors from Downtown to the Gulf Beaches. The goals of the project are to develop and implement a successful BRT project along St. Petersburg's Central Avenue corridor that supports local revitalization and economic development plans; improves long-term livability; enhances safety and access for pedestrians and bicyclists; attracts new ridership; supports the unique character of the area; and provides service in a cost-effective manner.

~~As of 2011, an alternatives analysis has been completed and stakeholders are meeting to select the alternative that best meets the aggressive goals of the BRT project. Discussions are under way to determine the most appropriate route for the BRT to take to the beach communities. Once a final, coordinated decision is reached on the preferred alternative, the project will begin final design.~~

The preferred route for the the Central Avenue BRT service is from Downtown to Grand Central Station and then to St. Pete Beach. The Central Avenue BRT project is a top priority for the

Pinellas Suncoast Transit Authority (PSTA) and it is included in the Tampa Bay Area Regional Transportation Authority's Master Plan. Additional funding will be needed to produce the final design plans, construct the project, acquire BRT vehicles and operate the service. The City and PSTA are actively seeking this funding from federal and state funding sources.

## **PLAZA PARKWAY**

The Plaza Parkway program entails construction of public improvements, including pedestrian system improvements, as an incentive for owners to rehabilitate or redevelop their property. To that end, the City has allocated \$2.5 million for the program from tax increment financing (see Table 2). In addition, the program also requires property owners undertaking development to upgrade streetscapes, construct façade treatments and provide appropriate uses in downtown to implement the City's objective for a pedestrian-friendly downtown. (Such treatments are described in the Land Development Regulations and design requirements specified in the Plaza Parkway Design Guidelines.)

The primary focus of the program is on the properties located on Pedestrian Level "A" and "B" streets (see Map 5), although this program can be expanded to any part of the Intown Redevelopment Area. All other streets not designated as "A" or "B" streets shall comply with the minimum streetscape provisions provided in the Plaza Parkway Street System (see Appendix B for "Plaza Parkway Design Guidelines").

## **UTILITY PROGRAM**

Water, sewer and other utilities in the Intown represent an important factor in revitalizing the area. Because of the age and substandard line sizes in the Intown, a detailed analysis of utilities is being conducted that will eventually result in a programming of capital improvements to meet the expected increase in demand.

Funding sources for infrastructure improvements will be through the City's capital improvement program and possibly Federal and State funds.

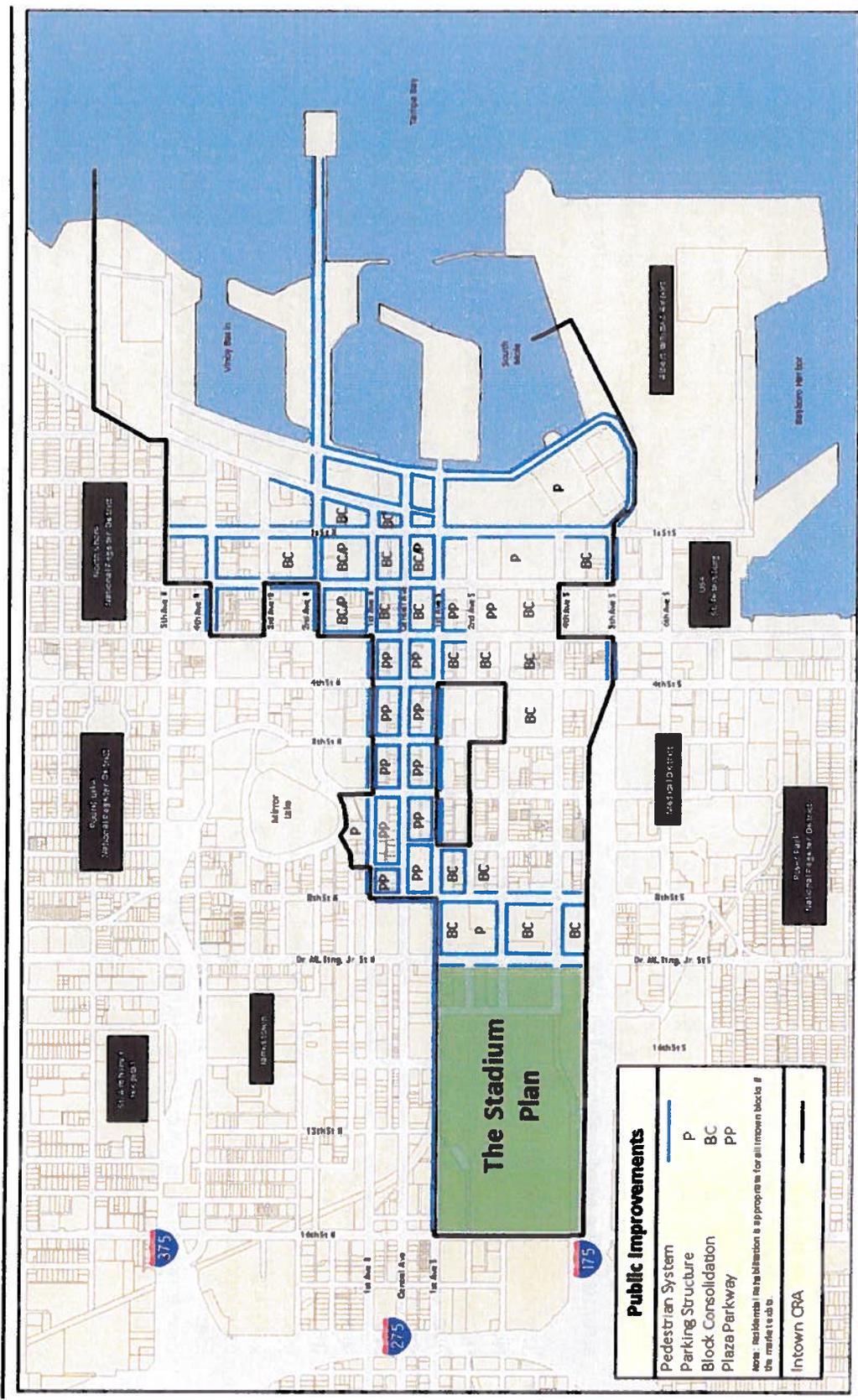
Costs incurred for the City to re-route water and sewer lines within or around a block because of a private development project will be borne by the developer.

## **STADIUM PLAN**

The Stadium Plan is a multi-purpose stadium project that was constructed on the original Gas Plant site. City Council approved an amendment to the Intown Redevelopment Plan changing the development program for the area to allow construction of a domed stadium. The stadium was opened to the public on March 3, 1990, eventually welcoming Major League Baseball in 1998.

## **OTHER PROJECTS**

The previously described public improvements represent important elements of revitalizing the area and providing an expanded and diversified retail, employment, residential and cultural base. In addition to these areas, other sites have been

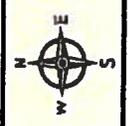


**Public Improvements**

- P Pedestrian System
- BC Block Consolidation
- PP Plaza Parkway

Note: market streets are tabularized in appropriate for all intown blocks except the market streets.

Intown CRA



Map 7

## Public Improvement Projects in the Intown Redevelopment Area



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identified for selected public improvements:

- The City may participate in a joint development with the County and/or other private developer(s) in constructing a public parking structure or mixed-use parking structure/transportation facility at an appropriate location within the IRP area. Office and/or retail or other allowable uses shall be located on the ground level of the parking structure and may be located above the parking structure.
- The Block "H" office project, more commonly known as City Center, was completed in 1984 and was another joint public/private partnership involving the construction of a parking structure with possible future air rights above the structure (see Map 4 on page 16).
- In conjunction with the rehabilitation of the Vinoy Park Hotel and adjacent new residential development, the City supported the development of marina slips adjacent to 5<sup>th</sup> Avenue NE in the North (Vinoy) Basin.
- Several sites within the redevelopment area may require block consolidation for commercial and/or residential development. These blocks are located on the fringe between the Core and the residential area, representing a transition zone requiring appropriate planning design and development. The blocks in this transition zone are identified as "i" and "j" on Map 4 on page 16. Future development shall comply with the Downtown Center zoning requirements.

## SUMMARY

Map 7 illustrates some of the various public improvements proposed and/or implemented in the Intown Redevelopment Plan since its inception, some of which have been described in the sections above. Table 1 describes projects implemented between 1982 and 2004 and their source of funding.

One important conclusion should be noted in regard to the trust fund allocation. Tax increment bonds have not been the only source of redevelopment funding in the past nor will they be the only source of funds available in the future for implementing projects. As outlined in Tables 1 and 2 and described in the "Methods of Financing" Chapter, a wide range of sources have been and may be used for project funding. The tax increment generated by the redevelopment area serves only as a starting basis.

## ADMINISTRATIVE AND RELOCATION COSTS

Business and residential relocation costs and administrative costs related to the project will be funded through tax increment trust fund or tax increment bond proceeds. Tax increment bond proceeds may be used for necessary architectural and other professional services to implement development projects described in the Plan.

## PROPERTY DISPOSITION AND DEVELOPMENT POLICY

For the purposes of this Plan, the Community Redevelopment Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of

**TABLE 1**  
**Major Public Improvement Projects Implemented in the Intown Redevelopment Area**  
 1982 to 2004

Project	Development Cost (1)	Funding Sources	
		TIF - City and County	City and Other Sources
Stadium Development (Tropicana Field)	\$209,549,851	\$22,500,000	\$187,049,851
Bayfront Center/Mahaffey Theater Renovation	27,157,920	8,209,000	18,948,920 (2)
<del>BayWalk</del> Sundial and MidCore Garage	22,135,606	5,496,000	16,639,606
South Core Garage	20,377,765	13,887,000	6,490,765
Development Sites Acquisition Costs	16,032,171	632,000	15,400,171
The Pier	14,862,273	1,600,000	13,262,273
Intown Streetscape Program	5,696,215	620,000	5,076,215
Waterfront Park Improvements	2,214,353		2,214,353
Downtown Museums Development	1,294,438	800,000	494,438
Downtown Transit Initiatives	583,110		583,110
Downtown Marketing and Promotion	231,070		231,070
<del>Progress Duke</del> Energy Park Improvements	204,021		204,021
<b>Total</b>	<b>\$320,338,793</b>	<b>\$53,744,000</b>	<b>\$266,594,793</b>

(1) Some projects include land acquisition costs.

(2) \$2.6 M of development cost was donated by the Mahaffey Theater Foundation as part of the 1987-88 renovations.

trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property in accordance with Florida Statute Chapter 163 and in compliance with this Plan.

Owner Participation

Owner participation is an important part of ensuring a cohesive downtown revitalization program. Therefore, owner participation is encouraged in the redevelopment of downtown.

Before the City pursues any development project on a particular site, contact will be made with the property owners to determine their interest in participating in the project. Such participation by an owner shall be contingent upon execution by such owner of a binding agreement by which the property retained or acquired will be developed and used in conformance with the plan.

The Community Redevelopment Agency may, prior to the execution of an agreement, determine in its sole discretion that it is in the best interest of the City to acquire such property for development by the City or disposition for competitive bidding. The Community Redevelopment Agency may acquire property which is retained by an owner under an Owner Participation Agreement if the owner fails, refuses or neglects to perform his/her obligation under said agreement.

Developer Disposition Agreement

The Community Redevelopment Agency shall reserve such powers and controls through disposition and development agreements with purchaser or leases of property as may be necessary to insure that development conforms to this plan. The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan.

**ENFORCEMENT**

After development, the administration and enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by Court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this plan. In addition, any recorded provisions expressly for the benefit of owners of property in the project area may be enforced by such owners.

The provisions of this Plan shall be effective until April 7, 2035.

**TABLE 2**  
**Intown Redevelopment Plan**  
**TIF Funding Required for New Public Improvement Projects - 2005-2035\***

Designated Projects	FY	Location	TIF Funds Required (in \$Millions)	Other Potential Funding Sources	Total Cost
<b>Municipal Pier Project (1)</b>	2008-2016	Downtown Waterfront at 2 <sup>nd</sup> Avenue NE	\$50M	To be Determined	\$50M
<i>See Note (1)</i>					
<b>Downtown Waterfront Master Plan Improvements – Pier District</b>	2016-2020	<u>Pier Approach</u>	<u>\$20M</u>	<u>City/Other</u>	<u>\$51.7M (2)</u>
<b>Progress Duke Energy Center for the Arts</b>		NE Corner of 1 <sup>st</sup> St/5 <sup>th</sup> Ave S			<u>\$31.286M</u>
Mahaffey Theater	2005-2011		\$25.854M	City (\$2.932M)	
Salvador Dali Museum	2010-2011		\$2.5M		
<b>Mixed Use Transportation Facility</b>	2006-2016	TBD	\$14M	No other public funding identified; however, mixed use project would leverage private investment	\$14M
<b>Pedestrian System/Streetscape Improvements</b>	2006-2035	Throughout IRP District	\$2.5M	City	\$2.5M
<b>Park Improvements</b>	2006-2035	Waterfront Park System	\$2.5M	City	\$2.5M

\* TIF expenditures may only be utilized for those Designated Projects in Table 2 where TIF funds are required as noted herein; provided, however, that no TIF expenditures may occur for Projects other than Designated Projects with TIF funds required as noted herein, without prior approval of the St. Petersburg City Council and the Pinellas County Board of County Commissioners.

**TABLE 2  
Intown Redevelopment Plan  
TIF Funding Required for New Public Improvement Projects - 2005-2035\***

Designated Projects	FY	Location	TIF Funds Required (in \$Millions)	Other Potential Funding Sources	Total Cost
<b>Utility Improvements</b>	2005-2035	Throughout IRP District	\$0	City and Private Developers	TBD
<b>Signage</b>	2005-2035	Throughout IRP District	\$0	City	TBD
<b>Bicycle Trails</b>	2005-2035	Throughout IRP District	\$0	City, State and Federal	TBD
<b>City Marina Improvements</b>	2005-2035	Throughout IRP District	\$0	City, State and Federal	TBD

**Maximum TIF Funds Required: \$9117.354**

\* TIF expenditures may only be utilized for those Designated Projects in Table 2 where TIF funds are required as noted herein; provided, however, that no TIF expenditures may occur for Projects other than Designated Projects with TIF funds required as noted herein, without prior approval of the St. Petersburg City Council and the Pinellas County Board of County Commissioners.

Note (1) Because of the size of the project, the timing and/or amounts necessary for the Municipal Pier Project may need to be revised in the future. Such changes shall only occur in an amendment to the Interlocal Agreement between the City and County.

(2) Includes the total estimated costs of all Baseline, Targeted and Transformational features and projects identified for the Pier District in the Downtown Waterfront Master Plan, adopted on June 4, 2015, by St. Petersburg City Council (Ord. 167-H).

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## DESIGN AND DEVELOPMENT GUIDELINES

The design and development guidelines listed below were created in order to ensure compatibility between the types of developments that are desired in the downtown and how such developments should relate to the environment and each other.

All real property in the project area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of adoption of this Plan, except in conformance with the provisions of this Plan and all applicable State and local laws in effect from time to time.

## DESIGN PARAMETERS

### General

- All redevelopment sites shall meet all the applicable Land Development Regulations.
- Developers of projects within the redevelopment area shall submit project proposals and designs to the Community Redevelopment Agency (CRA) for development review.
- All development should demonstrate the use of energy conservation techniques to reduce space cooling, hot water, and space heating demands. These techniques should address, but not be limited to:
  - building orientation
  - building facade materials
  - shading of buildings and parking lots
  - wind control for cooling ground level spaces and/or buildings
  - use of solar energy (if practical) to meet development energy needs or individual building requirements, e.g., shared solar hot water
  - use of paving material other than concrete or asphalt for parking lots to reduce area heat gain (such as turf block)
  - use of natural sunlight for interior lighting (daylighting).
- All new and redeveloped surface parking areas shall be landscaped according to applicable City requirements.
- All parking structures should provide decorative facades through building materials and/or landscaping along each parking level and shall contain street level retail, office, cultural, or recreational activities.
- All buildings within the development project should integrate architecturally, aesthetically and functionally through building design, materials, open spaces, scale, circulation systems, pedestrian level activities, and uniform signage and lighting.
- All new development and redevelopment should provide design elements (trees, canopies, street furniture,

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entryways, etc.) to bring the building and related activity spaces in scale with human dimensions and perception of space.

- Development should provide appropriate architectural variety to the area and generate street level activities, such as outdoor cafes and cultural activities.

#### Open and Pedestrian Spaces

Open spaces shall:

- be directly linked to the pedestrian system (sidewalks or skyways) and these links shall meet the Plaza Parkway Design Guidelines established in Appendix B; and
- provide sufficient lighting to ensure night security;

Open spaces should:

- relate to activities and buildings within the block;
- establish visual and functional ties to surrounding activities and create a sense of seclusion in spaces set aside from the main pedestrian flow such as found in court yards;
- provide various types of open space use (public, private, and semi-public spaces);
- provide sit-ability in terms of comfort and number of seating spaces (1 linear foot of seating space for each 300 square feet of open space), and such seating can be provided by appropriately designed benches, ledges or

chairs;

- provide for human comfort and scale through the use of landscaping and/or canopies for shade and highlighting building entrances;
- be considered for location on roof tops or upper levels in conjunction with activity spaces, to provide views of Tampa Bay, especially for development along Beach Drive and 1st Street;
- provide sculptures, murals &/or water features; &
- provide simple designs which dictate logical order and arrangement, allowing users to easily orient and relate themselves to the space and surrounding activities.

Pedestrian systems (all projects and areas within the Intown Redevelopment Area):

- shall be designed in conformance with the Plaza Parkway Design Manual (CRA Resolution 92-2).

#### Historic

- Renovation, redevelopment or new construction on historic properties shall comply with the City's historic preservation ordinance.
- Developments on sites with historic structures are encouraged to utilize the incentives offered by the City's land development regulations.

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### Residential

- All infill development should create a sense of place and neighborhood identity by relating to old and new architecture and by developing interrelated open and pedestrian spaces.
- All new development within and adjacent to residential areas should relate in building scale and mass with the surrounding neighborhood.

### Waterfront

Within the boundaries of the City of St. Petersburg lies one of the most unique aesthetically and economically valuable assets of the Region; our downtown waterfront.

The park-like character of the waterfront forms a U-shape around the eastern edge of the downtown which is anchored at its southern end by the ~~Progress~~ Duke Energy Center for the Arts, and its northern end by the Vinoy property. These two anchors represent prominent visual points that frame the Intown waterfront park system and, therefore, the development of the Vinoy site and the ~~Progress~~ Duke Center for the Arts as activity and visual image centers is very important to the successful redevelopment of the downtown, the use of the waterfront as a public activity space, and the reinforcement of the aesthetic quality of the waterfront park system.

The downtown waterfront has established itself as an area with

its own sense of time and place. In order to preserve and enhance this historical and visual continuity, it is important to establish the design compatibility of buildings along the waterfront with each other as well as with the park-like character of the waterfront. It is equally important to provide for a variety of activities along the waterfront and in the downtown so all citizens of St. Petersburg can enjoy the present and the future opportunities these City assets create.

### Vinoy Property Development

The Vinoy property is approximately bounded by 5<sup>th</sup> Avenue NE and 7<sup>th</sup> Avenue NE, and Bayshore and Beach Drives NE. Design considerations for the property include:

- shall maintain a compatible design relationship to the Vinoy and the waterfront in terms of building mass, scale, height, materials, color, and architectural character;
- shall provide for a 200-foot wide open space buffer parallel to and west of Bayshore Drive between Baywood Park and Fifth Avenue N.E. to maintain the open character of the waterfront allowing for visual access to and through the open space buffer area;
- shall preserve the Banyan trees and Indian Midden;
- shall provide landscaped buffers along all streets and any walls facing the street;
- shall landscape parking structures and areas;

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development should use appropriate building materials and design elements such as stucco, key stone or cast stone to highlight entryways and along 1st and 2nd level facades, barrel tile roofs, terra cotta tiles, towers with pyramidal or triangular shaped tops, accent brick (light colors), or canopies, arches, and arcades.

- shall provide a landscaped design separation between the development, Baywood Park and open space buffer parallel to and west of Bayshore Drive.

- shall avoid utilizing large and continuous building masses to create a walled image or effect along Fifth Avenue N.E., since it is important to maintain the aesthetic charm and openness of the Vinoy Basin area and waterfront park system, especially as viewed from Pier Park and along Straub Park.

- should minimize visual intrusion of parking structures along Fifth Avenue N.E. and Bayshore Drive via landscaping and/or site design of the project;

- The development that conforms to the stipulation entered into between the parties and approved by a final judgment executed by Judge Bryson on December 3, 1982, in the case of Padula and Workman v. City of St. Petersburg (Circuit Civil No. 82-6574-17) shall be deemed to conform to the provisions of the Community Redevelopment Plan. This final judgment is recorded at pages 7 and 8 of O.R. Book 5439 of the Official Records of Pinellas County, Florida.

#### Core Area (Unified Retail Core)

- Mediterranean Revival is a prominent architectural style in St. Petersburg. Mediterranean Revival design elements should be encouraged in the Core Area. New

- The Jannus Landing Block should be rehabilitated or redeveloped in keeping with the architectural style (vernacular), scale, and character of the block. This involves addressing design issues related to the preservation of important building facades, pedestrian linkages through the block, and integrating internal and external open spaces.

- The Core area will be encouraged to develop using the concept of a strong pedestrian orientation including open spaces and plazas.

- The Unified Retail Core should capitalize on and reinforce the existing urban fabric of the waterfront and the existing downtown business district.

- The major pedestrian axes shall directly link the waterfront and downtown business district.

- The major pedestrian axes shall function as the major retail spine linking the existing downtown business district.

- Retail activity will be encouraged to orient along the

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street as well as within the interior parts of the development.

- The pedestrian/open space system within the Core Area shall be a series of interconnected outdoor and/or indoor open spaces, with a focus on water features that link developments within the Core and to Downtown, Williams Park, the Waterfront and the ~~Progress~~ Duke Energy Center for the Arts. Developments in the Core Area shall provide for the pedestrian/open space system through maximum use of natural sunlight through a large or series of glass atriums or open air designs (high ceilings, central outdoor plazas, sunlight filtration from the ceilings). Gateway/entry points into the pedestrian/open space system shall be highlighted through large landscaped plazas or open spaces. The pedestrian/open space system and gateway shall include features such as sculptures, water landscaping and murals to create an exciting urban space.

- Development along the waterfront (Beach Drive) should maintain a building (east-west) axis perpendicular to Beach Drive on levels above the second floor.

#### Webb's City

- All new development shall conform to the requirements of the Downtown Center zoning district and the Plaza Parkway Design Guidelines.

#### Rehabilitation

- Rehabilitation of existing structures shall conform to all applicable rules and regulations of the City of St. Petersburg.
- All buildings (including fences and accessory structures) within a commercial or residential rehabilitation project should integrate architecturally, aesthetically and functionally through building design, materials, scale, open spaces, circulation systems, pedestrian level activities, and uniform signage and lighting.

#### **DEVELOPMENT GUIDELINES**

- All new development shall be consistent with the permitted uses in the downtown zoning district in which it is located.
- Development intensity and uses shall be governed by the underlying zoning district. Of particular note are the Downtown Center zones (DC) which provide for mixed-use development based on floor area ratio (F.A.R.) system as outlined below:

District	Emphasis	FAR+
DC-C	Downtown Core	4.0 to 8.0
DC-1	Downtown Support	
	East of Dr. ML King St West of Dr. ML King St	3.0 to 7.0 3.0 to 5.0
DC-2	Downtown Residential	3.0 to 5.0
DC-3	Downtown Waterfront	2.0 to 3.0
DC-P	Downtown Park	0.2

+Range only applies from base FAR to administrative approval of FAR bonuses through streamline process. Additional bonuses can be awarded through a public hearing.

The Downtown Center land development regulations also contain bonus and exemption provisions which allows an increase in floor area ratio (F.A.R.) if selected open space, building program and urban design features are incorporated into the project. These include, but are not limited to, protecting designated historic landmarks, providing affordable housing, including retail uses on the first floor of a mixed use project, constructing streetscape improvements and providing specified percentage of office space. For more details on FAR bonuses, see the Downtown Center land development regulations.

- The major retail activity of the Intown shall be located in conformance with the uses permitted in the Downtown Center zoning district as depicted on Map 3 and described in the "Plan Emphasis" section contained herein.
- To encourage consolidation of blocks and promote a unified development concept, the City will consider the

closing of selected streets and alleyways in accordance with an appropriate proposal.

- The development of both affordable and market rate housing should be encouraged through incentives.
- Building rehabilitation should conform to the permitted uses of the downtown zoning district in which it is located.

Uses or structures that, by reasons of appearance, traffic, smoke, glare, noise, odor, or other similar factors, would be incompatible with surrounding areas or structures shall not be permitted in any part of the project area.

# Appendices



## Summary of Legal Documents Related to the Intown Redevelopment Plan (1981 to 2011)

Ordinance #	Date Approved	Description
81-1401 (City Resolution)	December 17, 1981	City Council makes blight finding for the Intown Redevelopment Area. Also includes City Council Resolution 81-100 which declared the Webb's City area blighted pursuant to Florida's Community Redevelopment Act. Includes Pinellas County Resolution No. 81-465 in which the BCC delegated redevelopment authority to St. Petersburg.
557-F	March 18, 1982	Adoption of the Intown Redevelopment Plan (IRP). Includes Pinellas County Ordinance #82-24 which approved the IRP on August 3, 1982.
569-F	April 15, 1982	Amending IRP to increase the proposed office space for the Webb's City Redevelopment Project.
570-F	April 15, 1982	Establishing a Redevelopment Trust Fund to finance Community Redevelopment Projects within the Redevelopment area. Includes Pinellas County Ordinance #82-24 which approved the IRP Redevelopment Trust Fund on August 3, 1982.
605-F	October 21, 1982	Granting the power of eminent domain to the St. Petersburg Community Redevelopment Agency. Includes Pinellas County Resolution No. 82-591 which authorized the amendment on December 7, 1982.
622-F	January 20, 1983	Amending IRP to increase the allowable size of the commercial component of the developing concept for Block E of the Webb's City project area.
641-F	March 1, 1983	Amending IRP by eliminating the minimum requirement of floor area ratio and changing the classification to Pedestrian System for the Webb's City Project.

## Summary of Legal Documents Related to the Intown Redevelopment Plan (1981 to 2011)

Ordinance #	Date Approved	Description
654-F	May 19, 1983	Amending IRP to include design guidelines for a public improvement project called the Vinoy. Pinellas County approved on May 24, 1983.
669-F	September 1, 1983	Amending IRP to incorporate the Gas Plant Project, including the Stadium and repealing the plan previously adopted by Resolution 79-698. Approved by Pinellas County on August 16, 1983.
725-F	March 1, 1984	Amending IRP to add a new use emphasis category entitled recreation/open space to replace the existing parkland use.
735-F	April 5, 1984	Amending Ordinance No. 570-F by amending Section 1 to change the calculation and appropriation of TIF revenues for the IRP. Includes Pinellas County Ordinance No. 86-39 which amended County Ordinance 82-24 related to the creation of the Intown Trust Fund.
746-F	May 17, 1984	Amending IRP to revise the Gas Plant Redevelopment Project. Pinellas County approved project on May 15, 1984.
755-F	July 19, 1984	Amending IRP by modifying the Webb's City Project "Block D" Development Plan. (Includes CRA resolution 84-13 recommending approval of amendment.)
823-F	June 6, 1985	Amending IRP related to pedestrian system, defining parking garage sites (Blocks B and G), adding block consolidation to Blocks A, F and G, and Bayfront Center.
852-F	November 21, 1985	Amending IRP clarifying use of TIF bond proceeds.
966-F	May 21, 1987	Amending IRP to amend Webb's City Plan.

## Summary of Legal Documents Related to the Intown Redevelopment Plan (1981 to 2011)

Ordinance #	Date Approved	Description
1054-F	October 6, 1988	Amending IRP incorporating Bay Plaza Plan (incorporate Blocks A and G into Unified Retail Core and added development and design guidelines).
1084-F	February 2, 1989	Amending IRP related to projects and TIF. Pinellas County approves by Resolution 88-132 which is attached. (Note: Resolution 89-132, which contains identical language as 88-132, is also attached.)
2038-F	February 21, 1991	Amending IRP to define parking garage projects for the Mirror Lake area.
31-G	September 17, 1992	Amending Plan emphasis for area between 3 <sup>rd</sup> and 5 <sup>th</sup> Avenues North from Beach to 1 <sup>st</sup> Street from Residential to Mixed-Use-Specialty Retail.
205-G	September 14, 1995	Amending Unified Retail Core, Plaza Parkway, Residential Program, Webb's City and relocation policy.
261-G	January 13, 1997	Amending disposition of land policy within the Intown Redevelopment Plan.
338-G	June 25, 1998	Amending IRP Core Area Project/Unified Retail Program and deleted a parking structure from Block A and providing for a parking structure on Block B. Also revised the pedestrian system.
715-G	March 3, 2005	Amending IRP to Implement future renovations to Municipal Pier, the Mahaffey Theater, and other public improvements; provide expiration date for IRP; identify TIF as funding source for said improvements; identify existing IRP projects implemented prior to 2005; and estimate project costs for TIF debt requirements. Approved by Pinellas County Board of County Commissioners on April 5, 2005.
715-G	March 3, 2005	

## Summary of Legal Documents Related to the Intown Redevelopment Plan (1981 to 2011)

Ordinance #	Date Approved	Description
762-G	January 19, 2006	Amending the IRP by increasing the maximum amount of tax increment financing proceeds available for downtown improvement projects from \$95.4 million to \$97.4 million in order to allow the Florida Orchestra to utilize a \$2 million private donation previously programmed for Mahaffey Theater renovations to be utilized for the construction of a new headquarters building for the Orchestra; and, provide an additional \$2 million in tax increment financing proceeds to replace the \$2 million private donation in order to complete the Mahaffey Theater renovation project. Approved by Pinellas County Board of County Commissioners on February 21, 2006.
822-G	August 9, 2007	Amending the IRP to update maps and text references to zoning districts and future land use categories; ensuring consistency between the LDRs and IRP design standards; updating existing condition descriptions; deleting outdated graphics and project descriptions; and making editorial and formatting revisions.
1018-G	June 16, 2011	Amending the IRP to include \$2.5 million in tax increment financing to support the completion of the new Salvador Dali Museum; clarifying reference to the municipal pier project; updating descriptions to reflect current conditions and removing specific development targets on downtown blocks; updating maps and graphics; and correcting scrivener's errors.



**ST. PETERSBURG CITY COUNCIL**

**Report**

Meeting of August 20, 2015

**To:** The Honorable Charles Gerdes, Chair and Members of City Council

**Subject:** A Resolution approving a supplemental appropriation in the amount of \$2,700,000 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847), to provide funding for the new St. Petersburg Police Headquarters; and providing an effective date.

**Explanation:** A supplemental appropriation in the amount of \$2,700,000 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847) is needed to fund a Construction Manager at Risk with a Guaranteed Maximum Price with Ajax Building Corporation for preconstruction and construction phase services; (ii) an amended and restated architect/engineering agreement with Harvard Jolly, Inc.; and (iii) other project related costs and contingencies associated with the new St. Petersburg Police Headquarters

**Recommendation:** Administration recommends approving a supplemental appropriation in the amount of \$2,700,000 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847) to provide funding for the new St. Petersburg Police Headquarters.

**Cost/Funding/Assessment Information:** A total of \$70 million is assigned for the Police Facility/EOC project of which \$5,580,000 has been appropriated. A supplemental appropriation in the amount of \$2,700,000 is needed and will be added to the \$5,580,000 already appropriated to provide the funding for the Construction Manager at Risk fees for preconstruction services with Ajax Building Corporation; the Harvard Jolly, Inc. amended and restated architect/engineering agreement; and other project related costs and contingencies associated with the new St. Petersburg Police Headquarters.

**Attachments:** Resolution

**Approvals:**

rq

TBC

  
Administrative

  
Budget

RESOLUTION NO. 2015-\_\_\_

**A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$2,700,000 FROM THE UNAPPROPRIATED BALANCE OF THE PUBLIC SAFETY CAPITAL IMPROVEMENT FUND (3025) TO THE POLICE FACILITY/EOC PROJECT (12847), TO PROVIDE FUNDING FOR THE NEW ST. PETERSBURG POLICE HEADQUARTERS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, there is at least \$2,700,000 in the unappropriated balance of the Public Safety Capital Improvement Fund from the FY12 assignments; and

**WHEREAS**, funding for (i) an amended and restated architect/engineering agreement with Harvard Jolly, Inc.; (ii) a Construction Manager at Risk with a Guaranteed Maximum Price with Ajax Building Corporation for preconstruction phase services; and (iii) other project related costs and contingencies associated with the new St. Petersburg Police Headquarters will require a supplemental appropriation in the amount of \$2,700,000 from the unappropriated balance of the Public Safety Capital Improvement Fund to the Police Facility/EOC Project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Petersburg, Florida that there is hereby approved the following supplemental appropriation from the unappropriated balance of the Public Safety Capital Improvement Fund for Fiscal Year 2015:

Public Safety Capital Improvement Fund (3025)  
Police Facility/EOC Project (12847)

\$2,700,000

APPROVALS:

  
Administration

  
Budget & Management

  
Legal

## ST. PETERSBURG CITY COUNCIL

### Report

Meeting of August 20, 2015

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

**SUBJECT:** A resolution approving the amended and restated architect/engineering agreement between the City of St. Petersburg, Florida, and Harvard Jolly, Inc. ("A/E") to revise and expand the scope of services, increase the fees owed A/E, and modify other provisions for a total amount not to exceed \$4,449,430 for the design and construction administration services for the new St. Petersburg Police Headquarters; authorizing the City Attorney's office to make non-substantive changes to the amended and restated architect/engineering agreement; authorizing the mayor or his designee to execute the amended and restated agreement; and providing an effective date.

**EXPLANATION:** On October 16, 2012, the Consultant Selection Committee selected the firm of Harvard Jolly, Inc. to perform professional architectural/engineering services pertaining to the planning, design, and construction of the first phase of a new St. Petersburg Police Headquarters.

On November 19, 2012, City Council authorized the Mayor or his designee to negotiate an architectural/engineering professional design services agreement with Harvard Jolly, Inc. for the first phase of the new St. Petersburg Police Headquarters.

On March 7, 2013, City Council approved an architect/engineering agreement between the City of St. Petersburg and Harvard Jolly, Inc. for design and construction administration services related to the new Police Department Headquarters project in the amount of \$3,131,330. At that time, the City had identified \$40 million from the anticipated proceeds of the Penny for Pinellas 1-cent sales tax to design and construct the first phase of a new St. Petersburg Police Headquarters. The scope of services at that time included planning, programming, and design and bidding services for the first phase of a phased development plan within the \$40 million budget, including an estimated \$30 million, 97,000 SF new building, and 56,540 SF renovations of an existing building. The parking structure was not included in the scope.

The initial programming and master planning design services began in the summer of 2013 and included an update to the previously developed Space Needs Assessment and a series of conceptual site plan options for the purpose of determining the phasing options. Design services also included an existing building deficiency analysis to determine the extent of necessary minimum renovations, the development of a conceptual master plan depicting the intended long term needs of the Police Department, and phasing plans which identified the specific functional units that could be located in a new facility and those areas that would remain in the existing facility. This initial phase of the design services also included the development of cost estimates leading to a cost plan for the entire project, site land survey and a site investigation geotechnical report. The amount spent to date on the initial programming and master planning effort is \$348,967, resulting in a remaining fee balance of \$2,782,363 in the Harvard Jolly, Inc. A/E Agreement.

Ongoing funding discussion caused the project design services to be delayed after completion of the initial programming and master planning phase. On February 20, 2015, the City entered into an Interlocal Agreement with Pinellas County to include providing additional funding in the amount of \$20,000,000 from Pinellas County Penny for Pinellas round three (3) funds toward the design and construction of the new Police Headquarters project. The Pinellas County Penny funds are in addition to the City's \$50,000,000 Penny for Pinellas budget, for a total revised project budget of \$70,000,000.

The project budget is proposed to include all costs and expenditures necessary to demolish the existing Annex, and design, permit, administer construction of the new single phase St. Petersburg Police Headquarters of approximately 190,000 SF of building space, provide new furnishings, fixtures and equipment and construct a proposed up to 350 car parking structure. The estimated construction cost budget available for the demolition of the Annex and construction of the improvements in totality, is approximately \$53 million. The furniture fixtures and equipment budget is approximately \$5.7 million. Demolition of the existing headquarters is not included.

Negotiations have been completed with Harvard Jolly, Inc. for an amended and restated architect/engineering agreement for the full scope of work to allow the proposed new St. Petersburg Police Headquarters to be completed in a single phase. The revised scope of services for the new Police Headquarters includes planning, programming, and design and bidding services for the full development plan within the \$70 million budget.

The new negotiated architect/engineering agreement for the revised services includes the following phases and associated lump sum fees and costs:

Phase 1A – Initial Programming & Master Planning (completed)	\$348,967
Phase 1B – Program and Site Plan Updating	\$98,600
Phase 2 - Schematic Design	\$569,825
Phase 3 - Design Development	\$776,420
Phase 4 - Construction Documents	\$1,444,064
Phase 5 - Bidding Assistance	\$177,650
Phase 6 - Construction Administration	\$710,604
Owner's Design Contingency and Allowance	\$223,300
Reimbursable Expense Allowance	<u>\$100,000</u>

**Total Proposed A/E Fee** **\$4,449,430**

The decision to proceed with a single phase project has increased the scope of work based on the expanded building size, the addition of a parking structure and the overall complexity of the project. As a result, the A/E fees have been renegotiated. The new amount is an increase of \$1,318,100 over the original contract amount when the project was to include multiple design and construction phases, albeit of a much smaller scope.

Phase 1B will provide the opportunity to update the current project space allocation program and consider alternative site options based on internal Police Department organizational changes. Additional project phases include the development of the detailed architectural and engineering drawings leading to the development of construction drawings from which the Ajax Building Corporation in the City's Construction Manager at Risk will construct the new facility

The original project schedule originally was planned to occur in 2013, with permitting in early 2014 and bidding and construction following in 2014 and 2015. The revised schedule currently allows for design to occur over the next 12 months followed by a construction period of approximately 20 months. This should allow occupancy of the project to occur during the second quarter of 2018.

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to approve the amended and restated architect/engineering agreement between the City of St. Petersburg, Florida, and Harvard Jolly, Inc. ("A/E") to revise and expand the scope of services, increase the fees owed A/E, and modify other provisions for a total amount not to exceed \$4,449,430 for the design and construction administration services for the new St. Petersburg Police Headquarters; authorizing the City Attorney's office to make non-substantive changes to the amended and restated architect/engineering agreement; authorizing the mayor or his designee to execute the amended and restated agreement; and providing an effective date (Engineering Project No.11234-018, Oracle No.12847).

**COST/FUNDING/ASSESSMENT INFORMATION:** Funding in the amount of \$348,967 has been previously paid to A/E for services provided. Funding in the amount of \$4,449,430 will be available after approval of the supplemental appropriation in the amount of \$2,700,000 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847).

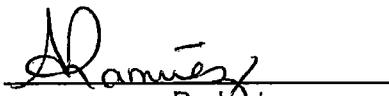
**ATTACHMENTS:** Resolution

**APPROVALS:**

jl/rq

TBG

  
Administrative

  
Budget

RESOLUTION NO. \_\_\_\_

**A RESOLUTION APPROVING THE AMENDED AND RESTATED ARCHITECT/ENGINEERING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND HARVARD JOLLY, INC. ("A/E") TO REVISE AND EXPAND THE SCOPE OF SERVICES, INCREASE THE FEES OWED A/E, AND MODIFY OTHER PROVISIONS FOR A TOTAL AMOUNT NOT TO EXCEED \$4,449,430 FOR THE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE NEW POLICE DEPARTMENT HEADQUARTERS; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE AMENDED AND RESTATED ARCHITECT/ENGINEERING AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AMENDED AND RESTATED AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of St. Petersburg, Florida ("City") issued a request for proposals for the new police headquarters design and construction administration services in July 2012; and

**WHEREAS**, the existing agreement between the City and Harvard Jolly, Inc ("A/E") was approved by City Council on March 7, 2013; and

**WHEREAS**, A/E has performed initial programming and master planning design services (such services are described in phase 1A of the scope of services); and

**WHEREAS**, A/E has been paid three hundred forty-eight thousand nine hundred and sixty-seven dollars (\$348,967) for performing such services; and

**WHEREAS**, since the execution of the existing agreement, additional monies have been made available for the new police department headquarters, thus allowing the new police department headquarters to be constructed as a single project; and

**WHEREAS**, the City and A/E desire to amend and restate the existing agreement to revise and expand the scope of services, increase the fees owed A/E, and modify other provisions; and

**WHEREAS**, the City and A/E desire to execute an amended and restated architect/engineering agreement ("Amended and Restated Agreement"); and

**WHEREAS**, A/E has agreed to the terms and conditions set forth in the Amended and Restated Agreement.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Petersburg, Florida, that the Amended and Restated Agreement between the City of St. Petersburg, Florida, and Harvard Jolly, Inc. ("A/E") to revise and expand the scope of services,

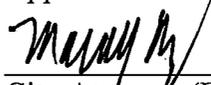
increase the fees owed A/E, and modify other provisions for a total amount not to exceed \$4,449,430, for the design and construction administration services for the new St. Petersburg Police Headquarters, is hereby approved.

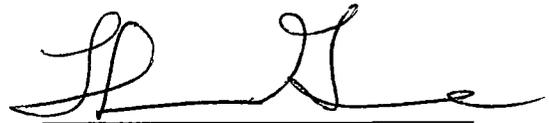
**BE IT FURTHER RESOLVED** that the City Attorney's Office is authorized to make non-substantive changes to the Amended and Restated Agreement to correct typographical errors and clarify provisions of the Amended and Restated Agreement to conform to City Council's direction.

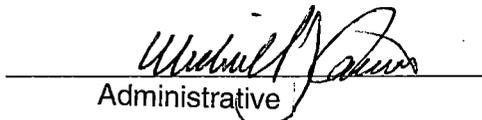
**BE IT FURTHER RESOLVED** that the Mayor or his designee is authorized to execute the Amended and Restated Agreement and all other associated documents.

This Resolution shall become effective immediately upon its adoption.

Approvals:

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

  
\_\_\_\_\_  
Budget

  
\_\_\_\_\_  
Administrative

# ST. PETERSBURG CITY COUNCIL

## Report

### Meeting of August 20, 2015

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

**SUBJECT:** Approving a Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City of St. Petersburg, Florida ("City") and Ajax Building Corporation ("Ajax"), for preconstruction and construction phase services for the new St. Petersburg Police Headquarters ("CMAR Agreement"); authorizing the City Attorney to make non-substantive changes to the CMAR Agreement; authorizing the Mayor or his designee to execute the CMAR Agreement; authorizing payment to Ajax in the amount of \$300,000 for preconstruction phase services; and providing an effective date.

**EXPLANATION:** On February 24, 2015, the City issued a Request for Proposals, ("RFP") 7815 for CMAR services with a Guaranteed Maximum Price (GMP) for construction of the new Police Headquarters. On March 24, 2015 four proposals were submitted by the following firms: Ajax Building Corporation; Biltmore Construction Co., Inc.; Moss & Associates, LLC; and Skanska USA Building, Inc.; and an evaluation team of City staff reviewed the proposals submitted in response to the RFP. The evaluation team met on April 27, 2015 to discuss the proposals. The Evaluation Team invited each firm to make a presentation and requested clarifications from each. Moss Associates withdrew their proposal on May 12, 2015. On May 18, 2015, the Evaluation Team considered presentations by the three remaining firms. Following the presentations, the Evaluation Team met to rank the firms, resulting in the following ranking: (1) Ajax Building Corporation, (2) Biltmore Construction Co., Inc. and (3) Skanska USA Building, Inc. Best and Final Offers were received from the top two firms on May 28, 2015. On June 4, 2015 the Evaluation Team met to make final ranking and a recommendation for Council consideration. The evaluation team confirmed the prior ranking with Ajax Building Corporation ranked No. 1.

On July 9, 2015, City Council approved the evaluation team's selection of Ajax and authorized staff to begin negotiating a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("CMAR Agreement"). Ajax will provide preconstruction phase services and construction phase services in accordance with the terms and conditions set forth in the CMAR Agreement. Ajax shall provide a guaranteed maximum price proposal, which shall become a part of the CMAR Agreement via a GPM Amendment (defined herein), for the construction of the new St. Petersburg Police Headquarters within the City's construction cost budget. Ajax plans to comply with the City's apprentice and disadvantaged hiring ordinance provisions.

Preconstruction services begin with Ajax working closely with A/E to develop a cost plan, which is a deliverable required to be provided by the A/E at the end of the Schematic Design Phase. Further, Ajax will provide preconstruction services that include but are not limited to refinement of cost estimates during the remaining design phases, which are set forth in the A/E Agreement between the City and A/E, constructability reviews, value engineering, project scheduling and procurement coordination. Ajax will also perform detailed subsurface surveys to determine depth and extent of buried utilities. At the conclusion of the Preconstruction Phase, the Construction Manager shall provide a guaranteed maximum price proposal to the City that shall not exceed the City's construction cost budget. The Preconstruction Phase Design Service fee as itemized in the Ajax best and final offer and allowance are as follows:

Preconstruction Phase – Design Services Fee	\$250,000
Allowance for Subsurface Survey and Contingency	<u>\$ 50,000</u>
Total Pre-Construction Services	\$300,000

The Construction Phase shall commence upon City Council's approval of a Guaranteed Maximum Price Amendment ("GMP Amendment") and the issuance of a Notice to Proceed. The GMP Amendment will include the Cost of the Work plus the Construction Manager's Fee. During the Construction Phase, the Construction Manager will assume the responsibility as the Contractor and will proceed to construct the new St. Petersburg Police Headquarters. All construction work will be competitively bid out by Ajax in accordance with the terms and conditions set forth in the CMAR Agreement.

Ajax has extensive experience with constructing public safety facilities within the State of Florida. Relevant project experience in the capacity of Construction Manager includes Leon County Public Safety Complex, City of Daytona Beach Police Department, City of Clermont Police Department, City of Largo Police Department, Volusia County EOC and Sherriff's Communication Center, Sarasota County EOC and Joint Communication Center.

Ajax's office in charge of this project is located in Pinellas County. Ajax has a thorough understanding of the local construction conditions, the subcontractors, suppliers and the "marketplace", all valuable in receiving the best pricing and delivery conditions.

**RECOMMENDATION:** Administration recommends City Council approve the attached resolution approving a Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City of St. Petersburg, Florida ("City") and Ajax Building Corporation ("Ajax"), for preconstruction and construction phase services for the new St. Petersburg Police Headquarters ("CMAR Agreement"); authorizing the City Attorney to make non-substantive changes to the CMAR Agreement; authorizing the Mayor or his designee to execute the CMAR Agreement; authorizing payment to Ajax in the amount of \$300,000 for preconstruction phase services; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funding in the amount of \$300,000 will be available after approval of the supplemental appropriation in the amount of \$2,700,000 from the unappropriated balance of the Public Safety Capital Improvement Fund (3025) to the Police Facility/EOC Project (12847).

**ATTACHMENTS:** Resolution

APPROVALS:

rq

TBG

  
 \_\_\_\_\_  
 Administrative

  
 \_\_\_\_\_  
 Budget

RESOLUTION NO. 2015-\_\_\_

**A RESOLUTION APPROVING A CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GUARANTEED MAXIMUM PRICE BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND AJAX BUILDING CORPORATION (“AJAX”), FOR PRECONSTRUCTION AND CONSTRUCTION PHASE SERVICES FOR THE NEW ST. PETERSBURG POLICE HEADQUARTERS (“CMAR AGREEMENT”); AUTHORIZING THE CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGES TO THE CMAR AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CMAR AGREEMENT; AUTHORIZING PAYMENT TO AJAX IN THE AMOUNT OF \$300,000 FOR PRECONSTRUCTION PHASE SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, City of St. Petersburg, Florida (“City”) through its Procurement and Supply Management Department issued a Request for Proposals for Construction Manager at Risk (“CMAR”) services with a Guaranteed Maximum Price for preconstruction and construction phase services for the new St. Petersburg Police Headquarters on February 24, 2015 (“RFP”); and

**WHEREAS**, the evaluation team for the RFP process selected Ajax Building Corporation, to perform preconstruction and construction phase for the new St. Petersburg Police Headquarters and City Council acknowledged the evaluation committee’s ranking on July 9, 2015; and

**WHEREAS**, the City wishes to contract with Ajax Building Corporation for preconstruction and construction phase services for the new St. Petersburg Police Headquarters and the Ajax Building Corporation wishes to accept such duties and responsibilities on all the terms and conditions set forth in the CMAR agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Petersburg, Florida that the Construction Manager at Risk Agreement with a Guaranteed Maximum Price (“CMAR Agreement”) between the City of St. Petersburg, Florida and Ajax Building Corporation for preconstruction and construction phase services for the new St. Petersburg Police Headquarter is hereby approved.

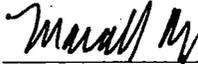
**BE IT FURTHER RESOLVED** that the City Attorney is authorized to make non-substantive changes to the CMAR Agreement to correct typographical errors and clarify provisions of the CMAR Agreement to conform to City Council’s direction.

**BE IT FURTHER RESOLVED** that the Mayor or his designee is authorized to execute the CMAR Agreement.

**BE IT FURTHER RESOLVED** that payment to the Ajax Building Corporation in the amount of \$300,000 for preconstruction phase services is hereby approved.

This resolution shall become effective immediately upon its adoption.

APPROVALS:

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

  
\_\_\_\_\_  
Budget

  
\_\_\_\_\_  
Administrative

**ST. PETERSBURG CITY COUNCIL**  
**Meeting of August 20, 2015**

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

**SUBJECT:** A resolution recommending that Project B5070737632 (“Project”), a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry (“QTI”) Business pursuant to Section 288.106, Florida Statutes with an average private sector wage commitment calculation based on 200% of the average State of Florida wage; finding that the commitments of local financial support necessary for the Project exist; committing \$178,500 as the City’s share of the local financial support for the Project beginning in State FY 2018, subject to appropriation and conditioned on the Project meeting statutory requirements; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this resolution; and providing an effective date.

**EXPLANATION:** Project B5070737632 (“Project”), a confidential project, pursuant to 288.075 Florida Statutes, has filed a State of Florida Qualified Target Industry Tax Refund Program (“Program”) application with the State of Florida, Pinellas County, and the City of St. Petersburg. The Project is proposing to expand its existing headquarters. Additional locations the Project is considering are Texas, Minnesota, Georgia, and Canada.

The Project has requested confidentiality under Florida Statute 288.075. The QTI Program is an incentive program, administered through the State that provides tax refunds for each new job created by new or expanding businesses in target industries. The amount of tax refund is cumulative: \$3,000 per new job created above 115% of the average wage of the State of Florida; an additional \$2,000 per new job created at 200% of the State of Florida average wage; and an additional \$2,000 per new job created in a high impact sector.

An estimated 255 new jobs are projected to be created by the Project with annual remuneration at or above 200% of the average wage of the State of Florida (\$85,808) and an annual benefit package of \$30,891. These earnings will result in an economic impact of \$29,427,338 and 396 new direct and indirect jobs. The Project also will make an investment of \$600,000 in construction/renovations and \$4,350,000 in equipment. The economic impact of this capital investment is \$1,598,341. The economic impacts were calculated using the U.S. Bureau of Economic Analysis I-RIMS Model for Pinellas County.

The tax refund requested by the Project is based on a Program award of \$7,000 per job created at 200% of the average State of Florida wage of \$85,808 for the 255 new jobs, totaling \$1,785,000. The Program requires a local match of 20% of the total award, or \$357,000. The City would be responsible for providing 50% of the local match or a maximum of \$178,500. Pinellas County is willing to accept financial responsibility for the other 50% of the required local match (\$178,500) and is expected to pass its Resolution of support on August 18, 2015. The QTI tax refund amount is *reimbursed* to the business by the State of Florida, only after the company has documented the required job creation and state tax payments made. If the Project does not generate sufficient tax revenue or falls short of its employment creation requirements, the refund will be reduced and the City’s share will also be reduced on a pro rata basis.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution recommending that Project B5070737632 ("Project"), a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry ("QTI") Business pursuant to Section 288.106, Florida Statutes with an average private sector wage commitment calculation based on 200% of the average State of Florida wage; finding that the commitments of local financial support necessary for the Project exist; committing \$178,500 as the City's share of the local financial support for the Project beginning in State FY 2018, subject to appropriation and conditioned on the Project meeting statutory requirements; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this resolution; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funding for this item will be required beginning in State FY 2018. Funding will be provided subject to annual appropriation and conditioned on the Project meeting statutory requirements.

**ATTACHMENTS:** Resolution

Legal: 00239784.doc v.1

Resolution No. 2015 - \_\_\_\_\_

A RESOLUTION RECOMMENDING THAT PROJECT B5070737632 ("PROJECT"), A CONFIDENTIAL PROJECT, PURSUANT TO SECTION 288.075, FLORIDA STATUTES BE APPROVED AS A QUALIFIED TARGET INDUSTRY ("QTI") BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES WITH AN AVERAGE PRIVATE SECTOR WAGE COMMITMENT CALCULATION BASED ON 200% OF THE AVERAGE STATE OF FLORIDA WAGE; FINDING THAT THE COMMITMENTS OF LOCAL FINANCIAL SUPPORT NECESSARY FOR THE PROJECT EXIST; COMMITTING \$178,500 AS THE CITY'S SHARE OF THE LOCAL FINANCIAL SUPPORT FOR THE PROJECT BEGINNING IN STATE FY 2018, SUBJECT TO APPROPRIATION AND CONDITIONED ON THE PROJECT MEETING STATUTORY REQUIREMENTS; AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Project B5070737632 ("Project"), a confidential project as defined in Section 288.075, Florida Statutes has applied to the State of Florida's Qualified Target Industry Tax Refund Program ("Program") pursuant to Section 288.106, Florida Statutes, for a tax refund of \$1,785,000 to complete this Project; and

WHEREAS, the basis of the Project's average private sector wage commitment calculation shall be 200% of the average State of Florida wage; and

WHEREAS, the Project will benefit the City of St. Petersburg by creating 255 new jobs that pay an average wage of at least \$85,808, which is at least 200% of the average annual wage for the State of Florida, and cause an estimated capital investment of \$4,950,000; and

WHEREAS, under the Program the local community must provide 20% of the funding for the tax refund; and

WHEREAS, Pinellas County is willing to accept financial responsibility for 50% of the local funds required; and

WHEREAS, the Administration has recommended the Project's approval.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council hereby recommends that Project B5070737632 ("Project"), a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry ("QTI") Business pursuant to Section 288.106, Florida Statutes; and

a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry ("QTI") Business pursuant to Section 288.106, Florida Statutes; and

BE IT FURTHER RESOLVED, that this City Council has determined the basis of the Project's average private sector wage commitment calculation shall be 200% of the average State of Florida wage; and

BE IT FURTHER RESOLVED, that this City Council finds that the commitments of local financial support necessary for the Project exist and commits \$178,500 as the City share of the Local Financial Support for the Project beginning in State FY 2018 subject to annual appropriations, and conditioned on the Project meeting all statutory requirements; and

BE IT FURTHER RESOLVED, that the obligations of the City as to any funding required pursuant to this Resolution, shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated; and

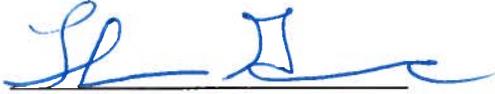
BE IT FURTHER RESOLVED, that notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the City pursuant to this Resolution; and

BE IT FURTHER RESOLVED, that the Mayor, or his designee, is authorized to execute all documents necessary to effectuate this resolution.

This Resolution shall become effective immediately upon its adoption.

Approvals:

Legal:  Administration: 

Budget: 

Legal: 00239785.doc v.1

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of August 20, 2015

TO: City Council Chair & Members of City Council

SUBJECT:

Approving a partnership between the City of St. Petersburg, Florida ("City"), and the Juvenile Welfare Board of Pinellas County ("JWB") for \$1,000,000 to youth services in specific areas with a term commencing on October 1, 2015 and ending September 30, 2016 at a cost of \$500,000 to both the City and JWB; accepting a grant from JWB in the amount of \$1,286,039 for the teen arts, sports and cultural opportunities (TASCO) center based teen programs; authorizing the Mayor or his designee to execute all documents necessary to effectuate this partnership with JWB and the grant from JWB; and providing an effective date.

EXPLANATION:

On May 19, 2011 City Council convened as the Committee of the Whole (COW) to consider funding options to expand youth services programs. In addition to administration's overview of the youth services currently provided, the Juvenile Welfare Board of Pinellas County (JWB) suggested there may be an opportunity for them to match dollars that the city might provide to implement programs that assist at-risk youth. However, such matching opportunity would be subject to the approval of the JWB board. City Council also requested that administration meet with JWB staff to further research viable program enhancement opportunities.

City staff met with JWB staff on Monday, June 6, 2011 to discuss expanding our collaborative efforts in the youth services area. There were four specific youth services program enhancements that were discussed as viable options. JWB staff indicated that, based on the unique demographics of the City of St. Petersburg and the potential positive impact of the four (4) program components, that these initiatives would be consistent with JWB's strategic goals and that there may be an opportunity for the City to receive match dollars from JWB. The four component areas include expansion and/or enhancement for the Pre-Teen Year Round Out of School Time program, the Middle School Year Round Out of School Time program, the Middle School Summer Teen Camp program, and Year Round Teen Employment Opportunities.

The JWB board met on June 9, 2011 and at this meeting, the board voted unanimously to approve an allocation of up to \$500,000 (annualized) to match funding to be provided by the city up to \$500,000 for these proposed youth service enhancements. The matched partnership between the city and JWB is an ongoing agreement which is renewed annually at the discretion of both parties.

JWB has also awarded a sixteenth year of funding for a grant to the City of St. Petersburg Parks and Recreation Department to provide TASCO Center Based Teen Programs which includes the TASCO Summer Teen Camp and the Middle School Before and After School Program. Previously, JWB had contracted the administration of this program out to Coordinated Child Care ("CCC"), however due to the matched partnership agreement with the city of St. Petersburg, Florida, JWB has decided to merge the two programs into one agreement. The funding is for the period from October 1, 2015 to September 30, 2016.

TASCO Summer Teen Camp provides summer teen camp programs at twelve recreation sites: Shore Acres, Gladden Park, Frank Pierce, Lake Vista, Campbell Park, Childs Park, Wildwood, J.W. Cate, Camp Redbird, Roberts, Walter Fuller and Willis S. Johns. TASCO Summer Teen Camps are 10 weeks long from June 13 until August 19, 2016. St. Petersburg continues to be a leader in providing programming for teens that stimulates and develops youth. Youth completing the sixth grade through ninth grade are eligible to participate in the camps.

TASCO Center Based Teen Programs also provides Middle School Before and After School programs at eleven Recreation Centers: Campbell Park, Childs Park, J.W. Cate, Shore Acres, Wildwood, Willis S. Johns, Frank Pierce, Lake Vista, Roberts, Walter Fuller and Gladden. This grant funds 17 full time positions and 29 part-time positions to implement programming. Five core areas designed by the teens for programming include school readiness, parent involvement, leadership development, community service, and powerful and productive adult interaction. Drug, alcohol and tobacco use prevention, building resiliency, and reducing risk-taking behaviors will be the main program focus.

**RECOMMENDATION:**

Administration recommends this Council adopt the attached resolution approving a partnership between the City of St. Petersburg, Florida ("City"), and the Juvenile Welfare Board of Pinellas County ("JWB") for \$1,000,000 to youth services in specific areas with a term commencing on October 1, 2015 and ending September 30, 2016 at a cost of \$500,000 to both the City and JWB; accepting a grant from JWB in the amount of \$1,286,039 for the teen arts, sports and cultural opportunities (TASCO) center based teen programs; authorizing the Mayor or his designee to execute all documents necessary to effectuate this partnership with JWB and the grant from JWB; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:**

Funds will be available in the FY 16 Operating Budget, after its approval by City Council, in the General Fund (0001), Parks and Recreation Department (190), Parks and Recreation Administration Division (1573).

ATTACHMENTS: Resolution

APPROVALS: Administration:

Shy K McBee

Budget:

Shy K McBee

RESOLUTION NO. \_\_\_

A RESOLUTION APPROVING A PARTNERSHIP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA ("CITY") AND JUVENILE WELFARE BOARD OF PINELLAS COUNTY ("JWB") FOR \$1,000,000 TO YOUTH SERVICES IN SPECIFIC AREAS WITH A TERM COMMENCING ON OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016 AT A COST OF \$500,000 TO BOTH THE CITY AND JWB; ACCEPTING A GRANT FROM JWB IN THE AMOUNT OF \$1,286,039 FOR THE TEEN ARTS, SPORTS AND CULTURAL OPPORTUNITIES (TASCO) CENTER BASED TEEN PROGRAMS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS PARTNERSHIP WITH JWB AND THE GRANT FROM JWB; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg's youth are an important and valuable resource; and

WHEREAS, the City of St. Petersburg, Florida ("City") and Juvenile Welfare Board of Pinellas County ("JWB") desire to enter into a partnership for \$1,000,000 to youth services in the areas of Pre-Teen Year Round Out of School Time, Middle School Year Round Out of School Time, Middle School Summer Teen Camp Slots, and Year Round Teen Employment Opportunities with a term commencing October 1, 2015 and ending September 30, 2016; and

WHEREAS, JWB will reimburse the City in the amount of \$500,000, which is half of the costs and expenses incurred to provide such youth services pursuant to the partnership between the City and JWB; and

WHEREAS, JWB has also awarded a grant to the City of St. Petersburg Parks and Recreation Department in the amount of \$1,286,039 to fund the Teen Arts, Sports and Cultural Opportunities ("TASCO") Center Based Teen Programs; and

WHEREAS, these funds will be available in the FY 16 Operating Budget, after its approval by City Council, in the General Fund (0001), Parks and Recreation Department (190) Parks and Recreation Administration Division (1573).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a partnership between the City of St. Petersburg, Florida ("City") and Juvenile Welfare Board of Pinellas County ("JWB") for \$1,000,000 to youth services in specific areas with a term commencing on October 1, 2015 and ending September 30, 2016 at a cost of \$500,000 to both the City and JWB is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to accept a grant from JWB in the amount of \$1,286,039 for the Teen Arts, Sports and Cultural Opportunities (TASCO) center based teen programs.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this partnership with JWB and the grant from JWB.

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal: Sharon M. Sullivan

Administration: Shy K. McBe

Budget: [Signature]  
00240872

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of August 20, 2015**

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

**Subject:** Ratifying and approving the award of a contract to Atticus Construction Services, Inc. in the amount of \$106,450 for the Sunken Gardens – Garden Room Renovations (Engineering Project No. 14212-219; Oracle Project No. 14657).

**Explanation:** The work consists of all labor, material and equipment necessary to replace the finishes of the second floor Garden Room and adjoining restrooms. The work will include replacing the carpet with vinyl composite plank flooring, upgrading the lighting to energy efficient lighting, replacing the ceiling tiles with more contemporary acoustical tiles, removing the existing wood molding and painting all existing walls. The work also includes updating the restrooms with new toilet partitions, new counter tops, faucets, accessories and mirrors. The entrance doors to the second floor will be replaced with new glass doors.

The Garden Room has been used for private weddings, events, parties, corporate meetings and city functions since it was renovated in 2003. It serves as the primary source of revenue income for the Sunken Gardens property. The interior of the room and the adjoining restrooms have not been altered or updated since the original renovation. Due to the constant use of the space, Sunken Gardens management requested the upgrades with the intent to create a more contemporary feel for the room.

In order to prepare for and complete this work, reservations and bookings of the Garden Room were suspended during a designated construction window of August 3<sup>rd</sup> through September 10<sup>th</sup>. Plans were prepared and bid with the anticipation that the work could be authorized below the \$100,000 City Council award threshold. However, all six bids were received above \$100,000. In order to limit the loss of operating revenue and disruption of operations for the facility to the time already set aside for the work, administration secured the services under Section 2-250(a)(2) of the Procurement Code, which allows the Mayor or his designee to execute contracts for emergency situations where a delay through the standard contract letting process would be detrimental to the best interest of the City. Pursuant to the code, City Council's ratification and approval of the award is requested.

The contractor entered into a contract with the City in the amount of \$106,450 and was authorized to proceed on August 3, 2015. Work is scheduled to be completed by September 10, 2015. Bids were opened on July 21, 2015, and are tabulated as follows:

<u>Bidder</u>	<u>Total</u>
Atticus Construction Services, Inc.	\$ 106,450
Hodge Management, LLC	\$ 117,450
Bayside Building Services, Inc.	\$ 127,450
Jam 5:20, Inc.	\$ 131,987
Tagarelli Construction, Inc	\$ 135,460
Bob Carroll Building Contractor, Inc.	\$ 220,304

The low bidder, Atticus Construction Services, Inc. has agreed to meet the specifications, terms and conditions of RFQ No 5790 dated June 17, 2015 and has satisfactorily performed similar

work for other entities. Atticus Construction Services Inc. is a certified SBE contractor and has met the SBE requirements. The Principal of the firm is Samuel Ruppert, President.

**Recommendation:** Administration recommends ratifying and awarding this contract to Atticus Construction Services, Inc. in the amount of \$106,450 for the Sunken Gardens – Garden Room renovation (Engineering Project No. 14212-219; Oracle Project No. 14657) and providing an effective date.

**Cost/Funding/Assessment Information:** Funds are available in the Recreation and Culture Capital Improvement Fund (3029), Sunken Gardens Improvements FY15 Project (14657).

**Attachments:** Memorandum  
Resolution

**Approvals:**

  
\_\_\_\_\_  
Administrative

  
\_\_\_\_\_  
Budget



CITY OF ST. PETERSBURG

## MEMORANDUM

TO: Gary Cornwell, City Administrator

FROM: Clay Smith, Director, Downtown Enterprise Facilities Department *Clay S*

DATE: July 23, 2015

SUBJECT: Sunken Gardens – Garden Room Renovation, RFQ No. 5790 dated June 17, 2015

Six bids on the above referenced project were received on July 21, 2015. The project was bid with the anticipation that work would commence during the construction window of August 3, 2015, through September 10, 2015. In order to prepare for and complete this work, reservations and bookings of the Garden Room were suspended for the six week period resulting in a loss of revenue. Also given that timetable, the Garden Room has been marketed and booked to patrons with the understanding that the renovations and upgraded features will have taken place for all bookings after September 10, 2015. It was anticipated that the work could be authorized below the \$100,000 City Council award threshold, however, all six bids were received in excess of the \$100,000 threshold.

To accomplish the work during the construction window, limit the loss of operating revenue for the facility and live up to the commitments made to future users of the room, I am requesting an emergency procurement authorization to Atticus Construction Services Inc in the amount of \$106,450 (see attached bid proposal) for the renovations to the Garden Room.

Upon your approval, Procurement will provide Atticus a Construction Agreement for their execution.

Please advise at your earliest convenience, and return a signed copy of this memo to my attention if you concur with this purchase. Thank you for your assistance.

This purchase is hereby authorized under the Emergency Purchases policy in accordance with St. Petersburg City Code Chapter 2, Article V, Division 3, Procurement Code Section 2-250.

Gary Cornwell, City Administrator

Attachments

cc: Louis Moore, Procurement & Supply Management  
Barbara Grilli, Procurement & Supply Management

A RESOLUTION RATIFYING AND APPROVING THE AWARD OF AN AGREEMENT TO ATTICUS CONSTRUCTION SERVICES INC. FOR THE SUNKEN GARDENS – GARDEN ROOM RENOVATIONS PROJECT (ORACLE NO. 14657) IN THE AMOUNT OF \$106,450; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Garden Room at Sunken Gardens is used for private weddings, events, parties, corporate meeting and city functions; and

WHEREAS, the Garden Room serves as the primary source of revenue income for the Sunken Gardens property; and

WHEREAS, due to the constant use of the space, management requested upgrades to the Garden Room; and

WHEREAS, In order to prepare for and complete this work, reservations and bookings of the Garden Room are suspended during a construction window of August 3<sup>rd</sup> through September 10<sup>th</sup>; and

WHEREAS, the Procurement & Supply Management Department solicited bids for the Sunken Gardens – Garden Room Renovations Project (Oracle No. 14657); pursuant to RFQ No. 5790 dated June 17, 2015; and

WHEREAS, all bids received were in excess of the \$100,000 City Council award threshold which would have necessitated an approval process that would have extended the construction window resulting in lost income to Sunken Gardens; and

WHEREAS, the Administration deemed additional lost income to constitute a detriment to the best interests of the City; and

WHEREAS, in order to limit the loss of operating revenue for the facility to the time already set aside for the work the Administration entered in an agreement in an amount not to exceed \$106,450 with Atticus Construction Services Inc., the low bidder, for the Sunken Gardens – Garden Room Renovations Project (Oracle No. 14657) pursuant to Section 2-250(a) of the Procurement Code which allows the Mayor or his designee to execute contracts for emergency situations; and

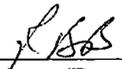
WHEREAS, the Mayor has advised City Council of this action and requests that City Council ratify and approve the award of the contract with Atticus Construction Services Inc.

in the amount of \$106,450 for the Sunken Gardens – Garden Room Renovations Project (Oracle No. 14657).

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the award of an agreement to Atticus Construction Services Inc. for the Sunken Gardens – Garden Room Renovations Project (Oracle No. 14657) in the amount of \$106,450; 000 is hereby ratified and approved.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

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

# **CITY COUNCIL AGENDA**

## **Presentation Item**

**TO:** Mayor and Members of City Council

**DATE:** August 11, 2015

**COUNCIL DATE:** August 20, 2015

**RE:** City Council Student Shadowing Intern project presentation

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Project presentation by City Council Student Shadowing Interns.

Steve Kornell  
Council Member  
District 5

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of August 20, 2015**

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

**Subject:** Awarding a Contract to Hodge Management, LLC in the amount of \$810,932.76 for the Mahaffey Theater Banquet Facility Project (Engineering Project No.15217-019, Oracle Project No. 14660 and No.14659); and providing an effective date.

**Explanation:** The work consists of furnishing all labor, materials, tools, equipment and services necessary to construct a full service banquet kitchen at the Mahaffey Theater. The work includes complete demolition of the existing first floor catering kitchen space and a portion of the VIP lounge located at the northeast corner of the Mahaffey Theater. The work will also include an eastern and northern extension of the space by a total of 480 square feet. The work consists of constructing a new service ramp and steps to access the kitchen entrance from the northeast parking lot, selective cutting of the floor slab for new plumbing and drain lines, installation of a new 750 gallon grease trap, construction of a new 8" depressed slab to receive new walk-in cold storage coolers, installation of new fire suppression kitchen hood mechanically exhausted through the roof, upgraded electrical service and all new kitchen equipment to provide a full service in-house banquet kitchen. The kitchen package includes the exhaust hood and fire suppression system, new pizza and convection ovens, new range, new deep fryer, combination oven-steamer, dishwashing equipment and sinks, work tables, refrigeration equipment and walk-in coolers. Existing catering kitchen equipment to be reused includes two heated food warming cabinets, refrigerated banquet cabinet, dual temperature refrigerator/freezer, ice machine and coffee/tea brewing equipment. The interior finishes will include epoxy slip resistant flooring, painted block and drywall surfaces and kitchen grade lay-in acoustical ceiling tiles.

On March 19, 2015, City Council authorized Administration to enter into a Cultural Facilities Grant with the State of Florida in the amount of \$500,000 to assist in the funding of the construction of a full banquet facility kitchen at the Mahaffey Theater. The grant agreement includes a restriction that these funds can only be used for construction. The grant also requires that funding be committed by August 30, 2015. The cost of design options, final architectural design and the balance of the construction cost will be funded by the City from existing FY15 and planned FY16 capital funds. A full banquet facility kitchen will enable the Theater to take all food and beverage business in-house, delivering a consistent quality product to its patrons, creating greater revenues and increasing utilization of the venues of the Theater.

The contractor will begin work approximately ten calendar days from written Notice to Proceed and is scheduled to complete the work within 150 consecutive calendar days thereafter.

**Bidder**

Hodge Management, LLC (Seminole, FL)  
Tagarelli Construction, Inc. (Tarpon Springs, FL)

**Base Bid and Selected Alternate**

\$810,932.76  
\$887,675.00

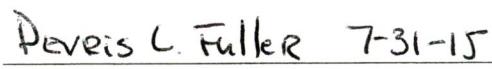
**Recommendation:** Administration recommends awarding this contract Hodge Management LLC., in the amount of \$810,932.76. Hodge Management, LLC has met the specifications, terms and conditions of RFQ No. 5805 dated July 7, 2015. Hodge Management has satisfactorily completed similar work for the city, including the Mahaffey Theater Dressing Room Improvements. Hodge is a City certified SBE. The principals of Hodge Management, LLC are Jessica Hodge, Managing Member and Donald Reynolds, Managing Member.

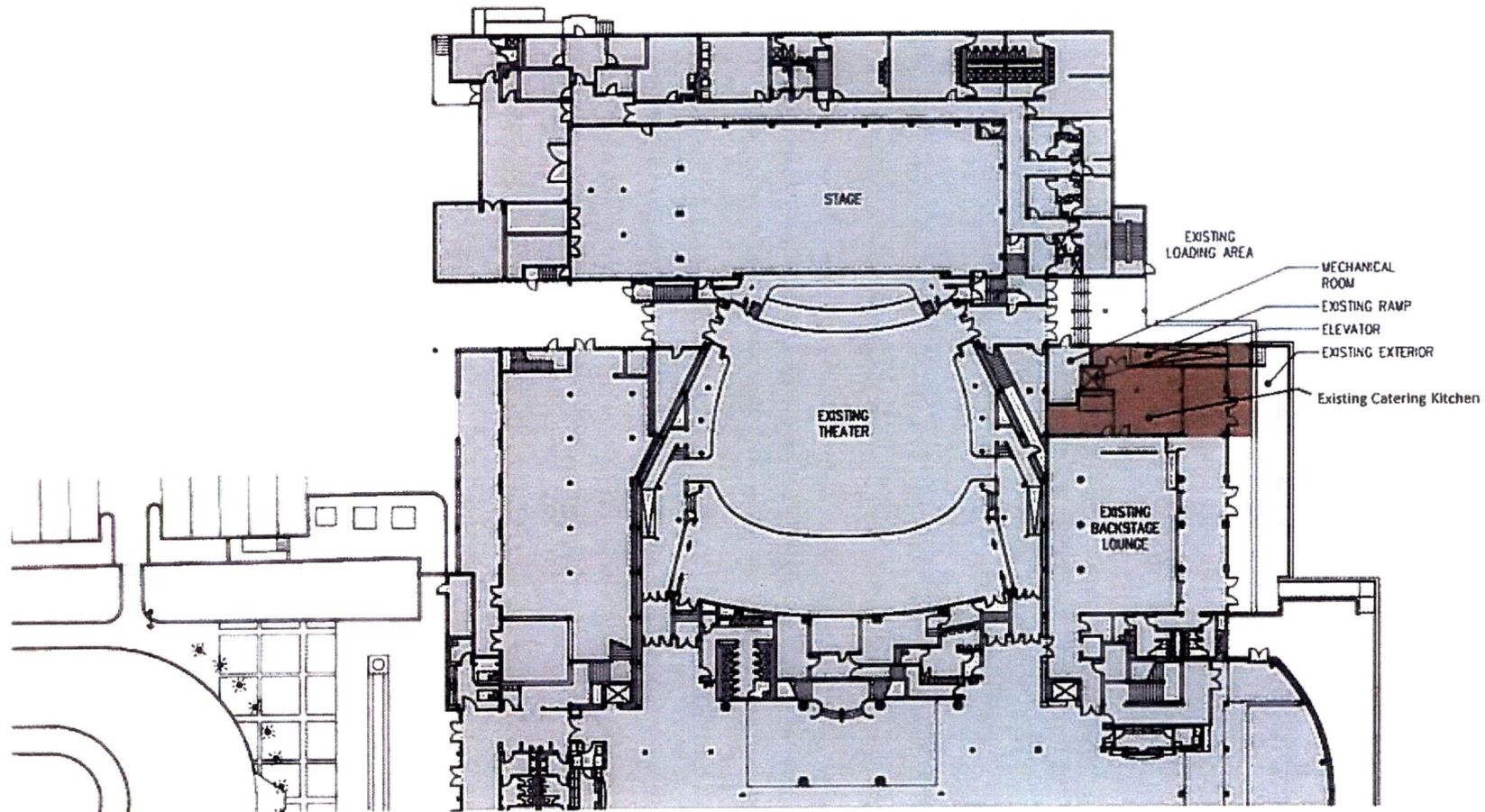
**Cost/Funding/Assessment Information:** Funds are available in the Mahaffey Theater Banquet Facility project (Fund 3029; Oracle No. 14660) and Mahaffey Theater Improvements project (Fund 3029; Oracle No. 14659).

**Attachments:** Floor Plans (2 pages)  
Resolution

**Approvals:**

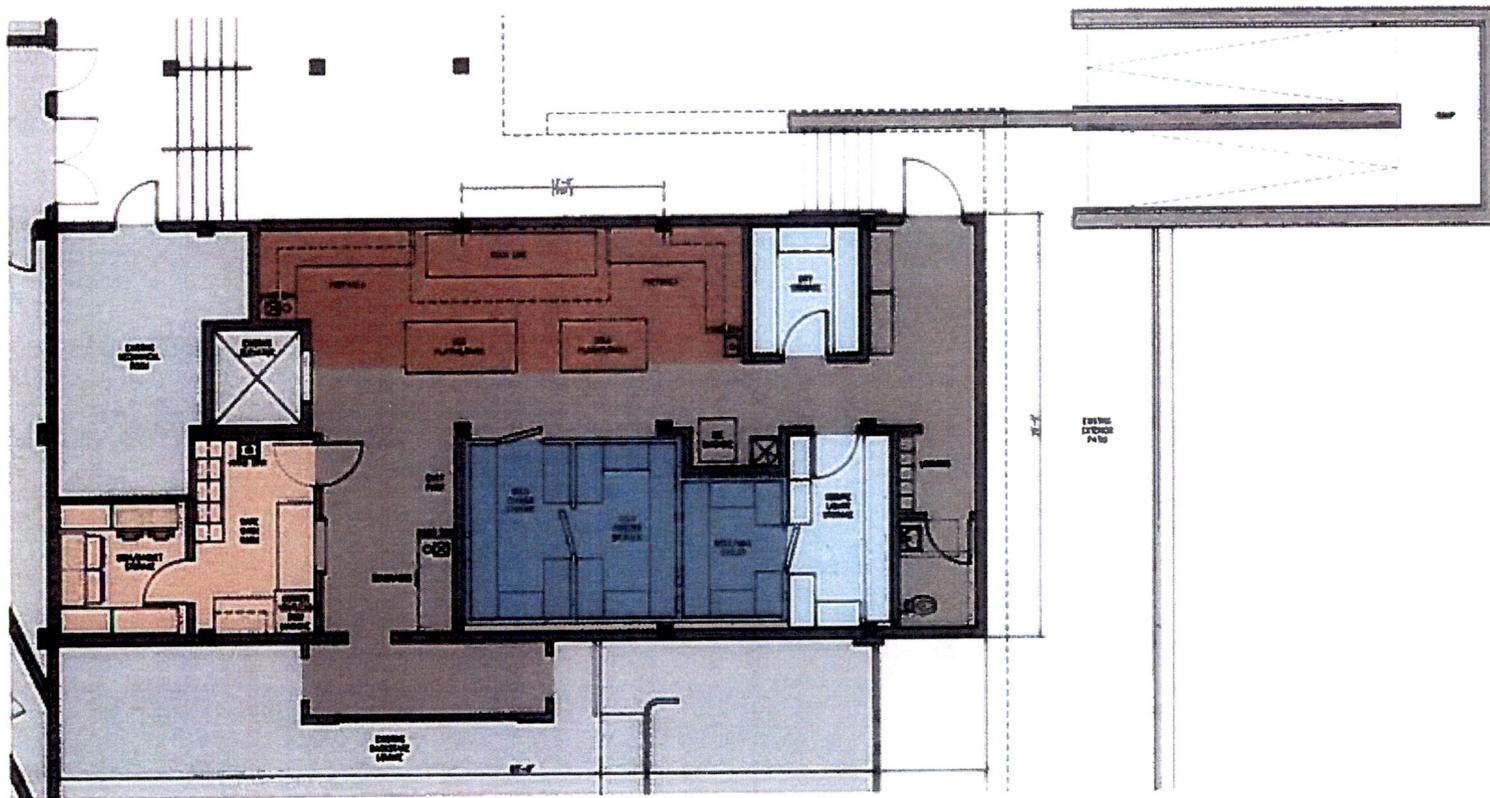
  
\_\_\_\_\_  
Administrative

  
\_\_\_\_\_  
Budget



Mahaffey Theater / Banquet Facility Project  
 Project No. 15217-019

 Existing Catering Kitchen Area



Mahaffey Theater / Banquet Facility Project - Proposed Banquet Kitchen Layout  
 Project No. 15217-019

A RESOLUTION ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF AN AGREEMENT TO HODGE MANAGEMENT LLC THE MAHAFFEY THEATER BANQUET FACILITY PROJECT (ORACLE NO. 14659) IN AN AMOUNT NOT TO EXCEED \$810,932.76; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received two proposals for the Mahaffey Theater Banquet Facility Project (Oracle No. 14659) pursuant to RFQ No. 5805 dated July 7, 2015; and

WHEREAS, Hodge Management, LLC has met the specifications, terms and conditions of RFQ No. 5805; 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 proposal and award of an agreement to Hodge Management, LLC for the Mahaffey Theater Banquet Facility Project (Oracle No. 14659) in an amount not to exceed \$810,932.76 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 August 20, 2015

**TO:** The Honorable Charles Gerdes, and Members of City Council

**SUBJECT:** APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG ("CITY") AND THE TOWN OF KENNETH CITY ("KENNETH CITY") FOR THE CITY TO MAINTAIN TRAFFIC CONTROL SIGNALS AND DEVICES WITHIN THE JURISDICTION OF KENNETH CITY FOR A FIVE (5) YEAR TERM WITH AN ANNUAL REVENUE TO THE CITY IN THE AMOUNT OF \$20,347.86; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

**EXPLANATION:** The Town of Kenneth City ("Kenneth City") has six traffic signals and devices within its jurisdiction. On September 16, 2010, City Council approved an interlocal agreement with Kenneth City to provide traffic signal and device maintenance services for a five (5) year term, in the amount of \$19,429. That interlocal agreement expires on September 30, 2015. Kenneth City has requested the City continue providing services for an additional five (5) years.

The City will provide the repairs of any malfunctions as well as preventive maintenance for Kenneth City's traffic signals and devices. The terms and conditions of the interlocal agreement will provide for payments by Kenneth City that offset all City expenses associated with delivering these services. Annual revenue to be derived from these services will be approximately \$20,347.86.

**Recommendations:** Administration recommends approval of the attached resolution approving an interlocal agreement between the City of St. Petersburg and Town of Kenneth City for the City of St. Petersburg to maintain traffic control signals and devices within the jurisdiction of Kenneth City for a five (5) year term with an approximate annual revenue to the City of \$20,347.86; authorizing the Mayor or his designee to execute all documents necessary to effectuate the transaction; and providing an effective date.

**Cost/Funding/Assessment Information:** Funds will be available upon approval of the FY16 adopted budget in the unappropriated balance of the General Fund Revenues (0001.400.1281.4491000.3610) and expended in the Stormwater, Pavement and Traffic Operations Department (400) Traffic Signals Division (1281). Revenues will be received annually across a five year term beginning October 1, 2016 through September 30, 2021.

**ATTACHMENT:** Resolution

**APPROVALS:** ADMINISTRATION Michael J. Quinn

**BUDGET:** A Ramirez

APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG ("CITY") AND THE TOWN OF KENNETH CITY ("KENNETH CITY") FOR THE CITY TO MAINTAIN TRAFFIC CONTROL SIGNALS AND DEVICES WITHIN THE JURISDICTION OF KENNETH CITY FOR A FIVE (5) YEAR TERM WITH AN ANNUAL REVENUE TO THE CITY OF \$20,347.86; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and Kenneth City previously entered into an interlocal agreement for the City to maintain traffic control signals and devices within the jurisdiction of Kenneth City for a five (5) year term that ends on September 30, 2015; and

WHEREAS, Kenneth City has requested the City enter into a new interlocal agreement ("Interlocal Agreement") for the City to continue to maintain traffic control signals and devices within the jurisdiction of Kenneth City for a five (5) year term; and

WHEREAS, under this Interlocal Agreement, the City will perform maintenance of traffic control signals and devices within the jurisdiction of Kenneth City; and

WHEREAS, under this Interlocal Agreement, Kenneth City will offset all City expenses and the City will derive an annual revenue of approximately \$20,347.86; and

WHEREAS, the funds will be available upon approval of the FY16 adopted budget in the unappropriated balance of the General Fund Revenues and expended in the Stormwater, Pavement, and Traffic Operations Department (400) Traffic Signals Division (1281); and

WHEREAS, this Interlocal Agreement is for a five (5) year period, with renewal options to be mutually agreed upon by the parties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida ("City"), that the Mayor or his designee is authorized to execute all documents necessary for the City to enter into an Interlocal Agreement between the City and the Town of Kenneth City, Florida ("Kenneth City") for the purpose of the City maintaining traffic control signals and devices within the jurisdiction of Kenneth City for a five (5) year term with an annual revenue to the City of \$20,347.86.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held the 20th day of August, 2015.

APPROVALS:

Administration:

*Michael J. ...*

Legal:

*Sharon Michnowicz*

**St. Petersburg City Council**

**Consent Agenda**

**Meeting of August 20, 2015**

TO: City Council Chair & Members of City Council

SUBJECT: A resolution approving an agreement between the City of St. Petersburg, Florida and University of South Florida Board of Trustees ("USF-SP") for the USF-SP police department to respond to noise complaints and actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton Hotel, portions of which hotel are being utilized by USF-SP as a student housing facility; authorizing the Mayor or his designee to execute the agreement; authorizing the City Attorney to make non-substantive changes to the agreement to correct or clarify the agreement; and providing an effective date.

**EXPLANATION:**

In the interest of public safety and to facilitate the consistent treatment of USF students who reside in USF student housing facilities, the City of St. Petersburg ("City") and the University of South Florida Board of Trustees ("USF-SP"), a public body corporate, desire to enter into an agreement for the USF-SP police department to respond to noise complaints and actions punishable as misdemeanors alleged to be committed by USF-SP students who will be housed in the City at 333 1<sup>st</sup> Street South, St. Petersburg, Pinellas County, Florida. This property is otherwise known as the Hilton St. Petersburg Bayfront ("Hilton"). Certain portions of the Hilton are to be utilized by USF-SP as a student housing facility for, at minimum, the fall 2015 semester.

The agreement would authorize the USF-SP Police Department to respond to noise complaints and actions punishable as misdemeanors alleged to be committed by USF-SP students who are housed at the Hilton or USF students who are visiting the Hilton. The City shall maintain all law enforcement authority at the Hilton property.

**RECOMMENDATION:**

The Administration recommends that the City Council adopt the attached resolution approving an agreement between the City of St. Petersburg, Florida and University of South Florida Board of Trustees ("USF-SP") for the USF-SP police department to respond to noise complaints and actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton Hotel, portions of which hotel are being utilized by USF-SP as a student housing facility; authorizing the Mayor or his designee to execute the agreement; authorizing the City Attorney to make non-substantive changes to the agreement to correct or clarify the agreement; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:**

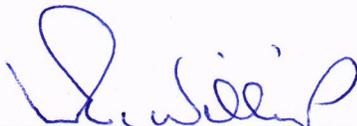
There is no cost effect on the City.

ATTACHMENTS: Resolution

**APPROVALS:**

Administration:

Final 8-20-15

  
ASST. CHIEF FOR  
Chief Anthony Holloway

Budget:



Resolution No. 2015 - \_\_\_\_\_

APPROVING AN AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES ("USF-SP") FOR THE USF-SP POLICE DEPARTMENT TO RESPOND TO NOISE COMPLAINTS AND ACTIONS PUNISHABLE AS MISDEMEANORS ALLEGED TO BE COMMITTED BY USF-SP STUDENTS AT THE HILTON HOTEL, PORTIONS OF WHICH HOTEL ARE BEING UTILIZED BY USF-SP AS A STUDENT HOUSING FACILITY; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT; AUTHORIZING THE CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGES TO THE AGREEMENT TO CORRECT OR CLARIFY THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the University of South Florida Board of Trustees ("USF-SP"), a public body corporate, provides housing to its students; and

WHEREAS, USF-SP has contracted with the Hilton St. Petersburg Bayfront located at 333 1st Street South, St. Petersburg, Pinellas County, Florida ("Hilton") for a portion of the hotel to be utilized as a student housing facility; and

WHEREAS, USF-SP provides law enforcement on its St. Petersburg campus, including its student housing facilities, by and through its police department ("USF PD"); and

WHEREAS, the City of St. Petersburg, Florida ("City") provides law enforcement services by and through the St. Petersburg Police Department throughout the City; and

WHEREAS, the Hilton property is located off the USF-SP campus and therefore is outside the jurisdiction of the USF PD; and

WHEREAS, in the interest of public safety, and to facilitate the consistent treatment of USF-SP students who reside in USF-SP housing facilities, the City and USF-SP desire to enter into an agreement for the USF PD to respond to noise complaints and actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton hotel ; and

WHEREAS, the City shall maintain all law enforcement authority at the Hilton property.

NOW, THEREFORE, BE RESOLVED by the City Council of the City of St. Petersburg, Florida, that an agreement between the City of St. Petersburg, Florida and University of South Florida Board of Trustees ("USP-SP") for the USF-SP Police Department to respond to noise

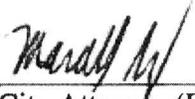
complaints and actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton Hotel, portions of which hotel are being utilized by USF-SP as a student housing facility, is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Agreement.

BE IT FURTHER RESOLVED that the City Attorney or her designee is authorized to make non-substantive changes to the Agreement to correct or clarify the Agreement.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

  
\_\_\_\_\_  
City Attorney (Designee)  
8-20-15 City Council Final

St. Petersburg City Council

**REVISED**

Consent Agenda

Meeting of August 20, 2015

TO: City Council Chair & Members of City Council

SUBJECT: A resolution approving an agreement between the City of St. Petersburg, Florida and University of South Florida Board of Trustees ("USF-SP") for the USF-SP police department to respond to actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton Hotel, portions of which hotel are being utilized by USF-SP as a student housing facility; authorizing the Mayor or his designee to execute the agreement; authorizing the City Attorney to make non-substantive changes to the agreement to correct or clarify the agreement; and providing an effective date.

EXPLANATION:

In the interest of public safety and to facilitate the consistent treatment of USF students who reside in USF student housing facilities, the City of St. Petersburg ("City") and the University of South Florida Board of Trustees ("USF-SP"), a public body corporate, desire to enter into an agreement for the USF-SP police department to respond to actions punishable as misdemeanors alleged to be committed by USF-SP students who will be housed in the City at 333 1<sup>st</sup> Street South, St. Petersburg, Pinellas County, Florida. This property is otherwise known as the Hilton St. Petersburg Bayfront ("Hilton"). Certain portions of the Hilton are to be utilized by USF-SP as a student housing facility for, at minimum, the fall 2015 semester.

The agreement would authorize the USF-SP Police Department to respond to actions punishable as misdemeanors alleged to be committed by USF-SP students who are housed at the Hilton or USF students who are visiting the Hilton. The City shall maintain all law enforcement authority at the Hilton property.

RECOMMENDATION:

The Administration recommends that the City Council adopt the attached resolution approving an agreement between the City of St. Petersburg, Florida and University of South Florida Board of Trustees ("USF-SP") for the USF-SP police department to respond actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton Hotel, portions of which hotel are being utilized by USF-SP as a student housing facility; authorizing the Mayor or his designee to execute the agreement; authorizing the City Attorney to make non-substantive changes to the agreement to correct or clarify the agreement; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION:

There is no cost effect on the City.

ATTACHMENTS: Resolution

APPROVALS:

Administration:  \_\_\_\_\_  
Revised Final for 8-20-15 CC Meeting

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

APPROVING AN AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES ("USF-SP") FOR THE USF-SP POLICE DEPARTMENT TO RESPOND TO ACTIONS PUNISHABLE AS MISDEMEANORS ALLEGED TO BE COMMITTED BY USF-SP STUDENTS AT THE HILTON HOTEL, PORTIONS OF WHICH HOTEL ARE BEING UTILIZED BY USF-SP AS A STUDENT HOUSING FACILITY; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT; AUTHORIZING THE CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGES TO THE AGREEMENT TO CORRECT OR CLARIFY THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the University of South Florida Board of Trustees ("USF-SP"), a public body corporate, provides housing to its students; and

WHEREAS, USF-SP has contracted with the Hilton St. Petersburg Bayfront located at 333 1st Street South, St. Petersburg, Pinellas County, Florida ("Hilton") for a portion of the hotel to be utilized as a student housing facility; and

WHEREAS, USF-SP provides law enforcement on its St. Petersburg campus, including its student housing facilities, by and through its police department ("USF PD"); and

WHEREAS, the City of St. Petersburg, Florida ("City") provides law enforcement services by and through the St. Petersburg Police Department throughout the City; and

WHEREAS, the Hilton property is located off the USF-SP campus and therefore is outside the jurisdiction of the USF PD; and

WHEREAS, in the interest of public safety, and to facilitate the consistent treatment of USF-SP students who reside in USF-SP housing facilities, the City and USF-SP desire to enter into an agreement for the USF PD to respond to actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton hotel ; and

WHEREAS, the City shall maintain all law enforcement authority at the Hilton property.

NOW, THEREFORE, BE RESOLVED by the City Council of the City of St. Petersburg, Florida, that an agreement between the City of St. Petersburg, Florida and University of South Florida Board of Trustees ("USP-SP") for the USF-SP Police Department to respond to actions punishable as misdemeanors alleged to be committed by USF-SP students at the Hilton Hotel,

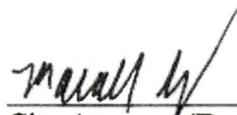
portions of which hotel are being utilized by USF-SP as a student housing facility, is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Agreement.

BE IT FURTHER RESOLVED that the City Attorney or her designee is authorized to make non-substantive changes to the Agreement to correct or clarify the Agreement.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:



City Attorney (Designee)  
8-20-15 City Council Meeting Revised Final

**COUNCIL AGENDA  
NEW BUSINESS ITEM**

**TO: Members of City Council**

**DATE: August 6, 2015**

**COUNCIL DATE: August 20, 2015**

**RE: *Flood Control Update***

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**ACTION DESIRED:**

Respectfully requesting staff provide a report to the ENR&S Committee for an update on flood control.

**RATIONALE:**

The Tampa Bay region just experienced 9 – 14” of rain within a period of days. The storm serves as our best practice for both hurricanes and sea level rise. Generally, the city’s infrastructure performs well. A review of the level of success of the city’s sanitary and storm sewer system can help plan for priority sewer and/or drainage system projects.

Karl Nurse  
Council Member

**COUNCIL AGENDA  
NEW BUSINESS ITEM**

**TO:                   Members of City Council**

**DATE:               August 11, 2015**

**COUNCIL DATE:   August 20, 2015**

**RE:                 *Support of Anti-Fracking Resolution***

---

**ACTION DESIRED:**

Respectfully request that City Council consider support of the attached Anti-Fracking resolution.

Darden Rice  
Council Member  
District 4

RESOLUTION NO. 2015- \_\_\_\_\_

**A RESOLUTION SUPPORTING PROPOSED LEGISLATION ENACTING A STATEWIDE BAN ON HYDRAULIC FRACTURING, ACID FRACTURING, AND WELL STIMULATION FOR THE PURPOSES OF EXPLORATION OR PRODUCTION OF OIL OR NATURAL GAS IN THE STATE OF FLORIDA; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, hydraulic fracturing is the process of pumping a fluid into or under the surface of the ground in order to create fractures in existing rock for the purpose of producing or recovering oil or gas; and

**WHEREAS**, such well stimulation treatments may involve the use of hundreds of chemicals, some of which may be carcinogenic or could otherwise be harmful to human health; and

**WHEREAS**, exposure to the chemicals used in well stimulation may pose a widespread and significant risk to public health and to the State of Florida's most precious natural resources; and

**WHEREAS**, well stimulation treatments may involve the use of substantial amounts of freshwater at a time when many Florida municipalities are struggling with the impacts that water scarcity may have in the State of Florida in the near future; and

**WHEREAS**, protection of Florida's water supplies and resources is better accomplished by prevention of contamination and environmental degradation, rather than attempting to clean up contamination and attempting to restore degraded environments after the fact; and

**WHEREAS**, the wise stewardship of our natural resources involves protection of Florida's water supplies and water resources for generations to come.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA:**

**Section 1.** That the City Council of the City of St. Petersburg hereby supports proposed legislation enacting a statewide ban on the use of hydraulic fracturing, acid fracturing, and well stimulation performed for the purposes of exploration and production of oil and natural gas in the State of Florida.

**Section 2.** That the proper officers of the City of St. Petersburg are hereby authorized to do all things necessary and proper in order to carry out and make effective the provisions of this resolution.

**Section 3.** That this resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST.  
PETERSBURG, FLORIDA, ON [date].  
ATEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CHAIRMAN, CITY COUNCIL

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY COUNCIL ATTORNEY

DRAFT

**COUNCIL AGENDA  
NEW BUSINESS ITEM**

**TO: Members of City Council**

**DATE: August 12, 2015**

**COUNCIL DATE: August 20, 2015**

**RE: *St. Petersburg's Appointments to the Pinellas Suncoast Transportation Authority's Board of Directors***

---

**ACTION DESIRED:**

Respectfully requesting Council to reappointment Council Member Darden Rice as the City's elected official and Ben Diamond as the City's citizen appointment to the Pinellas Suncoast Transportation Authority's Board of Directors.

Charlie Gerdes, Council Chair  
Council Member, District 1

F-3



July 30, 2015

The Honorable Rick Kriseman  
City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, FL 33731

Dear Mayor Kriseman:

The City of St. Petersburg has three appointments to the governing board of the Pinellas Suncoast Transit Authority (two members of the City Council and one citizen), and the term for two of those positions will be ending soon. Per the State Statute, the official term for the two appointments started on October 1, 2012 and expires on September 30, 2015. Councilmember Rice is the current elected appointee, serving since January 2014, and Ben Diamond is the current citizen appointee, serving since February 2014. We are requesting that two appointments be made, each to serve a three-year term that starts on October 1, 2015 and ends on September 30, 2018.

According to the State Statute, the first appointment must be made from the membership of the City Council, and the second should not. Each appointed member of the Authority shall be a person who is a qualified elector of the county with an outstanding reputation for civic pride, interest, integrity, responsibility, and business ability. No person who is an officer or employee of any city or of the county in any capacity, except elected officials, shall be an appointed member of the Authority. Further, no member shall have any private financial interest, directly or indirectly, in any contract, work, or business of the Authority or any public transit system subject to regulation by the Authority; or, be in the employ of or hold any stock, bond, investment, or other financial interest or private business relationship to any operator of a public transit system in the area.

Thank you for your attention to this appointment request.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Miller", is written over a horizontal line.

Brad Miller  
CEO

cc: Bill Jonson, PSTA Chairperson  
Councilmember Rice, PSTA Board Member  
Ben Diamond, PSTA Board Member  
Alan Zimmet, PSTA General Counsel

Resolution No. 2015 \_\_\_\_\_

A RESOLUTION APPOINTING DARDEN RICE  
AND BEN DIAMOND TO THE GOVERNING  
BOARD OF THE PINELLAS SUNCOAST  
TRANSIT AUTHORITY; AND PROVIDING AN  
EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has three appointments to the governing board of the Pinellas Suncoast Transit Authority ("PSTA Board") and the term for two of the three appointments ends on October 1, 2015; and

WHEREAS, each appointed member of the PSTA Board must be a person who is a qualified elector of the county with an outstanding reputation for civic pride, interest, integrity, responsibility and business ability; and

WHEREAS, Councilmember Darden Rice meets the qualifications for appointment to the PSTA Board, is currently serving in one of the two City Councilmember appointment positions on the PSTA Board and desires reappointment; and

WHEREAS, Ben Diamond meets the qualifications for the PSTA Board position, is currently serving in the citizen appointment position on the PSTA Board and desires reappointment; and

WHEREAS, both appointments are for a three-year term beginning on October 1, 2015, and ending on September 20, 2018.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that Darden Rice is appointed to the City Councilmember position on the PSTA Board beginning October 1, 2015, and ending on September 20, 2018, and Ben Diamond is appointed to the City citizen position on the PSTA Board beginning October 1, 2015, and ending on September 20, 2018.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content:

## COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **August 14, 2015**

COUNCIL DATE: **August 20, 2015**

RE: ***Referral to Public Services & Infrastructure Committee  
Request for an Independent Engineering Review***

---

### **ACTION DESIRED:**

Respectfully requesting to refer to the Public Services & Infrastructure Committee a request to conduct an independent engineering review to look at the redesign of the SWWRF.

Specifically to look at:

- 1) The building sequence of further changes to the plan
- 2) The advisability of putting all the sewage from Albert Whitted at one plant rather than dispersing it to the three remaining plants as a previous city-commissioned study suggested
- 3) The advisability of having all the bio-solids for the entire city trucked into this plant
- 4) An analysis of the development potential of the area and the capacity of the SW plant
- 5) An analysis of the capacity of each of the remaining plants
- 6) An analysis of how handling all the bio-solids from the entire city will affect the capacity of the SW plant
- 7) Recommendations of alternative actions that can be taken to avoid dumping sewage into the Tamp Bay watershed
- 8) Analysis of how injection wells might be used to avoid dumping sewage into the Tamp Bay watershed

I would also request that we stop work on the bio-solids portion of this project while the study is being conducted.

Steve Kornell, Council Member  
District 5

**ST. PETERSBURG CITY COUNCIL**

**MEETING OF: August 20, 2015**

**TO:** COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

**SUBJECT:** Confirming Preliminary Assessment for  
Lot Clearing Number(s) LCA 1553

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

<b>LCA:</b>	<u>1553</u>
<b>NUMBER OF STRUCTURES:</b>	<u>171</u>
<b>ASSESSABLE AMOUNT:</b>	<u>\$33,132.64</u>

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

**COST/FUNDING/ASSESSMENT INFORMATION:**

The total assessable amount of \$33,132.64 will be fully assessable to the property owners.

**ATTACHMENTS:**

**MAYOR:** \_\_\_\_\_

**COUNCIL ACTION:** \_\_\_\_\_

**FOLLOW-UP:** \_\_\_\_\_

**AGENDA NO.** \_\_\_\_\_

\*\*\*\* City of St. Petersburg \*\*\*\*  
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LCA 1553 69302	CARCARY, SHAUN 5032 SOUTHAMPTON CIR TAMPA FL 336472055	26 31 16 00000 420 0100 FROM SW COR OF NW 1/4 OF SE 1/4 TH E 413.5FT & N 40 FT FOR POB TH N 169FT TH E 90FT TH S 169FT TH W 90FT	2627 18TH AVE S	224.47
LCA 1553 69303	3073 20TH AVE SOUTH LAND TRUST PO BOX 8738 SEMINOLE FL 337758738	26 31 16 00432 002 0150 ALLEN-GAY SUB BLK B, LOT 15	3073 20TH AVE S	184.38
LCA 1553 69304	WIESELBERG, RONALD 12000 N BAYSHORE DR APT 412 MIAMI FL 331812950	26 31 16 00432 002 0160 ALLEN-GAY SUB BLK B, LOT 16	3065 20TH AVE S	184.38
LCA 1553 69305	WILLIAMS, BRUCE 2053 WINCHESTER BLVD CAMPBELL CA 950083419	36 31 16 01152 000 0202 ANNHURST S 75FT OF N 225FT OF TR B	2740 18TH ST S	184.38
LCA 1553 69306	4601 QUEENSBORO AVE S TRUST 4601 QUEENSBORO AVE S SAINT PETERSBURG FL 33711	28 31 16 02034 000 0150 BACK BAY HOMES LOTS 15 AND 16	4601 QUEENSBORO AVE S	264.56
LCA 1553 69307	ISRA DEVELOPMENT LLC 3501 1ST AVE S SAINT PETERSBURG FL 337111303	17 31 17 04842 003 0011 BAY SHORE REV BLK 3, N 67FT OF LOT 1 & E 15FT OF N 67FT OF LOT 2	840 BAY ST NE	184.38
LCA 1553 69308	LALLA LLC 2961 1ST AVE N STE F SAINT PETERSBURG FL 337138605	07 32 17 05598 006 0080 BAY VISTA PARK REPLAT 1ST ADD BLK 6, W 40FT OF LOT 8 & E 40FT OF LOT 9	721 66TH AVE S	184.38

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LCA 1553 69309	SUKHASAM, MANIT 6398 17TH AVE N SAINT PETERSBURG FL 337105514	21 31 16 07182 008 0110 BELLECREST HEIGHTS BLK 8, LOT 11	5027 4TH AVE S	184.38
LCA 1553 69310	***** 5019 4TH AVE S SAINT PETERSBURG FL 337071919	21 31 16 07182 008 0120 BELLECREST HEIGHTS BLK 8, LOT 12	5019 4TH AVE S	184.38
LCA 1553 69311	RIGO, FRANK H 631 74TH ST N SAINT PETERSBURG FL 337106745	18 31 16 09468 009 0050 BOARDMAN & GOETZ OF DAVISTA BLK 9, LOT 5	631 74TH ST N	234.49
LCA 1553 69312	CHRISWELL, MARGARET 11120 7TH ST E ST PETE BEACH FL 337063026	27 31 16 09576 002 0210 BOCA CEIGA HEIGHTS BLK B, LOT 21	1919 42ND ST S	184.38
LCA 1553 69313	MARTI, LUIS 311 72ND ST NORTH BERGEN NJ 070475619	13 31 16 10062 000 1010 BON AIR E 40FT OF LOTS 101 AND 102	1407 7TH AVE N	244.52
LCA 1553 69314	JONES, MOSES L 1564 ARCHULETA DR NE ALBUQUERQUE NM 871126374	03 32 16 11669 000 0310 BROADWATER BAYVIEW EST LOT 31	4165 39TH AVE S	184.38
LCA 1553 69315	TAYLOR, QUINTIN 813 14TH AVE S SAINT PETERSBURG FL 337015315	30 31 17 12708 000 0300 BUENA VISTA LOT 30	813 14TH AVE S	184.38

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LCA 1553 69316	ROJAS, JOSE M JR 13908 HAYWARD PL TAMPA	FL 336188413 30 31 17 12708 000 0410 BUENA VISTA LOT 41	712 14TH AVE S	184.38
LCA 1553 69317	GROSSMAN, DAVID 3797 136TH AVE LARGO	FL 337714024 25 31 16 14220 000 0050 CASLER HEIGHTS LOT 5	2129 UNION ST S	184.38
LCA 1553 69318	EDWARDS, MARGARET 3314 29TH ST N SAINT PETERSBURG	FL 337132617 25 31 16 14220 000 0090 CASLER HEIGHTS LOT 9	2101 UNION ST S	184.38
LCA 1553 69319	HARDY, ALERIC C 16821 S 25TH PL PHDENIX	AZ 850488216 25 31 16 14220 000 0220 CASLER HEIGHTS LOT 22 & S 26.5 FT OF LOT 21	2026 UNION ST S	184.38
LCA 1553 69320	TOPOLANCIK, GEORGE A PO BOX 192 PINELLAS PARK	FL 337800192 22 31 16 14418 003 0110 CENTRAL AVENUE HEIGHTS BLK 3, LOT 11	3945 2ND AVE N	184.38
LCA 1553 69321	LUNDGREN, RUSSELL H 9100 46TH ST # 23 PINELLAS PARK	FL 337825402 22 31 16 14418 004 0030 CENTRAL AVENUE HEIGHTS BLK 4, LOT 3	3920 2ND AVE N	184.38
LCA 1553 69322	SANDERSON, DAVID 3738 1ST AVE N SAINT PETERSBURG	FL 337138313 22 31 16 14418 007 0060 CENTRAL AVENUE HEIGHTS BLK 7, LOT 6	3738 1ST AVE N	184.38

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LCA 1553 69323	GIBBS, PAUL F 3810 1ST AVE N  SAINT PETERSBURG FL 337138315	22 31 16 14418 008 0020 CENTRAL AVENUE HEIGHTS BLK 8, LOT 2	3810 1ST AVE N	184.38
LCA 1553 69324	5257 TRUST PO BOX 1206  PINELLAS PARK FL 337801206	21 31 16 14454 004 0100 CENTRAL AVENUE HOMES BLK 4, LOT 10	5253 1ST AVE S	184.38
LCA 1553 69325	TARPON IV LLC 18305 BISCAYNE BLVD STE 400  NORTH MIAMI BEACH FL 331602172	25 31 16 14742 000 0111 CHAMBER'S 1ST ADD TO HOLLYWOOD W 79FT OF LOT 11	1500 13TH ST S	184.38
LCA 1553 69326	HUYNH, TOMMY 476-B 54TH ST STE 16  BROOKLYN NY 112203105	27 31 16 15408 001 0171 CHILDS PARK BLK 1, N 62FT OF LOTS 17 & 18	1832 35TH ST S	184.38
LCA 1553 69327	SMALLS, SHEBELLA PO BOX 55748  SAINT PETERSBURG FL 337325748	27 31 16 15408 010 0040 CHILDS PARK BLK 10, S 52FT OF W 48.66 FT OF LOT 4	3828 18TH AVE S	184.38
LCA 1553 69328	ATLANTIC CAPITAL/MARCO BANK 1770 SAN MARCO RD  MARCO ISLAND FL 341455138	25 31 16 15516 000 0060 CITRUS HEIGHTS LOTS 6 AND 7	805 14TH ST S	184.38
LCA 1553 69329	DI CARLO HOLDINGS LLC 10460 ROOSEVELT BLVD  SAINT PETERSBURG FL 33716	11 31 16 17190 012 0220 COLFAX CITY BLK 12, LOT 22	2701 27TH AVE N	184.38

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LCA 1553 69330	TAX CERTIFICATE REDEMPTIONS IN 925 ARTHUR GODFREY RD STE 102  MIAMI BCH FL 331403337	23 31 16 17298 002 0070 COLONIAL ANNEX BLK B, LOT 7	2627 EMERSON AVE S	184.38
LCA 1553 69331	LE GAGNEUR, RICHARD 611 EAST CAMPUS CIR  FORT LAUDERDALE FL 333121907	23 31 16 17298 002 0100 COLONIAL ANNEX BLK B, LOT 10	520 27TH ST S	224.47
LCA 1553 69332	WRIGHT, EMORY E PO BOX 585771  ORLANDO FL 328585771	23 31 16 17442 002 0110 COLONIAL PLACE REV BLK 2, LOT 11	2645 2ND AVE S	184.38
LCA 1553 69333	FLOWERS, MORRIS JR 6010 DICK POND RD UNIT 315  MYRTLE BEACH SC 295884644	23 31 16 17442 003 0020 COLONIAL PLACE REV BLK 3, LOT 2	2710 1ST AVE S	184.38
LCA 1553 69334	SECOND BERT BIEGEL TRUST IRR T 4830 WEST KENNEDY BLVD STE 300  TAMPA FL 336092521	23 31 16 17442 003 0100 COLONIAL PLACE REV BLK 3, LOT 10	2751 2ND AVE S	184.38
LCA 1553 69335	WILLIAMS, CHERAY Y 1442 E AUDOBON RD  MONTGOMERY AL 36111	23 31 16 17442 007 0140 COLONIAL PLACE REV BLK 7, LOT 14	2517 4TH AVE S	204.43
LCA 1553 69336	VALDES, KATHERINE 2144 2ND AVE N  SAINT PETERSBURG FL 337138808	25 31 16 19350 002 0151 CROMWELL HEIGHTS BLK B, S 67FT OF LOTS 15 AND 16	1831 10TH ST S	224.47

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LCA 1553 69337	FLORIDA SUPERIOR PROPERTIES EC 815 S FRENCH AVE SANFORD FL 327712582	25 31 16 20232 002 0270 DALY'S SUB REVISED BLK 2, LOT 27	1020 19TH ST S	184.38
LCA 1553 69338	TRUETTE, FLORZELLA 2911 16TH AVE S SAINT PETERSBURG FL 337122503	26 31 16 20772 000 0060 DELMONTE SUB LOT 6	1335 22ND ST S	184.38
LCA 1553 69339	WHITE, MELODY L 4026 34TH AVE S SAINT PETERSBURG FL 337113905	28 31 16 21276 001 0010 DISSTON HEIGHTS BLK 1, LOTS 1 AND 2	1240 49TH ST S	264.56
LCA 1553 69340	TAMPA CONSTRUCTION CO INC PO BOX 1469 LUTZ FL 335481469	27 31 16 21546 001 0090 DISSTONIA BLK 1, LOT 9	1135 45TH ST S	184.38
LCA 1553 69341	JOHNSON, KATHLEEN M PO BOX 66394 ST PETE BEACH FL 337366394	17 31 16 23634 007 0170 EAGLE CREST BLK 7, LOT 17	6111 7TH AVE N	184.38
LCA 1553 69342	GOLDEN OAK HOMES PO BOX 1248 PINELLAS PARK FL 337801248	23 31 16 24138 001 0110 EAST ROSELAWN BLK 1, LOT 11	2851 EMERSON AVE S	184.38
LCA 1553 69343	G G H 47 LLC 18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH FL 331602172	23 31 16 24138 002 0040 EAST ROSELAWN BLK 2, LOTS 4 AND 5	2926 5TH AVE S	184.38

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LCA 1553 69344	GARNER, MARILYN 2220 24TH AVE S SAINT PETERSBURG FL 337123524	23 31 16 24138 005 0180 EAST ROSELAWN BLK 5, LOT 18	2901 6TH AVE S	184.38
LCA 1553 69345	WILSON, ERMA 4436 EMERSON AVE S SAINT PETERSBURG FL 337111547	23 31 16 24138 012 0140 EAST ROSELAWN BLK 12, LOT 14	2835 FAIRFIELD AVE S	184.38
LCA 1553 69346	JOHNSON, AURELLA E 3010 E FERN ST TAMPA FL 336103603	23 31 16 24138 015 0050 EAST ROSELAWN BLK 15, LOT 5	3036 FAIRFIELD AVE S	184.38
LCA 1553 69347	U S BANK CDN 50 S 16TH ST STE 1950 PHILADELPHIA PA 191022517	25 31 16 27162 000 0140 FAIR VIEW HEIGHTS LOT 14	1036 NEWTON AVE S	184.38
LCA 1553 69348	PATEL, DINESH 3405 34TH ST N SAINT PETERSBURG FL 337131514	18 31 17 27738 000 0050 FERN LAKE REVISED LOT 5	427 12TH AVE N	184.38
LCA 1553 69349	RICH PROPERTIES LLC 4376 LAIRD CIR SANTA CLARA CA 950544198	12 31 16 27972 000 0110 FLAGG & MORRIS SUB LOT 11	3025 21ST ST N	184.38
LCA 1553 69350	GENERAL HOME DEV CORP OF PINEL 215 49TH ST S SAINT PETERSBURG FL 337071925	07 31 17 28332 000 0290 FLORIDA HEIGHTS LOT 29	718 30TH AVE N	184.38

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LCA 1553 69351	CASTANEIRA, ALFONSO 207 N BAY HILLS BLVD SAFETY HARBOR FL 346954904	25 31 16 28908 000 0011 FOREST HILL S 1/2 OF LOT 1	1102 21ST ST S	184.38
LCA 1553 69352	GL700 LLC 4804 PORTRAIT LN PLANO TX 75024	01 31 16 29340 005 0050 FRANKLIN HEIGHTS BLK 5, LOT 5	1131 52ND AVE N	184.38
LCA 1553 69353	BUILDERS OF HOPE INC 310 N HARRINGTON ST RALEIGH NC 276031322	25 31 16 29664 007 0060 FRUITLAND HEIGHTS BLK G, LOT 6	1619 21ST AVE S	184.38
LCA 1553 69354	TROTMAN, VIVIENNE L 434 GRAND AVE BROOKLYN NY 112382472	25 31 16 29682 009 0150 FRUITLAND HEIGHTS PLAT B BLK I, LOT 15	1834 19TH ST S	184.38
LCA 1553 69355	MARSHALL, ROSA 1760 QUEEN ST S SAINT PETERSBURG FL 337122862	25 31 16 29682 009 0190 FRUITLAND HEIGHTS PLAT B BLK I, LOT 19	1743 19TH AVE S	184.38
LCA 1553 69356	KELSEY, SARAH EST 1926 19TH ST S SAINT PETERSBURG FL 337123223	25 31 16 29682 010 0140 FRUITLAND HEIGHTS PLAT B BLK J, LOT 14	1926 19TH ST S	184.38
LCA 1553 69357	DANLEY, LEVOTA F 543 PLEASANT ST SE GRAND RAPIDS MI 495035440	25 31 16 29682 010 0190 FRUITLAND HEIGHTS PLAT B BLK J, LOT 19	1810 19TH AVE S	184.38

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LCA 1553 69358	ONEWEST BANK FSB 2900 ESPERANZA XING AUSTIN TX 787583658	25 31 16 29682 010 0200 FRUITLAND HEIGHTS PLAT B BLK J, LOTS 20 & 21	1740 19TH AVE S	424.92
LCA 1553 69359	CUSTOM AFFORDABILITY INC 505 E JACKSON ST STE 308 TAMPA FL 336024935	25 31 16 31248 000 0330 GLENWOOD HEIGHTS LOT 33	957 JAMES AVE S	184.38
LCA 1553 69360	SUNQUEST PROPERTIES INC TRE PO BOX 7913 SAINT PETERSBURG FL 337347913	18 31 17 31338 000 0082 GLOVER'S, THOS. W 35FT OF N 55FT OF LOT 8 & E 10FT OF N 55FT OF LOT 9	846 7TH AVE N	184.38
LCA 1553 69361	ATLANTIC CAPITAL/MARCO BANK 1770 SAN MARCO RD MARCO ISLAND FL 341455138	26 31 16 32724 004 0210 GRAND CENTRAL SUB NO 1 BLK 4, LOT 21	1200 33RD ST S	184.38
LCA 1553 69362	HARBOR VIEW MORTGAGE TRUST 8950 CYPRESS WATERS BLVD COPPELL TX 75019	01 31 16 33894 000 0240 GROVEMONT SUB NO. 3 LOT 24	4929 19TH ST N	184.38
LCA 1553 69363	WHITE, PEARLY M EST 2863 1ST AVE S SAINT PETERSBURG FL 337121001	23 31 16 35118 024 0090 HALL'S CENTRAL AVE NO. 2 BLK 24, LOT 9 & W 5FT OF LOT 10	2863 1ST AVE S	204.43
LCA 1553 69364	CHANTICO PROPERTIES LLC 7780 49TH ST STE 159 PINELLAS PARK FL 337813440	21 31 16 35244 008 0090 HALL'S CENTRAL AVE NO. 3 BLK 8, LOT 9 SEE S 1/2 22-31-16	4161 3RD AVE S	194.40

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LCA 1553 69365	HART, PAULA 16545 NE 141ST TER FORT MC COY FL 321347423	17 31 16 35424 002 0120 HAMPTON DEVELOPMENT BLK 2, LOT 12 LESS ST	1717 TYRONE BLVD N	184.38
LCA 1553 69366	CORPORATE MIDWEST INVESTMENT L 9550 SOUTH EASTERN AVE STE 253 LAS VEGAS NV 891238042	31 31 17 36684 000 0300 HARBORDALE SUB LOT 30	2400 5TH ST S	184.38
LCA 1553 69367	NEW MILLENNIAL LC PO BOX 7956 TAMPA FL 336737956	31 31 17 36684 000 0820 HARBORDALE SUB LOT 82	2517 5TH ST S	184.38
LCA 1553 69368	BOLDEN, BERNICE 1158 15TH AVE S SAINT PETERSBURG FL 337052420	25 31 16 37152 000 0010 HARRIS', T.C. & A.H. SUB LOT 1	1445 PRESTON ST S	224.47
LCA 1553 69369	TITAN DEVELOPMENT GROUP LLC 4118 CAUSEWAY VISTA DR TAMPA FL 336155416	25 31 16 37152 000 0100 HARRIS', T.C. & A.H. SUB LOT 10	1428 PRESTON ST S	184.38
LCA 1553 69370	MELLOUKI, ABDELGHANI PO BOX 21174 SAINT PETERSBURG FL 337421174	25 31 16 37152 000 0110 HARRIS', T.C. & A.H. SUB LOT 11	1436 PRESTON ST S	184.38
LCA 1553 69371	BRIDEGO INVEST CORP 1201 N ORANGE ST STE 7190 WILMINGTON DE 198011155	24 31 16 37530 007 0080 HARVEY'S ADD BLK G, LOT 8 AND S 20FT OF LOT 9	349 14TH ST N	184.38

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LCA 1553 69372	COWART, TAWANNA R 2701 22ND AVE S  SAINT PETERSBURG FL 337122916	35 31 16 37836 000 0030 HAVEN PARK ADD LOT 3	2830 24TH AVE S	184.38
LCA 1553 69373	DEUTSCHE BANK NATL TRUST CO 12650 INGENUITY DR  ORLANDO FL 328262703	35 31 16 37836 000 0110 HAVEN PARK ADD LOT 11	2535 28TH ST S	184.38
LCA 1553 69374	HOLLINS, CLARENCE EST 2946 22ND AVE S  SAINT PETERSBURG FL 337122927	35 31 16 37854 001 0010 HAVEN PARK REPLAT BLK 1, LOTS 1 AND 2 LESS RD R/W	2946 22ND AVE S	184.38
LCA 1553 69375	MALONEY, MARY T EST 2835 24TH ST N  SAINT PETERSBURG FL 337134056	11 31 16 38268 000 0410 HERKIMER HEIGHTS LOT 41	2835 24TH ST N	184.38
LCA 1553 69376	JOSEPH, PHILIP T 7271 MOUNT ARLINGTON DR NE  SAINT PETERSBURG FL 337026076	06 32 17 38592 000 0060 HICKMAN'S SUB LOT 6	636 HICKMAN CT S	184.38
LCA 1553 69377	850 17TH AVENUE S TRUST 2803 GULF TO BAY BLVD UNIT 208  CLEARWATER FL 33766	30 31 17 43038 000 0270 INGRAM PLACE LOT 27	850 17TH AVE S	184.38
LCA 1553 69378	MASTRO, KARYN 4510 1ST AVE N  SAINT PETERSBURG FL 337138102	22 31 16 43108 024 0100 INTER BAY BLK 24, W 45FT OF LOT 10 & E 9FT OF LOT 11	4510 1ST AVE N	184.38

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LCA 1553 69379	LITRELL, BETTY S 601 LAKE MAGGIORE BLVD S SAINT PETERSBURG FL 337054752	24 31 16 44190 005 0070 JOHNS PASS REALTY CO'S SUB BLK 5, LOT 7	2054 CENTRAL AVE	184.38
LCA 1553 69380	PEOPLES, SAMUEL L 2936 38TH AVE N SAINT PETERSBURG FL 337131621	25 31 16 47142 000 0020 KRAMER & WALKER'S SUB LOT 2	1010 11TH AVE S	324.70
LCA 1553 69381	MICHAEL, MYRTLE PO BOX 114 CHRISTIANSTED VI 008210114	01 32 16 49392 064 0140 LAKEWOOD ESTATES SEC A BLK 64, LOT 14	5131 ARAGON WAY S	204.43
LCA 1553 69382	ARROYO, DAVID 217 ALEXANDER AVE # 13-J BRONX NY 104543827	25 31 16 50022 000 0130 LA PLAZA LOT 13 LESS ST	1700 19TH ST S	184.38
LCA 1553 69383	ANDREWS, AQUILLA 12300 NW 18TH PL MIAMI FL 331672133	25 31 16 50022 000 0160 LA PLAZA N 40FT OF LOT 16 & S 5FT OF LOT 15	1717 19TH ST S	184.38
LCA 1553 69384	ERDMANN, ROBERT A TRUST 3910 75TH WAY N APT 6 SAINT PETERSBURG FL 337094348	01 31 16 50274 003 0040 LARRY'S SUB BLK 3, LOT 4	2082 FRANCES CT N	184.38
LCA 1553 69385	ITTACH, YOSEF J LLC 776 18TH AVE S SAINT PETERSBURG FL 337052858	25 31 16 50976 002 0080 LELAND PARK BLK 2, LOTS 8, 9, & 10	1000 QUEEN ST S	184.38

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LCA 1553 69386	BORDONES, ORLANDO PO BOX 611856  MIAMI FL 332611856	25 31 16 51138 000 0100 LENEVES SUB LOT 10	1515 14TH ST S	184.38
LCA 1553 69387	TRUST NO 1547-14 PO BOX 186  LAKE WALES FL 338590186	25 31 16 51138 000 0140 LENEVES SUB LOT 14 & S 10 FT OF LOT 13	1547 14TH ST S	184.38
LCA 1553 69388	HORNE, NANCY A 8916 TENNIS CT  NEW PORT RICHEY FL 346551206	27 31 16 51264 000 0020 LEVERICH'S REPLAT LOT B	1843 38TH ST S	184.38
LCA 1553 69389	MOLITOR, JOHN R 3933 18TH AVE S  SAINT PETERSBURG FL 337112509	27 31 16 52164 000 0060 LINNWOOD PARK LOT 6	3933 18TH AVE S	184.38
LCA 1553 69390	G G H 47 LLC 18305 BISCAYNE BLVD STE 400  NORTH MIAMI BEACH FL 331602172	25 31 16 54954 004 0070 MANSFIELD HEIGHTS BLK 4, LOT 7 & 15FT STRIP ON N	1349 PRESTON ST S	184.38
LCA 1553 69391	DEUTSCHE BANK TRUST CO TRE 1661 WORTHINGTON RD STE 100  WEST PALM BEACH FL 33409	30 31 17 55134 003 0020 MARE VISTA BLK C, LOTS 2 & 3	625 11TH AVE S	184.38
LCA 1553 69392	SOLE RUNNER TRUST 970 LAKE CARILLON DR STE 300  SAINT PETERSBURG FL 337161130	25 30 16 56700 034 0320 MEADOW LAWN 5TH ADD BLK 34, LOT 32	7560 MEADOWLAWN DR N	184.38

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LCA 1553 69393	JACKSON, NANCY C 7201 18TH ST N  SAINT PETERSBURG FL 337024923	25 30 16 56808 056 0200 MEADOW LAWN 11TH ADD BLK 56, LOT 20	7201 18TH ST N	244.52
LCA 1553 69394	BRATTAIN, JAMES 115 23RD AVE S  SAINT PETERSBURG FL 337053209	15 31 16 58518 008 0010 MONTEREY SUB BLK H, LOT 1	4100 7TH AVE N	184.38
LCA 1553 69395	SUNSURE GROUP LLC 1 PROGRESS PLZ STE 810  SAINT PETERSBURG FL 337014349	01 31 16 58680 001 0110 MONTICELLO PARK UNIT 1 BLK 1, LOT 11 & VAC 20FT OF ST ON SW	925 MONTICELLO BLVD N	184.38
LCA 1553 69396	GOLDEN, JESSIE M 1901 7TH AVE S  SAINT PETERSBURG FL 337122303	24 31 16 59454 001 0010 MURPHY'S, H.A. BLK A, E 60FT OF S 1/2 OF LOT 1	1901 7TH AVE S	184.38
LCA 1553 69397	TSAGOURIS, STAVROS 2 ANDREW LN  LONG ISLAND NY 117146002	24 31 16 59454 001 0041 MURPHY'S, H.A. BLK A, E 29.5FT OF N 111.62FT OF LOT 4	1926 FAIRFIELD AVE S	184.38
LCA 1553 69398	MOSLEY, JERRELL K 2021 4TH ST NE  WASHINGTON DC 200021213	25 31 16 59688 000 0250 NEBRASKA TERRACE LOT 25	919 17TH ST S	184.38
LCA 1553 69399	MC MINN, PATRICIA E EST 1137 55TH AVE N  SAINT PETERSBURG FL 337032130	36 30 16 60696 009 0110 NORTH EUCLID EXTENSION NO. 1 BLK 9, LOT 11	1137 55TH AVE N	184.38

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LCA 1553 69400	NEUTZLING, RUSSEL PO BOX 60546 SAINT PETERSBURG FL 337840546	11 31 16 61704 006 0070 NORTON'S SUB NO. 2 BLK 6, LOT 7	3046 35TH AVE N	214.45
LCA 1553 69401	STALLION HOMES LLC 3903 N LAKEVIEW DR APT 2915 TAMPA FL 336181336	25 31 16 63612 000 0100 OAK VILLA SUB LOT 10	1067 8TH AVE S	184.38
LCA 1553 69402	ANDERSON, LARRY 1035 8TH AVE S SAINT PETERSBURG FL 33705	25 31 16 63612 000 0140 OAK VILLA SUB LOT 14	1035 8TH AVE S	184.38
LCA 1553 69403	TRUST # 1066 PO BOX 16835 SAINT PETERSBURG FL 337336835	25 31 16 63612 000 0270 OAK VILLA SUB LOT 27	1066 8TH AVE S	184.38
LCA 1553 69404	WRIGHT, HERBERT JR EST 6248 20TH WAY S SAINT PETERSBURG FL 337125707	36 31 16 63792 003 0010 OHIO PARK BLK 3, LOTS 1 AND 2	2411 20TH ST S	264.56
LCA 1553 69405	CITIGROUP 399 PARK AVE NEW YORK NY 100224614	36 31 16 63792 008 0020 OHIO PARK BLK 8, LOT 2	2315 21ST ST S	184.38
LCA 1553 69406	MIZAR, MARTHA YANET GARZON VIL 16352 SW 103RD TER MIAMI FL 331964905	23 31 16 65862 005 0060 PALMETTO PARK BLK 5, LOT 6	2842 3RD AVE S	184.38

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ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1553 69407	INNOVATIVE SOLUTIONS 9 LLC 6800 22ND WAY S SAINT PETERSBURG FL 337125830	23 31 16 65862 005 0162 PALMETTO PARK BLK 5, LOT 16 LESS N 71FT	331 28TH ST S	184.38
LCA 1553 69408	TARPON IV LLC 18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH FL 331602172	23 31 16 65862 008 0030 PALMETTO PARK BLK 8, LOT 3	2820 4TH AVE S	184.38
LCA 1553 69409	LOREVIL LAND TRUST AGM ND 15 1520 SCRANTON ST S SAINT PETERSBURG FL 33711	27 31 16 65916 000 0300 PALMWAY LOTS 30 & N 35FT OF LOT 31	1520 SCRANTON ST S	194.40
LCA 1553 69410	ZINCK, RONALD L TRE 120 HOLLY DR WOODBURY NJ 080963324	26 31 16 68004 002 0080 PAUL SUB REVISED MAP BLK 2, W 50FT OF LOT 8	2917 16TH AVE S	184.38
LCA 1553 69411	LOREVIL LAND TRUST AGM ND 19 2321 25TH AVE S SAINT PETERSBURG FL 33712	35 31 16 68130 001 0030 PECAN HIGHLANDS BLK 1, LOT 3	2321 25TH AVE S	184.38
LCA 1553 69412	WRIGHT, TWAYA A 3598 ABINGTON AVE S SAINT PETERSBURG FL 337113547	34 31 16 68490 005 0150 PERRY'S SKYVIEW SUB BLK E, LOT 15	3598 ABINGTON AVE S	184.38
LCA 1553 69413	SALTER-WILLIAMS, MAXINE E 546 50TH AVE S SAINT PETERSBURG FL 337054934	25 31 16 68778 000 0150 PHOENIX PARK REPLAT LOT 15	1720 QUEEN ST S	184.38

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LCA 1553 69414	BROWN, JUNE 3560 38TH AVE S APT 90 SAINT PETERSBURG FL 337114390	27 31 16 69552 000 0270 PINE LAWN LOT 27	3735 QUEENSBORO AVE S	184.38
LCA 1553 69415	MELTON, RICHARD 3827 QUEENSBORO AVE S SAINT PETERSBURG FL 337112517	27 31 16 69552 000 0310 PINE LAWN LOT 31	3827 QUEENSBORO AVE S	184.38
LCA 1553 69416	ENTRUST ADM SVCS INC 1064 GREENWOOD BLVD STE 312 LAKE MARY FL 327465420	27 31 16 69552 000 0320 PINE LAWN LOT 32	3835 QUEENSBORO AVE S	184.38
LCA 1553 69417	PHYALL, BERNICE 1709 37TH ST S SAINT PETERSBURG FL 337112801	27 31 16 69552 000 0341 PINE LAWN S 40FT OF LOTS 34 AND 35	1709 37TH ST S	184.38
LCA 1553 69418	MULVANEY, JOHN M PO BOX 4504 ARCATA CA 955184504	06 31 16 70092 000 0010 PINELLAS FARMS PLEMMONS REPLAT LOT 1	6777 38TH AVE N	184.38
LCA 1553 69419	MC KINNEY, ISAAC III 145 22ND AVE SE SAINT PETERSBURG FL 337053207	25 31 16 71766 000 0210 PINEVILLE SUB LOT 21	1760 PRESTON ST S	184.38
LCA 1553 69420	MC KINNEY, ISAAC III 145 22ND AVE SE SAINT PETERSBURG FL 337053207	25 31 16 71766 000 0220 PINEVILLE SUB LOT 22	1768 PRESTON ST S	184.38

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ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1553 69421	SMITH, JOYCE C EST 1546 66TH AVE S SAINT PETERSBURG FL 337055852	12 32 16 72432 002 0260 POINT PINELLAS HEIGHTS BLK 2, LOT 26	1546 66TH AVE S	184.38
LCA 1553 69422	GUNN, MARK 3008 MELROSE AVE S SAINT PETERSBURG FL 337121963	26 31 16 72846 000 0410 PRATHER'S HIGHLAND HOMES LOT 41	1310 30TH ST S	184.38
LCA 1553 69423	T & P INC 6510 64TH AVE PINELLAS PARK FL 337815218	26 31 16 72936 000 0010 PRATHER'S FIFTH ROYAL LOT 1	2500 11TH AVE S	184.38
LCA 1553 69424	CAMPBELL, FRANCES TURNER EST 1231 25TH ST S SAINT PETERSBURG FL 337122156	26 31 16 72936 000 0540 PRATHER'S FIFTH ROYAL LOTS 54,55 AND 56	1231 25TH ST S	224.47
LCA 1553 69425	CELTIC ASSOCIATES INC 206 E TENNESSEE AVE SEFFNER FL 335845157	27 31 16 74646 000 0530 RICHARDSON'S, W. E. LOT 53	1537 42ND ST S	184.38
LCA 1553 69426	RICHARDSON, APRIL N 4627 11TH AVE S SAINT PETERSBURG FL 337112303	28 31 16 75006 000 0360 RIDGWAY LOT 36	4690 14TH AVE S	204.43
LCA 1553 69427	BURROW, MARCUS 1632 BAKER RD LUTZ FL 335593329	34 31 16 76248 000 0030 RODES', G. C., SUB LOT 3	2222 37TH ST S	184.38

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LCA 1553 69428	LOREVIL LAND TRUST AGM NO 7 4640 QUEENSBORO AVE S  SAINT PETERSBURG FL 33711	28 31 16 76374 000 0080 ROGER'S SUB, J. H. LOTS 8 AND 9	4640 QUEENSBORO AVE S	184.38
LCA 1553 69429	COLE, NEIL 3255 4TH AVE S  SAINT PETERSBURG FL 337121403	23 31 16 76590 005 0100 DR-452 ADV POSS 05-27-2004 ROOSEVELT PARK ADD BLK 5, LOT 10	3269 4TH AVE S	204.43
LCA 1553 69430	WALTERS, MARY A 208 7TH ST E  SAINT PETERSBURG FL 337152244	23 31 16 76590 010 0140 ROOSEVELT PARK ADD BLK 10, LOT 14	3327 EMERSON AVE S	184.38
LCA 1553 69431	MIRANDA, LILIANA 52 NW 99TH ST  MIAMI FL 331501741	23 31 16 76590 017 0010 ROOSEVELT PARK ADD BLK 17, LOT 1 & E 21FT OF LOT 2	3200 6TH AVE S	224.47
LCA 1553 69432	MERCADO, JOSE W 4918 19TH ST N  SAINT PETERSBURG FL 337143308	01 31 16 76716 004 0270 ROSEDALE SUB REPLAT BLK D, LOT 27	4918 19TH ST N	184.38
LCA 1553 69433	ATTEBERRY, JUDITH L 2772 COUNTRY WOODS LN  PALM HARBOR FL 34683	30 31 17 77400 000 1360 ROYAL POINCIANA LOT 136	667 14TH AVE S	264.56
LCA 1553 69434	BRICKLEY, MICHAEL 2240 ASBURY DR  CLEARWATER FL 337646712	22 31 16 77562 005 0130 RUSSELL PARK BLK 5, LOT 13	4127 4TH AVE N	184.38

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LCA 1553 69435	WISE, KASEY R 1289 N WOODLAND KNOLLS METAMORA IL 61548	23 31 16 78390 035 0030 ST PETERSBURG INVESTMENT CO SUB BLK 35, LOT 3	2320 4TH AVE S	184.38
LCA 1553 69436	VERONA V LLC 18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH FL 331602172	30 31 17 79038 002 0130 SCHOOLEY'S HOMEVILLE NO. 2 BLK 2, LOT 13	2021 8TH ST S	224.47
LCA 1553 69437	MODERN HOME BUILDERS INC PO BOX 12436 SAINT PETERSBURG FL 337332436	25 31 16 79290 000 0050 SCOTT PARK LOT 5	1811 16TH AVE S	184.38
LCA 1553 69438	PARTNERS IN CHARITY INC 86 N WILLIAMS ST CRYSTAL LAKE IL 600144444	25 31 16 79290 000 0070 SCOTT PARK LOT 7	1755 16TH AVE S	184.38
LCA 1553 69439	PRESLEY, EARL L JR 3759 29TH AVE S SAINT PETERSBURG FL 337113803	25 31 16 79290 000 0090 SCOTT PARK LOT 9	1802 16TH AVE S	184.38
LCA 1553 69440	TAYLIF PROPERTIES LLC 128 SEACLUSSION CIR PANAMA CITY BEACH FL 324135709	25 31 16 79290 000 0120 SCOTT PARK LOT 12	1630 RUSSELL ST S	184.38
LCA 1553 69441	WESTON, ALBERT PO BOX 17122 SAINT PETERSBURG FL 337337122	25 31 16 79290 000 0230 SCOTT PARK LOT 23	1617 RUSSELL ST S	184.38

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LCA 1553 69442	CAMPBELL, ANNIE L EST 2133 22ND AVE S SAINT PETERSBURG FL 337123159	25 31 16 79704 000 0150 SEMINOLE HEIGHTS ADD LOT 15	2133 22ND AVE S	204.43
LCA 1553 69443	LEFEBVRE, EILEEN M 601 64TH AVE S SAINT PETERSBURG FL 337055919	07 32 17 80316 002 0160 SETCHELL'S PINELLAS POINT SUB BLK 2, LOT 16	601 64TH AVE S	184.38
LCA 1553 69444	SPRINKMANN, JEFFREY S 3728 20TH ST N SAINT PETERSBURG FL 337131916	12 31 16 80604 001 0070 SHELTON HEIGHTS BLK A, LOT 7	3728 20TH ST N	184.38
LCA 1553 69445	STECKBECK, JEFFREY C 6033 VENETIAN BLVD NE SAINT PETERSBURG FL 337031807	33 30 17 81306 002 0020 SHORE ACRES DENVER ST REP BAYOU GRANDE SEC BLK B, LOT 2 & SE'LY 3 FT OF LOT 1 & NW'LY 3 FT OF	6033 VENETIAN BLVD NE	224.47
LCA 1553 69446	LOREVIL LAND TRUST AGM NO 1 1237 12TH AVE S SAINT PETERSBURG FL 33705	25 31 16 82008 000 0090 SILVER LAKE SUB LOT 9	1237 12TH AVE S	184.38
LCA 1553 69447	GELSINGER INVESTMENTS LLC 8987 E TANQUE VERDE TUCSON AZ 85749	06 31 17 83250 001 0030 SNELL GARDENS SUB BLK A, LOT 3	222 41ST AVE NE	184.38
LCA 1553 69448	VAZ DA SILVA, NANCY E 3636 JESSUP CT N SAINT PETERSBURG FL 337041042	06 31 17 83250 006 0200 SNELL GARDENS SUB BLK F, LOT 20	4201 1ST ST NE	184.38

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LCA 1553 69449	VERONA V LLC 18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH FL 331602172	31 31 17 84456 000 1090 SOUTH SHORE PARK LOT 109 LESS NE'LY 105FT	2616 4TH ST S	184.38
LCA 1553 69450	ARMA, WILLIAM 252 KEEN RD GRANTS PASS OR 975279520	25 31 16 85392 000 0120 STEVEN'S SUB LOT 12	1332 21ST ST S	224.47
LCA 1553 69451	ST PETERSBURG, CITY OF P O BOX 2842 SAINT PETERSBURG FL 33731	26 31 16 89640 002 0210 TANGERINE HIGHLANDS BLK B, LOT 21	1912 27TH ST S	204.43
LCA 1553 69452	LUCK, JAMES R TRUST 914 S OURAY ST AURORA CO 800173153	26 31 16 89640 003 0050 TANGERINE HIGHLANDS BLK C, LOT 5	1821 27TH ST S	184.38
LCA 1553 69453	CHANEY, MELONY PO BOX 35268 SAINT PETERSBURG FL 337050505	25 31 16 89658 000 0090 TANGERINE PARK REPLAT S 5FT OF LOT 8 & N 40FT OF LOT 9	1902 20TH ST S	184.38
LCA 1553 69454	USA FED NATL MTG ASSN 950 E PACES FERRY RD STE 1900 ATLANTA GA 303261384	25 31 16 89658 000 0100 TANGERINE PARK REPLAT N 40FT OF LOT 10 & S 10FT OF 9	1908 20TH ST S	214.45
LCA 1553 69455	HICKMAN, HELEN 5421 BRADLEY PINES CIR SANDSTON VA 231502324	25 31 16 89658 000 0420 TANGERINE PARK REPLAT LOT 42	1921 20TH ST S	184.38

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LCA 1553 69456	MACKEY, LATWANDA S 3862 MANDALAY DR SAINT PETERSBURG FL 337056446	25 31 16 89658 000 0430 TANGERINE PARK REPLAT LOT 43	1913 20TH ST S	184.38
LCA 1553 69457	SCOTT, ANNIE B 3086 MELROSE AVE S SAINT PETERSBURG FL 337121963	26 31 16 89694 002 0020 TANGERINE TERRACE ANNEX BLK 2, E 28.5FT OF LOT 2 & W 1/2 OF LOT 3	3086 MELROSE AVE S	184.38
LCA 1553 69458	HILL, ERIC J 2371 NW 132ND ST NO MIAMI BEACH FL 331671348	25 31 16 89766 003 0020 TANHURST SUB BLK C, LOT 2	1710 20TH ST S	184.38
LCA 1553 69459	CHUNG, MARTHA M PO BOX 530145 SAINT PETERSBURG FL 337470145	18 31 17 90504 000 0210 THOMAS, ROBERT SUB LOT 21	1010 7TH ST N	184.38
LCA 1553 69460	STUBNA, ALLAN 10 CHEROKEE DR PITTSBURGH PA 152059748	18 31 17 90504 000 0220 THOMAS, ROBERT SUB LOT 22	1014 7TH ST N	184.38
LCA 1553 69461	MARSHALL, KIMBERLY 7234 34TH AVE N SAINT PETERSBURG FL 337101316	06 31 16 92862 098 0050 TYRONE BLK 98, LOT 5 SEE N07 MAP	7234 34TH AVE N	224.47
LCA 1553 69462	HARRIS, JOHN III 830 43RD ST S SAINT PETERSBURG FL 337111923	21 31 16 94032 010 0150 VICTORY HEIGHTS BLK J, E 36.34FT OF LOT 15	4609 FAIRFIELD AVE S	184.38

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LCA 1553 69463	TITAN DEVELOPMENT GROUP 4118 CAUSEWAY VISTA DR TAMPA FL 336155416	28 31 16 94248 004 0050 VINSETTA PARK ADD REV BLK 4, LOT 5	4626 8TH AVE S	184.38
LCA 1553 69464	ANTINORE, RICHARD F 2047 2ND AVE N SAINT PETERSBURG FL 337138805	28 31 16 94248 007 0160 VINSETTA PARK ADD REV BLK 7, LOT 16	4835 10TH AVE S	184.38
LCA 1553 69465	CAHALL, CHARLES V JR 6520 126TH AVE LARGO FL 337731834	28 31 16 94248 009 0060 VINSETTA PARK ADD REV BLK 9, LOT 6	4616 9TH AVE S	214.45
LCA 1553 69466	3516 3RD AVE S TRUST 3460 COUNTRYSIDE BLVD APT 24 CLEARWATER FL 337611338	22 31 16 96174 008 0030 WEST CENTRAL AVENUE BLK 8, LOT 3 & E 1/2 OF LOT 4	3516 3RD AVE S	184.38
LCA 1553 69467	HRISTOPOULOS, ANDREAS 48 W PARK ST TARPON SPRINGS FL 346893232	22 31 16 96228 001 0090 WEST CENTRAL AVE RESUB BLK 1, LOTS 9 & 10 AND W 14FT OF LOT 11	3463 2ND AVE S	204.43
LCA 1553 69468	GREEN, EDDIE 501 SW SELDMEN AVE PT ST LUCIE FL 34953	22 31 16 96228 005 0140 WEST CENTRAL AVE RESUB BLK 5, LOT 14	3519 3RD AVE S	204.43
LCA 1553 69469	KAYE, ANN S 2207 LAUREN DR LARGO FL 337741504	21 31 16 96588 009 0080 WESTMINSTER PLACE BLK 9, LOT 8	5456 3RD AVE S	184.38

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ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1553 69470	TURNER, OLICIA 2017 GLEN FORGE ST BRANDON FL 335112109	26 31 16 97560 000 0300 WILDWOOD SUB LOT 30	1440 27TH ST S	184.38
LCA 1553 69471	BOWMAN, CHAMERA D 1390 62ND AVE S SAINT PETERSBURG FL 337055622	26 31 16 97560 000 0590 WILDWOOD SUB LOT 59	2580 13TH AVE S	184.38
LCA 1553 69472	WADE, JAMES M 1838 24TH AVE N SAINT PETERSBURG FL 337134440	12 31 16 98748 000 0910 WOODHURST EXT LOT 91	1838 24TH AVE N	224.47

TOTAL NUMBER OF ASSESSMENTS: 171

TOTAL ASSESSMENT AMOUNT: 33,132.64

**LOT CLEARING NUMBER 1553**  
**COST / FUNDING / ASSESSMENT INFORMATION**

<b><u>CATEGORY ASSESSED</u></b>	<b><u>AMOUNT TO BE ASSESSED</u></b>
LOT CLEARING COST	\$ 22,017.64
ADMINISTRATIVE FEE	<u>\$ 11,115.00</u>
TOTAL:	\$ 33,132.64

A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1553; PROVIDING FOR AN INTEREST RATE ON UNPAID ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No. 1553 have been submitted by the Mayor to the City Council pursuant to St. Petersburg Code Section 16.40.060.4.4; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the preliminary assessment rolls for Lot Clearing No. 1553 are approved; and

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

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

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

**ST. PETERSBURG CITY COUNCIL**

**MEETING OF: August 20, 2015**

**TO:** COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

**SUBJECT:** Confirming Preliminary Assessment for Building Securing Number SEC 1202

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

<b>SEC:</b>	<u>1202</u>
<b>NUMBER OF STRUCTURES</b>	<u>25</u>
<b>ASSESSABLE AMOUNT:</b>	<u>\$3,744.66</u>

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

**COST/FUNDING/ASSESSMENT INFORMATION:**

The total assessable amount of \$3,744.66 will be fully assessable to the property owners.

**ATTACHMENTS:**

**MAYOR:** \_\_\_\_\_

**COUNCIL ACTION:** \_\_\_\_\_

**FOLLOW-UP:** \_\_\_\_\_

**AGENDA NO.** \_\_\_\_\_

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SEC 1202 07394	WHITE, MELODY LOVE 4026 34TH AVE S SAINT PETERSBURG FL 337113905	25 31 16 00648 000 0130 ALMA HEIGHTS REV LOT 13	958 10TH AVE S	74.97
SEC 1202 07395	BUILDERS OF HOPE INC 310 N HARRINGTON ST RALEIGH NC 276031322	25 31 16 15012 000 0280 CHEROKEE SUB LOT 28 & S 1/2 OF LOT 29 (PER O.R. 12567/760 & O.R. 13075/1742)	1125 13TH AVE S	80.55
SEC 1202 07396	JPMORGAN CHASE BANK 185 S CONWAY RD STE E ORLANDO FL 32812	05 32 17 18072 034 0130 COQUINA KEY SEC 2 BLK 34, LOT 13	4125 BARRACUDA DR SE	155.96
SEC 1202 07397	DAWSON, DAVONTAE M 2026 14TH ST S SAINT PETERSBURG FL 337052617	25 31 16 26298 000 0390 EUCLID HEIGHTS LOT 39	2026 14TH ST S	233.05
SEC 1202 07398	CITIGROUP 399 PARK AVE NEW YORK NY 100224614	26 31 16 27918 000 0120 FISHER'S, E. C. SUB NO. 1 LOT 12	2819 12TH AVE S	314.24
SEC 1202 07399	ROBINSON, SIMMONS EST 4415 17TH AVE S SAINT PETERSBURG FL 337112629	27 31 16 28890 000 0540 FOREST HEIGHTS REV PLAT LOT 54	4415 17TH AVE S	108.19
SEC 1202 07400	MIDFIRST BANK 999 NW GRAND BLVD STE 100 OKLAHOMA CITY OK 731186051	25 31 16 28908 000 0300 FOREST HILL LOT 30	1300 21ST ST S	138.05

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SEC 1202 07401	HARRELL, DOZIER III PO BOX 14174 SAINT PETERSBURG FL 337334174	25 31 16 29664 006 0110 FRUITLAND HEIGHTS BLK F, LOT 11	1663 20TH AVE S	74.97
SEC 1202 07402	DALLAND PROPERTIES LP 2300 E LAS OLAS BLVD 4TH FL FORT LAUDERDALE FL 333011578	26 31 16 30330 002 0010 GASTON REPLAT BLK B, LOT 1	1766 27TH ST S	217.74
SEC 1202 07403	FAMILY FIRST HOMES FLORIDA LLC 3018 MONA LISA BLVD NAPLES FL 341197735	31 31 17 32832 000 1610 GRAND VIEW PARK REV PLAT LOT 161	741 37TH AVE S	118.05
SEC 1202 07404	JOSEPH, FREDILIA PO BOX 6156 FORT LAUDERDALE FL 333106156	21 31 16 35244 004 0130 HALL'S CENTRAL AVE NO. 3 BLK 4, LOTS 13 AND 14 SEE S 1/2 22-31-16	4019 4TH AVE S	329.24
SEC 1202 07405	DREWS, LAURENCE A 3600 17TH AVE N SAINT PETERSBURG FL 337134804	30 31 17 50400 009 0170 LAUGHNER'S EXTENSION OF KERR ADD BLK 9, LOT 17	1747 6TH ST S	118.05
SEC 1202 07406	ITTACH, YOSEF J LLC 776 18TH AVE S SAINT PETERSBURG FL 337052858	25 31 16 50976 002 0080 LELAND PARK BLK 2, LOTS 8, 9, & 10	1000 QUEEN ST S	310.97
SEC 1202 07407	STANWICH MORTGAGE LOAN TRUST 1610 E SAINT ANDREW PL STE B 1 SANTA ANA CA 927054931	25 31 16 59670 001 0080 NEBRASKA PLACE SUB BLK A, N 66.50FT OF LOT 8	1256 12TH AVE S	197.47

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SEC 1202 07408	REPPY, ROBERT 101 CARLYLE DR PALM HARBOR FL 346831806	27 31 16 65340 001 0110 PAINE'S SUB BLK A, LOT 11	4105 12TH AVE S	162.96
SEC 1202 07409	LOVETT, JEWELL TESTAMENTARY TR 2425 LAMPARILLA WAY S SAINT PETERSBURG FL 337123809	25 31 16 68310 000 0904 PENNINGTON'S SURVEY BEG 165FT S & 15FT W OF NE COR OF LOT 9 RUN S 50.05FT W 138.25FT N 50.04FT E	935 UNION ST S	102.69
SEC 1202 07410	DALLAND PROPERTIES LP 2300 E LAS OLAS BLVD FORT LAUDERDALE FL 333011598	25 31 16 71766 000 0120 PINEVILLE SUB LOT 12	1709 PRESTON ST S	147.69
SEC 1202 07411	DEUTSCHE BANK NATL TRUST CO TR 1661 WOTHINGTON RD STE 100 WEST PALM BEACH FL 33409	12 31 16 71802 000 0050 PINWOOD LOT 5	921 22ND AVE N	74.97
SEC 1202 07412	J C I CAPITAL LLC 1175 E KENNEDY BLVD STE 726 TAMPA FL 336023699	22 31 16 72756 005 0030 POWERS CENTRAL PARK SUB BLK 5, LOTS 3 AND 4	3520 DARTMOUTH AVE N	108.55
SEC 1202 07413	NANO AG LLC 1265 WOODVIEW TER LOS ALTOS CA 94024	26 31 16 72846 000 0120 PRATHER'S HIGHLAND HOMES LOTS 12 AND 13	1439 28TH ST S	73.05
SEC 1202 07414	DALLAND PROPERTIES LP 2300 E LAS OLAS BLVD FORT LAUDERDALE FL 333011598	27 31 16 75402 000 1800 RIDGWOOD TERRACE LOT 180	3610 15TH AVE S	90.66

\*\*\*\* City of St. Petersburg \*\*\*\*  
 Special Assessments Division  
 FINAL ASSESSMENT ROLL  
 8-20-2015

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1202 07415	EDWARDS, GEORGE 4720 17TH AVE S SAINT PETERSBURG FL 337112635	23 31 16 78390 026 0020 ST PETERSBURG INVESTMENT CO SUB BLK 26, LOT 2	2310 1ST AVE S	220.74
SEC 1202 07416	WESTON, ALBERT PO BOX 17122 SAINT PETERSBURG FL 337337122	25 31 16 79290 000 0230 SCOTT PARK LOT 23	1617 RUSSELL ST S	129.19
SEC 1202 07417	H C I 4805 LLC 356 22ND AVE NE SAINT PETERSBURG FL 33704	05 31 17 83754 013 0091 SNELL SHORES UNIT 1 BLK 13, W 60FT OF LOTS 9 & 10 & W 60FT OF N 27FT OF LOT 11 (SEE S06 MAP)	4039 1ST ST NE	74.97
SEC 1202 07418	JPMORGAN CHASE BANK 3415 VISION DR COLUMBUS OH 43219	27 31 16 94266 000 0240 VINSETTA PARK ANNEX LOT 24 & E 27.22FT OF LOT 25	4529 9TH AVE S	87.69

TOTAL NUMBER OF ASSESSMENTS: 25

TOTAL ASSESSMENT AMOUNT: 3,744.66

**BUILDING SECURING NUMBER SEC 1202**

**COST/FUNDING/ASSESSMENT INFORMATION**

<b><u>CATEGORY</u></b>	<b><u>AMOUNT TO BE ASSESSED</u></b>
SECURING COST	\$ 1,635.00
MATERIAL COST	\$ 651.00
LEGAL AD	\$ 365.16
ADMIN. FEE	\$ <u>1,125.00</u>
<b>TOTAL:</b>	<b>\$ 3,744.66</b>

A RESOLUTION ASSESSING THE COSTS OF SECURING LISTED ON SECURING BUILDING NO. 1202 ("SEC 1202") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the structures so secured are listed on Securing Building No. 1202 ("SEC 1202"); and

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

WHEREAS, the City Council has held a public hearing on August 20, 2015, to hear all persons who wished to be heard concerning this matter.

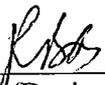
NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of securing listed on Securing Building No. 1202 ("SEC 1202") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes; and

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

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

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

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

**ST. PETERSBURG CITY COUNCIL**

**MEETING OF: August 20, 2015**

**TO:** COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

**SUBJECT:** Confirming Preliminary Assessment for Building Demolition Number **DMO 429**

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

<b>DMO:</b>	<b><u>429</u></b>
<b>NUMBER OF STRUCTURES:</b>	<b><u>5</u></b>
<b>ASSESSABLE AMOUNT:</b>	<b><u>\$108,510.54</u></b>

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

**COST/FUNDING/ASSESSMENT INFORMATION:**

The total assessable amount of **\$108,510.54** will be fully assessable to the property owners.

**ATTACHMENTS:**

**MAYOR:** \_\_\_\_\_

**COUNCIL ACTION:** \_\_\_\_\_

**FOLLOW-UP:** \_\_\_\_\_ **AGENDA NO.** \_\_\_\_\_

\*\*\*\* City of St. Petersburg \*\*\*\*  
 Special Assessments Division  
 FINAL ASSESSMENT ROLL  
 8-20-2015

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
DMD 0429 03127	GORE, LISA L 7525 13TH AVE N SAINT PETERSBURG FL 337104509	18 31 16 44640 003 0090 JUNGLE COUNTRY CLUB 4TH ADD BLK 3, LOT 9	7575 19TH AVE N	938.70
DMD 0429 03128	DESGRAVES, EDDY 5922 SKIMMER POINT BLVD SAINT PETERSBURG FL 337073938	27 31 16 57762 000 0030 MIDWAY-HOMESITE LOT 3	1118 43RD ST S	9,410.61
DMD 0429 03129	DOWN IN THE BOTTOM LLC 468 4TH AVE S SAINT PETERSBURG FL 337014620	19 31 17 59256 001 0014 MOUND PARK ADD BLK 1, W 50FT OF E 100FT OF LOT 1 TOGETHER WITH S 14FT OF LOT 5, BLK 75 OF	441 DELMAR TERR S	11,189.23
DMD 0429 03130	DOWN IN THE BOTTOM LLC 468 4TH AVE S SAINT PETERSBURG FL 337014620	19 31 17 74466 075 0050 REV MAP OF ST PETERSBURG BLK 75, N 97.8 FT OF LOT 5	444 4TH AVE S	74,070.23
DMD 0429 03131	HOOTMAN, CHARLES C 1249 72ND ST N SAINT PETERSBURG FL 337104623	18 31 16 96930 000 0040 WESTWOOD SUB LOT 4	1249 72ND ST N	12,901.77

TOTAL NUMBER OF ASSESSMENTS: 5

TOTAL ASSESSMENT AMOUNT: 108,510.54

**BUILDING DEMOLITION NUMBER DMO 429**  
**COST/FUNDING/ASSESSMENT INFORMATION**

<b><u>CATEGORY</u></b>	<b><u>AMOUNT TO BE ASSESSED</u></b>
Demolition Cost	\$ 28,780.50
Asbestos Cost	\$ 76,957.66
Legal Ad	\$ 1,163.91
Engineer's Chg	\$ 262.50
Administrative Fee	\$ <u>1,345.97</u>
<b>TOTAL:</b>	<b>\$ 108,510.54</b>

A RESOLUTION ASSESSING THE COSTS OF DEMOLITION LISTED ON BUILDING DEMOLITION NO. 429 ("DMO NO. 429") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the structures so demolished are listed on Building Demolition No. 429 ("DMO No. 429"); and

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

WHEREAS, the City Council has held a public hearing on August 20, 2015, to hear all persons who wished to be heard concerning this matter.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of the demolition listed on Building Demolition No. 429 ("DMO No. 429") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes; and

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

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

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

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

## ST. PETERSBURG CITY COUNCIL

Meeting of August 20, 2015

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- TO:** The Honorable Charlie Gerdes, Chair, and Members of City Council
- SUBJECT:** **City File: LDR 2014-07:** City-initiated application proposing amendments to Section 16.30.070 titled “Historic and Archaeological Preservation Overlay” and other historic and archaeological preservation related amendments in Section 12-6(8) and Section 16.70, Chapter 16 (Land Development Regulations), St. Petersburg City Code. A detailed analysis of the request is provided in the attached staff report.
- REQUEST:** Second reading and final public hearing of the attached *Ordinance*. The application includes Ordinance 157-H amending Section 12-6(8), Section 16.30.070, and Section 16.70, Chapter 16 (Land Development Regulations), St. Petersburg City Code.
- UPDATE:** On April 2, 2015, the City Council conducted a first reading and set the second reading and final public hearing for August 20, 2015. The City Council requested City Staff to conduct a public information meeting and City Council workshop prior to the public hearing date.

### Public Education

Starting on May 12, 2015, city staff published a compilation of relevant material and support documentation into a *Reference Guide*, including upcoming meetings, a timeline of past public meetings, video index of recorded meetings with subject-related time stamps, the most recent staff report, ordinance, and a list of frequently asked questions.

On May 27, 2015, a public information meeting was conducted in the Garden Room at Sunken Gardens. The public information meeting included approximately 225 attendees representing 11 different zip codes. The public information meeting included a brief description of historic preservation and its practice in the City of St. Petersburg, a review of the process and timeline for this text amendment application, a preview of the various components of, and key issues resulting from, the ordinance, and nearly two (2) hours of questions and answers.

On June 1, 2015, a public participation report was published and emailed to all registered attendees. The report was a summary of information resulting from the meeting and is included with this report by attachment.

### City Council Workshop

On June 4, 2015, City Council conducted a public workshop and received presentations by City Staff, St. Petersburg Preservation, Inc., Chris Steinocher (President and CEO, St. Petersburg Area Chamber of Commerce), Ryan Griffin, Bob Griendling, and Dan Richardson.

Public Service and Infrastructure Committee (PS&I)

On July 30, 2015, the PS&I Committee conducted a final meeting on the subject, attempting to resolve several outstanding questions, including the demonstration of support for initiating a local historic district.

**CHANGES:** Pursuant to the discussion since conducting the first reading on April 2, 2015, the attached ordinance includes the following changes:

Process for Initiating a Local Historic District

The process for initiating a local historic district application and the debate covering each of the various options has been well-documented throughout this process. At the most recent PS&I Committee meeting on July 30, 2015, the City Staff and Administration recommended a modified proposal requiring both a demonstration of support by petition signature and ballot voting. The Committee voted to advance the recommendation as part of the proposed ordinance.

Specifically, a potential applicant may trigger a 120-day window for the collection of petition signatures from owners of at least 30 percent of all affected properties. During this period of time, City Staff will schedule and conduct one (1) or more public education meetings to engage the public and explain what it means to become a local historic district. At the close of the 120-day window, City Staff will verify the signatures of support. If the demonstration of support includes signatures from owners of more than 30 percent of properties within the proposed district boundary, then a ballot vote will be scheduled. Ballots will be prepared by the City and distributed to all registered owners within the proposed district boundary. The ballot vote will be open for 60 days. If at least 67% of all remitted ballots vote "yes" to initiate a designation application, then the potential applicant will have demonstrated the necessary threshold of support to initiate a designation application.

Following certification of the vote and upon submission of a complete application, the item will be scheduled for a public hearing with the City's Community Planning and Preservation Commission ("CPPC"). The CPPC will then make a recommendation to the City Council, who shall also conduct a public hearing. The City Council is the final authority in determining whether a local historic district shall be established.

Third-Party Applications and Site Plan Approval

The internal inconsistency relating to when a third party application may be submitted in relation to a demolition permit and site plan approval is resolved. Under the current City Code, where a potentially eligible property is identified and flagged in the City's permitting database, notification and a 30-day stay of demolition is required. The purpose of this stay is to provide sufficient time for an interested third-party to submit a designation application.

The proposed ordinance recommends that once a site plan approval is granted, a third-party designation application is prohibited. This is internally inconsistent with the requirement for notification upon receipt of a demolition permit application. The proposed ordinance has been amended to resolve accordingly. Where a site plan application is submitted for a potentially eligible property that has been identified and

flagged in the City's permitting database, the 30-day notice is required at the time of submission of the site plan application. Final site plan approval shall not be granted until the 30-day requirement has been met.

Historic Window Policy

Per the PS&I Committee's request, City Staff has prepared a window review and replacement policy, the details of which are attached. The purpose of the attached flowchart is to document the review process for requests to replace historic windows on individual local landmarks and contributing and non-contributing resources within local historic districts. For your information, City Staff is also including an incomplete draft copy of a more comprehensive document titled, "*Technical Advice on Windows and Window Details: Historic Windows.*" The document is intended to complement the flowchart with additional information to assist owners of historic properties in making informed decisions about window repair and replacement.

**RECOMMENDATION:**

Administration: The Administration recommends APPROVAL.

Community Planning & Preservation Commission (CPPC): On February 10, 2015, the CPPC conducted a public hearing regarding these amendments and made a finding of consistency.

City Council Action: On April 2, 2015, the City Council conducted the first reading and set the second reading and adoption public hearing for August 20, 2015. The purpose of setting the public hearing in August was to provide sufficient time for the City's Planning and Economic Development Department to conduct a public information meeting and a City Council workshop prior to the public hearing.

Recommended City Council Action:

1. CONDUCT the second reading and adoption public hearing of the proposed Ordinance; and
2. ADOPT the ordinance.

Attachments:

1. Ordinance
2. CPPC Minutes
3. CPPC Staff Report and Attachments
4. Window Policy Guidelines
5. Public Participation Report

AN ORDINANCE AMENDING THE HISTORIC AND ARCHAEOLOGICAL PRESERVATION OVERLAY SECTION OF THE ST. PETERSBURG CITY CODE; PROVIDING FOR SUBSTANTIAL INCREASES IN THE REQUIREMENTS OF MANY ASPECTS OF HISTORIC PRESERVATION; DECREASING THE REQUIREMENTS FOR DESIGNATION OF AN HISTORIC DISTRICT; ADDING NOTIFICATION REQUIREMENTS FOR NON-OWNER INITIATED APPLICATIONS; PROVIDING FOR ADDITIONAL CONSIDERATION OF THE SEVEN FACTORS OF INTEGRITY; PROVIDING FOR DESIGNATION OF SPECIAL PROPERTIES; PROVIDING FOR A PROCESS TO MODIFY HISTORIC DISTRICTS; PROVIDING FOR ADDITIONAL REQUIREMENTS BEFORE ALLOWING THE DEMOLITION OF EXISTING STRUCTURES; PROVIDING FOR ADDITIONAL REQUIREMENTS FOR GROUND DISTURBING ACTIVITY AT ARCHAEOLOGICAL SITES; REQUIRING A CERTIFICATE TO DIG FOR POSSIBLE ARCHAEOLOGICAL SITES; PROVIDING FOR PROHIBITED PRACTICES AT ARCHAEOLOGICAL SITES; MODIFYING PROCEDURES AND REQUIREMENTS TO OBTAIN AD VALOREM TAX EXEMPTIONS; AMENDING DEFINITIONS AND PROVIDING FOR NEW DEFINITIONS; MODIFYING PROCEDURES AND REQUIREMENTS FOR TRANSFERS OF DEVELOPMENT RIGHTS FOR HISTORIC PROPERTIES; PROVIDING FOR FEES; PROVIDING FOR PENALTIES; PROVIDING FOR CLARIFICATION OF EXISTING LANGUAGE; CORRECTING TYPOGRAPHICAL INCONSISTENCIES; PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. Section 16.30.070 of the St. Petersburg City Code is hereby amended to read as follows:

SECTION 16.30.070. HISTORIC AND ARCHAEOLOGICAL PRESERVATION OVERLAY

16.30.070.1. Generally

- A. The City Council declares as a matter of public policy that the preservation, protection, perpetuation and use of local landmarks, ~~landmark sites and historic districts~~ is a public necessity because they have a special historic, architectural, archaeological, aesthetic or

cultural interest and value and thus serve as visible and tangible reminders of the history and heritage of this eCity, the state and nation. The eCouncil finds that this section benefits the City's residents and property owners and declares as a matter of public policy that this section is required in the interest of the health, prosperity, safety, welfare and economic well-being of the people.

B. The purpose of this section is to:

1. Effect and accomplish the preservation, protection, perpetuation and use of local landmarks, landmark sites, thematic groupings and historic districts having a special historic, architectural, archaeological, aesthetic or cultural interest and value to this eCity, the state and nation;
2. Promote the educational, cultural, economic and general welfare of the people and to safeguard the City's history and heritage as embodied and reflected in such local landmarks, sites and districts;
3. Stabilize and improve property values in historic districts and in the City as a whole;
4. Foster civic pride in the value of notable accomplishments of the past;
5. Strengthen the economy of the City;
6. Protect and enhance the City's attractions to residents, tourists and visitors and serve as a support and stimulus to business and industry;
7. Enhance the visual and aesthetic character, diversity and interest of the City;
8. Provide for incentives to renovate or rehabilitate historic structures by implementing State law (currently F.S. §§ 196.1997 and 196.1998) relating to exemption of certain ad valorem taxes for historic properties.

#### **16.30.070.2.2. Definitions.**

Definitions shall be as provided in the rules of interpretation and definitions section and Chapter 1.

#### **16.30.070.2.3. Designation of Community Planning and Preservation Commission.**

It is hereby established that the Community Planning and Preservation Commission shall serve as the Commission responsible for matters pertaining to historic and archaeological preservation as provided in this overlay section. It is the City Council's intent that this Commission shall meet the requirements of the state and federal ~~e~~Certified ~~f~~Local ~~g~~Government program. When a new member is appointed by the Mayor and confirmed by City Council, the professional education and qualifications of the new member should be considered to ensure that the requirements of the ~~e~~Certified ~~f~~Local ~~g~~Government program are met. When necessary, persons serving on the Commission shall attend educational meetings to develop a special interest, experience or knowledge in history, architecture, or related disciplines.

**16.30.070.2.4. Powers and duties of the Commission.**

- A. In addition to the powers and duties stated elsewhere, the Commission shall take action necessary and appropriate to accomplish the purposes of this section. These actions may include, but are not limited to:
1. Continuing the survey and inventory of historic buildings and areas and archaeological sites and the plan for their preservation;
  2. Recommending the designation of ~~historic and thematic districts and individual~~ local landmarks ~~and landmark sites~~;
  3. Regulating alterations, demolitions, relocations, and new construction to local landmarks ~~designated property~~;
  4. Recommending specific design review criteria for local landmarks ~~designated property~~;
  5. Working with and advising the federal, state and county governments and other departments or commissions of the City ~~city government~~;
  6. Advising and assisting property owners and other persons and groups including neighborhood organizations who are interested in historic preservation;
  7. Initiating plans for the preservation and rehabilitation of individual historic buildings; and
  8. Undertaking educational programs including the preparation of publications and placing of historic markers.

- B. The Commission shall review all nominations of a local property to the National Register of Historic Places (NRHP) following the regulations of the Florida Division of Historical Resources ~~state division of historical resources of the department of state~~. The Commission shall also ask the Mayor and the chairman of the board of county commissioners for their written opinion as to whether or not each property should be nominated to the NRHP National Register. The Commission shall conduct a public hearing to consider the nomination and publish and mail notice as provided in the supplemental notice section of the application and procedures ~~appeals~~ section. When necessary, the Commission shall seek expert advice before evaluating the nomination. The Commission shall forward to the state historic preservation officer its action on the nomination and the recommendations of the local officials.

When a property owner objects to having their property nominated to the National Register, a notarized written statement from the property owner must be requested by the POD ~~submitted to the Commission~~ before the nomination is considered. The Commission may then continue its review, forwarding its recommendation to the state historic preservation officer noting the property owner's objection or it may cease any further review process and notify the state historic preservation officer of the property owner's objection to the proposed listing.

- C. In the development of the certified local government program, the City Council may ask the Commission to perform other responsibilities that may be delegated to the City under the National Historic Preservation Act.
- D. The Commission shall conduct at least four public hearings a year to consider historic preservation issues. ~~Applicants shall be given written notification of the Commission's decisions.~~ The Commission shall prepare and keep on file available for public inspection a written annual report of its historic preservation activities, cases, decisions, qualifications of members and other historic preservation work.
- E. The Commission shall receive assistance in the performance of its historic preservation responsibilities from the POD who ~~which~~ shall provide expertise in historic preservation or a closely related field. Other ~~e~~City staff members may be asked to assist the Commission by providing technical advice or helping in the administration of this section.

**16.30.070.2.5. Designation of local landmarks, ~~landmark sites and historic districts and thematic groupings.~~**

A. *Generally.* Upon recommendation of the Commission, the City Council shall consider local landmark designation by ordinance of individual buildings, structures, objects, landmarks, landmark archaeological sites, thematic groupings and local historic districts and multiple property landmarks. An application for the creation of TDR, H credits and/or for a historic ad valorem tax exemption may be processed simultaneously with an application for designation. ~~Each designation of a landmark shall include a designation of a landmark site. When an owner objects to an application involving designation of their property, other than a historic district, approval by the Commission and City Council shall require a super majority vote.~~

B. *Application requirements.* Consideration of the designation of a local landmark and landmark site, thematic grouping or a historic district shall be initiated by the filing of an application for designation by the property owner, any resident of the City or any organization in the City, including the City. The City shall charge a fee for each application, ~~which reflects processing costs for the application except that such~~ Such fee shall be waived for eCity-initiated applications and properties listed in, or, upon demonstration of a pending application, proposed to be listed in the NRHP. The POD shall determine when an application is complete and may request additional information when such application is determined to be incomplete.

1. Generally. The applicant shall complete an application form provided by the POD which shall include:

~~1a.~~ A written description of the architectural, historical, or archaeological significance of the proposed local landmark and landmark site or structures in the proposed thematic grouping or historic district and specifically addressing and documenting those related points contained in the criteria of this section;

~~2b.~~ The date Date of construction of each of the structures on the property;

~~3c.~~ Photographs of the property; and

~~4d.~~ The Legal description and a map of the property to be designated as a local landmark or upon which the local landmark is located, ~~landmark site, thematic grouping or historic district.~~

2. Additional requirements for historic districts.

~~a.~~ On Prior to an applications for the designation of an historic districts, the applicant shall ~~also~~ submit: evidence of the support of the historic district from

the owners of thirty percent or more of the tax parcels within the proposed district. Upon receipt of a request to initiate an historic district vote, the POD shall prepare a petition and deliver it to the requestor. Evidence of support shall only be accepted if the signature is on a City prepared petition. The requestor shall have 120 days from the date the petition is issued by the POD to collect signatures and return the petitions to the City. Petitions received after 120 days shall not be counted. The City shall then verify the signatures and determine whether there is sufficient support to allow the application process to be initiated and notify the requestor in writing. If there are sufficient signatures, the City shall initiate the ballot process outlined in subparagraph b.

- 1.b. Evidence of the support of the historic district from the owners of sixty seven percent or more ~~two-thirds~~ of the ~~properties~~ tax parcels within the proposed district except for eCity initiated applications. Such evidence shall be obtained in the following manner: the City shall mail to all property owners of each tax parcel within the proposed historic district, as listed in the Public Records of Pinellas County, a City issued ballot requesting the owner to return by mail a signed ballot showing support or opposition/nonsupport for the application; the POD shall obtain a certificate of mailing on the date of the mailing, and only City issued ballots that have a postmark within 60 days of the date of mailing, or have been physically received by the POD within 60 days the date of mailing and have been date stamped by the City, shall be counted; the response for each tax parcel shall be counted as one vote, if more than one owner of a tax parcel responds and one or more owners show opposition/nonsupport then the property shall not be found to support the application; each tax parcel (which may be more than one lot) shall be a 'property'; City owned tax parcels shall not have a vote and shall not be counted toward the total number of tax parcels; the POD shall not accept an application which does not meet this requirement; once a signed ballot is received by the City, the signor's position may not be changed for the purposes of meeting the requirements of the application minimum (such persons may express any change of opinion or vote in any other legal manner); applications must be filed within six months of a determination by the City that the requirements of this subparagraph have been complied with in their entirety;
- 2c. Justification for the formation of the historic district based on the criteria for designation;
- d. A written description of the boundaries of the district which shall include a map; and

3e. A list of contributing and noncontributing resources.

~~The POD shall determine when an application is complete and may request additional information when such application is determined to be incomplete.~~

C. Additional requirements.

1. When an owner objects to an application involving designation of their property, other than when in a local historic district, approval by the Commission and City Council shall require a super majority vote.
2. A designation application made by a nonowner shall not be made or accepted for a property with an unexpired site plan approval.
3. If a designation application for an individual property has been made by a nonowner and has been denied, no application to designate the same property (unless it is part of a local historic district designation application) shall be accepted by the POD for five (5) years from the date of the final public hearing unless initiated by the property owner.
4. One complete copy of a nonowner initiated designation application for an individual property shall be provided by the applicant to each property owner (and may be made to any legal person of interest) as shown in the Public Records of Pinellas County, by certified mail. The application shall not be complete until proof of mailing has been provided to the POD and the POD shall not process the application until complete. The applicant of a nonowner initiated designation application for an individual property shall mail notice of each public hearing at least thirty (30) days prior to each public hearing, to each property owner as shown in the Public Records of Pinellas County by regular mail. The applicant shall provide proof of mailing to the POD at least fourteen (14) days prior to the public hearing.

~~Public hearings for designations. The Commission shall schedule a public hearing on the proposed designation within 60 days of the submission of a completed application. Notice of the public hearing and notice to the owner shall state clearly the boundaries for the proposed historic district or the proposed landmark and landmark site.~~

D. Criteria for designation of property.

1. The Commission shall recommend the designation of property as a local landmark, ~~landmark site, thematic grouping or historic district~~ after the public hearing ~~based upon~~ if the principal structure is at least fifty (50) years old and it meets one or more of the following criteria:
  - ~~1a.~~ 1a. Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;
  - ~~2b.~~ 2b. Its location is a site of a significant local, state, or national event;
  - ~~3c.~~ 3c. It is identified with a person who significantly contributed to the development of the City, state, or nation;
  - ~~4d.~~ 4d. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;
  - ~~5e.~~ 5e. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;
  - ~~6f.~~ 6f. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;
  - ~~7g.~~ 7g. Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development;
  - ~~8h.~~ 8h. Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development; or
  - ~~9i.~~ 9i. It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.
2. If a property meets the criteria for designation set forth in paragraph (1) above, then the Commission shall also consider the following seven (7) factors of integrity as they apply to the property:
  - a. Location - the place where the historic property was constructed or the place where the historic event occurred.
  - b. Design - the combination of elements that create the form, plan, space, structure, and style of a property.

- c. Setting - the physical environment of a historic property.
- d. Materials - the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- e. Workmanship - the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- f. Feeling - the property's expression of the aesthetic or historic sense of a particular period of time.
- g. Association - the direct link between an important historic event or person and a historic property.

In order to be designated as a local landmark, a property shall meet at least one (1) of the foregoing factors of integrity; however, feeling and association, without meeting at least one other factor, are insufficient to support designation.

- 2. Special Properties: Cemeteries, birthplaces, or graves of historical figures, structures that have been moved from their original locations, reconstructions of historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty (50) years shall not be considered eligible for designation unless it is an integral part of a historic district that meets the criteria above or if it falls within the following categories:
  - a. A cemetery which derives its primary significance from graves of persons of significance either from its age, from its distinctive design features, or from its association with historic events;
  - b. A birthplace or grave of a historical figure of significance if there is not an appropriate building or site directly associated with the historical figure's life;
  - c. A building or structure removed from its original location but which is significant primarily for its architectural value or which is the surviving structure most importantly associated with a historic person or event;
  - d. An accurate reconstruction of an historic building or structure which was destroyed by catastrophic causes, located in an environment which is compatible with its historic location, presented in an academic manner, and no other building or structure with the same historic significance has survived;
  - e. A property primarily commemorative in intent if its design, age, tradition, or symbolic value has created its own exceptional significance; or
  - f. A property achieving significance within the past fifty (50) years if it is of

exceptional importance and meets one or more of the general criteria.

E. 4. Additional criteria for designation of hexagon block sidewalk preservation areas.

1a. Evidence of approval of the property owners of ~~51~~ greater than 50 percent of the linear ~~linear~~ front footage of property abutting the sidewalks (right-of-way) within the area designated in the application at the time the application is submitted to the POD. For the purposes of this subsection and unless otherwise directed by City Council, the City shall be presumed to approve of the application for designation of hexagon block sidewalk preservation areas for all eCity owned property, excluding rights-of-way, within an area designated in the application. This presumption shall not affect the power of City Council to deny an application. City Council may initiate the designation of a hexagon block sidewalk preservation area without the approval of any owners.

2b. The hexagon block sidewalk preservation area contributes an aesthetic or cultural interest and value which enhances the character of the City.

3c. A proposed hexagon block sidewalk preservation area shall contain a minimum of four abutting city blocks or a minimum of 1,500 linear ~~linear~~ feet of sidewalk. Preservation areas should contain at least 66 percent of the total linear ~~linear~~ feet in hexagon block sidewalk after measuring all sidewalks along the streets within the proposed district.

E. Updating and modifying historic districts.

1. The status of properties as either contributing or non-contributing resources within a historic district may be changed by following the same process as required for the initial designation.
2. The boundaries of a historic district may be expanded to include (an) adjoining property(ies) at the request of the property owner if the property(ies) meet(s) the designation criteria.
3. The boundaries of a historic district may be contracted to exclude (a) property(ies) if the property(ies) no longer meet(s) the criteria for designation and if the contraction does not create an 'enclave' within the historic district or make any portion of the historic district noncontiguous with the remainder of the historic district.
4. Approval of the expanded or contracted boundaries shall follow the same process as required for the initial designation, as described in this section. The Commission and City Council shall only consider the properties to be added or removed and shall not re-evaluate the designation of the entire historic district or other properties which are not included in the request.

F. Public hearings for designations. The Commission shall schedule a public hearing on the proposed designation within sixty (60) days of the submission of a completed application. Notice of the public hearing and notice to the owner(s) shall clearly state the boundaries for the proposed local landmark and notice shall include mailed notice to the owner, and written and posted notice as provided in the applications and procedures section except that no posted notice for an application for a historic district shall be required.

G. Commission recommendation decision. After evaluating the testimony, evidence, survey information and other material presented to the Commission at the public hearing, the Commission shall:

1. Recommend approval, denial or approval with modifications of approve, modify, defer or deny the application within sixty (60) days. ~~The Commission may consider the relationship of the proposed designation to the existing and future plans for the development of the City. The~~

2. Within this sixty (60) day period, the Commission may vote to defer its recommendation decision if adequate information is not available to make a recommendation decision but shall reconsider the application at the earliest opportunity after adequate information is made available.

3. A written report to the City Council on the Commission's recommendation shall be sent for Council's ~~their~~ review and action. If the Commission recommends a designation, it shall explain how the proposed local landmark, ~~thematic grouping or historic district~~ qualifies for designation under the criteria contained in this section. This evaluation may include references to other buildings and areas in the City and shall identify the significant features of the proposed local landmark ~~and landmark site, thematic grouping or historic district~~. The report shall include a discussion of ~~on~~ the relationship between the proposed designation and existing and future plans for the development of the City. The POD shall promptly notify the applicant and the property owner of the Commission recommendation decision.

GH. Permit issuance. ~~If the Commission recommends designation, When a complete (as determined by the POD) application for designation of a local landmark has been submitted,~~ no permits shall be issued for any exterior alteration, new construction, demolition, or relocation on the property which is the subject of the recommendation until one ~~or~~ of the following has occurred:

1. City ~~e~~Council designates the property and a certificate of appropriateness is issued; ~~or~~

2. The application is withdrawn; or
3. The designation is denied by City Council.
4. This prohibition shall not apply to a noncontributing resource within the boundaries of an application for local landmark designation for a local historic district nor shall it apply to permits for ordinary repair and maintenance of contributing resources, as determined by the POD.

H]. *City Council review and designation.* The City Council shall schedule a public hearing on the proposed designation within sixty (60) days of the Commission recommendation. Notice of the public hearing and notice to the owner(s) shall clearly state the boundaries for the proposed local landmark and notice shall include mailed notice to the owner, and written and posted notice as provided in the applications and procedures section except that no posted notice for an application for a historic district shall be required. After evaluating the testimony, evidence, and other material presented to the Council, and considering the criteria for designation, the Council shall:

1. Approve, deny or approve with modifications of the Commission recommendation.
2. Within this sixty (60) day period, the Council may vote to defer its decision if adequate information is not available to make a decision, but shall reconsider the application at the earliest opportunity after adequate information is made available.
3. In addition to the criteria for designation, Council may also consider the relationship of the proposed designation to the existing and future plans for the development of the City.

~~The City Council shall approve, modify conditions and/or the designation application, defer or disapprove the proposed designation within 60 days of the Commission recommendation. The City Council may vote to defer its decision if adequate information is not available to make a decision but shall reconsider the Commission recommendation at the earliest opportunity after adequate information is made available.~~

4. A decision to reverse a eCommission recommendation, or to approve the designation over an owner objection shall be by a super majority vote. Modification of the boundaries of a proposed local landmark is not a reversal of a Commission recommendation so long as a substantial portion of the recommended area is approved.

5. If a designation is made, the Comprehensive Plan including the land use map shall automatically be amended to show contain the designation with no further action by City Council necessary.

6. The POD shall notify the each applicant and property owner of the decision relating to the his property and shall arrange that notice of the designation of a property as a local landmark or as a part of a historic district is provided to the property appraiser and tax collector so that they may include this information in their public records recorded in the official record books of the county and with the City Clerk.

J. *Amendments and rescissions.* The designation of any local landmark ~~and landmark site, thematic grouping or thematic district~~ may be amended or rescinded through the same procedure utilized for the original designation. Where a physical portion of a local landmark remains, the Commission may consider whether the local landmark has lost its significance as a result of the approval of a COA which required the retention of a portion of the original local landmark.

**16.30.070.2.6. Approval of changes to local landmarks, ~~landmark sites, and property in historic districts.~~**

A. *Certificate of appropriateness (COA).* No person may undertake any of the following actions affecting a local ~~designated~~ landmark, ~~a designated landmark site or a property in a designated thematic grouping or in a designated historic district~~ without first obtaining a COA ~~certificate of appropriateness~~:

1. Alteration of a designated archaeological site;
2. Alteration to the exterior part of a building, structure or object within the designated boundary of a local landmark site;
3. New construction;
4. Demolition; or
5. Relocation, including the relocation of a building into a historic district.

Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes. Whenever any alteration, new construction, demolition or relocation is undertaken on a local ~~designated~~ landmark, ~~a designated landmark site or property in a designated thematic grouping or in a designated historic district~~ without a

~~COA certificate of appropriateness~~, the ~~POD~~ Building Official is authorized to issue a stop work order.

A ~~COA certificate of appropriateness~~ shall be in addition to any other building permits required by law. The issuance of a ~~COA certificate of appropriateness~~ shall not relieve the property owner of the duty to comply with other federal, state and local laws and regulations.

Ordinary repair and maintenance that is otherwise permitted by law may be undertaken without a ~~COA certificate of appropriateness~~. The final determination of what work ~~that~~ is considered ordinary repair and maintenance shall be made by the POD. Property owners may request the POD to review any scope of work to determine if a COA is required at no charge.

Owners of properties which are subject to a ~~COA certificate of appropriateness~~ review shall ~~will~~ make all artifacts from archaeological sites available to the investigating archaeologists for purposes of analysis and for the reasonable period of time needed for the analysis.

No ~~COA certificate of appropriateness~~ approved by the Commission shall be effective for a period of ten days from the date of approval. If during that ten-day period an appeal is made, the decision shall automatically be stayed during the appeal.

- B. *Application procedures for a ~~COA certificates for appropriateness~~.* Each application for a ~~COA certificate of appropriateness~~ shall be accompanied by the required fee. No permits shall be issued for an alteration, new construction, demolition or relocation affecting a local designated landmark, a designated landmark site, a property in a designated thematic grouping, or a property in a designated historic district without first directing the applicant to the POD to determine if a ~~COA certificate of appropriateness~~ is required. The applicant shall complete an application form provided by the ~~POD~~ City which shall include the following information:

1. Drawings of the proposed work;
2. Photographs of the existing building or structure and adjacent properties;
3. A complete written description of the proposed work which clearly describes ~~shall include information about~~ the building materials to be used;

4. In the case of archaeological sites, a site plan that illustrates the archaeological site boundary and clearly describes any potential impacts or disturbances to the site.
  5. The POD shall determine when an application is complete and may request additional information when such application is determined to be incomplete.
  6. For relocations, a written statement from the applicant shall be included in the application addressing:
    - a. How the proposed relocation of the local landmark will impact the NRHP seven (7) factors of integrity which contribute to its; and
    - b. Why the relocation is necessary.
- C. *Review of a COA ~~certificates of appropriateness for new construction.~~*
1. The Commission shall hold a public hearing and approve, by resolution, a COA certificate of appropriateness approval matrix for local landmarks and archaeological sites ~~designated buildings, structures, sites and contributing and non-contributing structures in a thematic grouping or a historic district.~~ The matrix shall identify which approvals shall be made by the POD and which shall be made by the Commission. Changes to the matrix shall be made in the same manner. Approval of any action which is not specifically identified on the matrix shall be made by the Commission.
  2. The decision to approve, approve with conditions, or deny any ~~disapprove each~~ application, shall be based on the criteria contained in this section.
  3. The Commission shall hold a public hearing after providing mailed and posted notice as required in the application and procedures section for each COA request requiring Commission approval. The Commission may vote to defer its decision if adequate information is not available to make a decision but shall reconsider the application at the earliest opportunity after adequate information is made available. The Commission shall act within sixty (60) days after the close of the public hearing unless an extension is agreed to by the property owner.
  4. The decision by the POD to approve, approve with conditions, or deny any application shall be provided to the owner, and the applicant, if different than the owner. The POD's decision shall be in writing and shall state the reasons for such approval. The POD's decision may be appealed to the Commission by following

the procedures for appeals in the Applications and Procedures section, however, only the owner may appeal the POD's decision under this paragraph. The POD shall provide mailed notice to the owner as required in the Application and Procedures Section for each COA request requiring POD approval at least ten days before making a decision unless this time frame is waived by the owner.

- D. *Modifications to a COA certificates of appropriateness.* Modifications to a COA certificates of appropriateness shall be made only by the Commission or POD, based on the approval matrix, after receipt of a completed application by following the procedures for approval of a COA approving authority. The POD shall determine when an action affects a local designated landmark, designated landmark site, or a property in a designated thematic grouping or in a designated historic district. Modification to any work or materials approved by the COA or any condition of the COA is prohibited without receipt of an approval as set forth herein. Fees for review of a COA certificate of appropriateness shall be established by the City Council.
- E. *General criteria for granting a COA certificates of appropriateness.* In approving or denying applications for a COA certificates of appropriateness for alterations, new construction, demolition, or relocation, the Commission and the POD shall evaluate the following:
1. The effect of the proposed work on the local landmark or the property upon which such work is to be done;
  2. The relationship between such work and other structures on the property landmark site or, if within a historic district, other property in the historic district;
  3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the local landmark or the property will be affected;
  4. Whether the denial of a COA certificate of appropriateness would deprive the property owner of reasonable beneficial use of the his property;
  5. Whether the plans may be reasonably carried out by the applicant;
  6. A COA Certificates of appropriateness for a noncontributing structures in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district.

Approval of a COA certificate shall include any conditions necessary to mitigate or eliminate the negative impacts.

F. *Additional guidelines for alterations.* In approving or denying applications for a COA certificates of appropriateness for alterations, the Commission and the POD shall also use the following additional guidelines which are based on the United States Secretary of the Interior's Standards for the Treatment of Historic Properties:

1. A local landmark property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable possible.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where reasonable possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.

G. *Additional guidelines for new construction.* In approving or denying applications for a COA certificates of appropriateness for new construction (which includes additions to an existing structure), the Commission and the POD shall also use the following additional guidelines:

1. The height of the proposed new construction building shall be visually compatible with contributing resources in the district.
2. The relationship of the width of the new construction building to the height of the front elevation shall be visually compatible with contributing resources in the district.
3. The relationship of the width of the windows to the height of the windows in a the new construction building shall be visually compatible with contributing resources in the district.
4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.
5. The relationship of the new construction building to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.
6. The relationship of the entrance and porch projections to sidewalks of the new construction a building shall be visually compatible with contributing resources in the district.
7. The relationship of the materials, texture and color of the facade of the new construction a building shall be visually compatible with the predominant materials used in contributing resources in the district.
8. The roof shape of the new construction a building shall be visually compatible with contributing resources in the district.

9. Appurtenances of the new construction ~~a building~~ such as walls, wrought iron, fences, evergreen, landscape masses, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction ~~building~~ with contributing resources in the district.
10. The size of the new construction ~~a building~~, the mass of the new construction ~~a building~~ in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.
11. The new construction ~~A building~~ shall be visually compatible with contributing resources in the district in its directional character, whether this ~~be~~ is the vertical character, horizontal character or nondirectional character.
12. New construction shall not destroy historic materials that characterize the local landmark ~~property~~. The new construction should be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark ~~property~~ and its environment.
13. New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark ~~historic property~~ and its environment would be unimpaired.

H. *Additional requirements for demolition.* In approving or denying applications for a COA ~~certificates of appropriateness~~ for demolition, the Commission and the POD shall also use the following additional guidelines:

1. The purpose and intent of these additional requirements is to determine that no other feasible alternative to demolition of the local landmark ~~historic structure~~ can be found.
2. No COA ~~certificate of appropriateness~~ for demolition shall be issued by the Commission until the applicant has demonstrated that there is no reasonable beneficial use of the property or the applicant cannot receive a reasonable return on a commercial or income-producing property.

The Commission may solicit expert testimony and should request that the applicant furnish such additional information believed to be necessary and relevant in the determination of whether there is a reasonable beneficial use or a reasonable return. The information to be submitted by a property owner should include, but not be limited to, the following information:

a. A report from a licensed architect or engineer who shall have demonstrated experience in structural rehabilitation concerning the structural soundness of the building and its suitability for rehabilitation including an estimated cost to rehabilitate the property.

b. A report from a qualified architect, real estate professional, or developer, with demonstrated experience in rehabilitation, or the owner as to the economic feasibility of rehabilitation or reuse of the property. The report should explore various alternative uses for the property and include, but not be limited to, the following information:

i. The amount paid for the property, date of purchase, remaining mortgage amount (including other existing liens) and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

ii. The most recent assessed value of the property.

iii. Photographs of the property and description of its condition.

iv. Annual debt service or mortgage payment.

v. Real estate property taxes for the current year and the previous two years.

vi. An appraisal of the property conducted within the last two years. The City may hire an appraiser to evaluate any appraisals. All appraisals shall include the professional credentials of the appraiser.

vii. Estimated market value of the property in its current condition; estimated market value after completion of the proposed demolition; and estimated market value after rehabilitation of the existing local landmark for continued use.

viii. Evidence of attempts to sell or rent the property, including the price asked within the last two years and any offers received.

ix. Cost of rehabilitation for various use alternatives. Provide specific examples of the infeasibility of rehabilitation or alternative uses which could earn a reasonable return for the property.

x. If the property is income-producing, submit the annual gross income from the property for the previous two years as well as annual cash flow before and after debt service and expenses, itemized operating and

maintenance expenses for the previous two years, and depreciation deduction and projected five year cash flow after rehabilitation.

xi. If the property is not income-producing, projections of the annual gross income which could be obtained from the property in its current condition.

xii. Evidence that the building can or cannot be relocated.

c. The Commission may request that ~~require~~ the applicant to provide additional information to be used in making these determinations of reasonable beneficial use and reasonable return.

d. If the applicant does not provide the requested information, the applicant shall submit a statement to the Commission detailing the reasons why the requested information was not provided.

3. The Commission may ask interested individuals and organizations for assistance in seeking an alternative to demolition.
4. The Commission shall review the evidence provided ~~study the question of economic hardship for the applicant~~ and shall determine whether the property can be put to a reasonable beneficial use or the applicant can receive a reasonable return without the approval of the demolition application. The applicant has the burden of proving that there is no reasonable beneficial use of the property or that the owner cannot receive a reasonable return. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return, the Commission shall deny the demolition application except as provided below.
5. The Commission may condition any demolition approval upon the receipt of plans and building permits for any new structure and submission of evidence of financing in order to ensure that the site does not remain vacant after demolition.
6. The Commission may grant a COA certificate of appropriateness for demolition even though the local designated landmark, designated landmark site, or property within a local the designated historic district has reasonable beneficial use or receives a reasonable return if:
  - a. The Commission determines that the property no longer contributes to a local historic district or no longer has significance as a historic, architectural or archaeological local landmark; or

- b. The Commission determines that the demolition of the designated property is necessary to achieve the purposes of a community redevelopment plan or the Comprehensive Plan.
7. The Commission may, at the owner's expense, require the recording of the property for archival purposes prior to demolition. The recording may include, but shall not be limited to, video recording, photographic documentation with negatives and measured architectural drawings.
- I. *Additional guidelines for relocation.* In approving or denying applications for a COA ~~When an applicant requests a certificate of appropriateness for the relocation of a local landmark, a building or structure on a landmark site, or a building or structure in a historic district~~ or to relocate a building or structure to a landmark site or to a property in historic district, the Commission and the POD shall also use ~~consider~~ the following additional guidelines:
  1. The contribution the local landmark ~~designated building or structure~~ makes to its present setting;
  2. Whether there are definite plans for the property the local landmark ~~designated structure~~ is being moved from;
  3. Whether the local landmark ~~designated building or structure~~ can be moved without significant damage to its physical integrity; and
  4. The compatibility of the local landmark ~~building or structure~~ to its proposed site and adjacent properties ~~in the historic district~~.
  5. If the structure is a noncontributing resource, the compatibility and impact of the noncontributing resource on abutting contributing resources and the historic district.
  6. The property owner may be required to obtain an approved site plan before permits may be issued to relocate a local landmark.
- J. *Additional guidelines for construction in hexagon block sidewalk preservation areas.* In approving or denying applications for a COA for construction in hexagon block sidewalk preservation areas, the Commission and the POD shall also use the following additional guidelines:

1. The responsibility for proper repair of hexagon block sidewalks within a preservation area shall be governed by eCity policies and ordinances.
2. All construction shall be done in accordance with eCity sidewalk specifications and shall be inspected by the POD.
3. All construction must obtain all required permits.
4. The replacement and/or repair of existing hexagon block sidewalks shall be made with hexagon block.
5. The replacement and/or repair of existing concrete sidewalks shall be made with hexagon block.
6. All new sidewalk construction shall be made with hexagon block.
7. The abutting property owner shall be responsible for the expenses associated with the construction and repair of hexagon block sidewalks as set forth in city policies concerning sidewalk assessments.

K. *Additional guidelines for archaeological sites. In approving or denying applications for a COA for activity on archaeological sites, the Commission and the POD shall also use the following additional guidelines which are based on the United States Secretary of the Interior's Standards for the Treatment of Historic Properties:*

1. Any ground disturbing activity requires approval of a COA. Archaeological resources should be left undisturbed. The existing form, integrity, and materials of the archaeological site should be retained. Ground disturbing activity should be located to avoid known archaeological sites. Where avoidance of ground disturbing activity on or near the archaeological site is not possible, projects shall be designed to avoid or minimize ground disturbance.
2. Stabilization of an archaeological site to arrest and inhibit deterioration is recommended and should be done in such a way as to detract as little as possible from its appearance and significance and not adversely affect its research potential unless adequate data recovery has occurred. Stabilization by vegetation, installation of rip rap or landscape netting, burial, or other alteration will be undertaken only after sufficient research or experimentation to determine the probable effectiveness of the action and only after existing conditions are fully documented. A complete record of stabilization work shall be provided to the City.
3. Ground disturbing activities should be employed only when necessary to provide sufficient information for research, interpretation, and management needs. Excavated areas should be backfilled or otherwise stabilized.

4. The use of heavy machinery or equipment is discouraged and such equipment shall be used in a manner to reduce the impact to known archaeological resources on an archaeological site. The applicant shall provide justification for their use when necessary and their use will be subject to conditions of approval to minimize the impact on known archaeological resources on an archaeological site.
  5. For a major disturbance which occurs when preservation of significant archaeological resources in place is not reasonable, a professional archaeologist shall be used to survey the site to determine the potential impact and exact location of significant archaeological resources prior to any ground disturbing activities. If avoidance of an impact is not possible, a professional archaeologist shall document the site, shall monitor construction activities, and shall be given an opportunity to excavate and preserve any archaeological resources. Such work shall be performed by a professional archaeologist who meets the professional qualification standards set forth in the Secretary of the Interior's Standards for Archaeology and Historic Preservation (36 CFR pt. 61).
  6. For a minor disturbance which occurs when preservation of significant archaeological resources in place is reasonable but ground disturbing activities will occur on the site, a professional archaeologist or individuals certified by the Florida Department of State, Bureau of Archaeological Research, Archaeological Resource Management Training shall monitor construction activities.
  7. Recovered archaeological resources shall be recorded, cataloged, and curated or reinterred on site when possible. A complete record as to their original location, location to be stored or reinterred, and the stabilization of the site shall be provided to the City.
  8. Significant archaeological resources affected by ground disturbing activity shall be protected and preserved.
- L. *Emergency conditions; designated properties.* In any case where the Building Official ~~POD~~ determines that there are emergency conditions dangerous to life, health or property affecting a local landmark, ~~a landmark site~~, or a property in a ~~thematic~~ or historic district, the Building Official ~~POD~~ may order the remedying of these conditions (including demolition) without the approval of the Commission or issuance of a required COA ~~certificate of appropriateness~~. The POD shall promptly notify the ~~chairman of the Commission and the staff liaison for the Commission~~ of the action being taken.

#### **16.30.070.2.7. Appeals.**

Decisions of the POD may be appealed to the Commission. Decisions of the Commission may be appealed to City Council.

**16.30.070.2.8 9. Conformity with the COA certificate of appropriateness.**

All work performed pursuant to a ~~COA certificate of appropriateness~~ shall conform to all provisions of such COA certificate. The POD may inspect any work being performed to ensure such compliance. In the event work is not in compliance with such COA certificate, the Building Official ~~POD~~ may issue a stop work order. No additional work shall be undertaken as long as such stop work order is in effect.

**16.30.070.2.9 10. Maintenance and repair of local landmarks, landmark sites, and property in historic districts.**

A. Every owner of a local landmark, a landmark site, or a property in a thematic grouping or a historic district shall protect the local landmark against any fault, defect, or condition of the local landmark which renders it structurally unsafe or not watertight and shall keep it in good repair including:

1. All of the exterior portions of such buildings or structures including but not limited to all roofing materials and roof components, window glass, window frames and sashes, exterior doors and door frames;
2. All interior portions thereof which, if not so maintained, may cause such buildings or structures to deteriorate or to become damaged or otherwise to fall into a state of disrepair; and
3. In addition, where the landmark is ~~an~~ a designated archaeological site, the owner shall ~~be required to~~ maintain the property in such a manner so as not to adversely affect the archaeological integrity of the site.

B. ~~The Commission may refer violations of this section to the POD for enforcement proceedings on any designated building or structure so that such building or structure shall be preserved in accordance with the purposes of this section.~~

Compliance. The property owner and any other person having possession or control of a local landmark shall comply with the City's minimum building standards and repair the local landmark if it is found to have any of the defects listed above. In addition, the property owner and any other person having possession or control of the local landmark shall keep all property, including vacant property, clear of all fallen trees or limbs, debris, abandoned vehicles, and all other refuse as specified under the City's minimum building codes and ordinances. The provisions of this section shall be supplemental to any other laws requiring buildings and structures to be kept in good repair.

- C. ~~The provisions of this section shall be in supplemental to any other laws requiring buildings and structures to be kept in good repair.~~

Enforcement.

1. The POD and the Commission may work with the property owner to encourage maintenance and stabilization of the structure and identify resources available before taking enforcement action under this section.
2. The POD or the Commission may file a complaint with the POD performing code enforcement requesting that the POD issue a citation to require repairs to any local landmark so that the local landmark shall be preserved and protected in accordance with this section.

**16.30.070.2.8 10. Emergency Expedited actions; stop work order; nondesignated properties.**

- A. The City Council may call a special ~~an emergency~~ meeting to review a threat to property that has not yet been designated by the City.
- B. The POD may issue a temporary stop work order for a maximum of 15 days or until City Council conducts the special emergency meeting or discusses the property at a regular City Council session within that period. The City Council may ~~then~~ request that a stop work order be issued for up to 120 days to provide time to negotiate with the property owner to remove the threat to the property.
- C. During the stop work order period the City Council may initiate steps to designate the property. ~~The City Council may issue a stop work order for up to 120 days.~~ Within the stop work order period the Commission shall meet and seek alternatives that may remove the threat to the property, determine if the property should be designated and make a recommendation to City Council.
- D. If a stop work order is requested by an individual or group and the City Council issues a stop work order, the requesting individual or group shall submit a completed designation application form and fee within 30 days from the date the City Council stop work order is issued. If the City Council or eCommission does not receive adequate information and documentation concerning the property or if a completed application and fees are not filed within this period, the City Council may lift the stop work order or allow it to expire without taking further action.

**16.30.070.2.11. ~~Demolition of historic resources~~ Identification of potentially eligible landmarks which are not locally designated.**

In order to protect and preserve the City's historic resources, the City shall discourage the demolition of historic resources which are listed or eligible for listing on the NRHP or ~~National~~ the St. Petersburg Register of Historic Places ~~or as a local landmark~~.

1. The property records and planning and permitting database should identify all properties listed individually or as a contributing resource ~~in a historic district or on the National on the St. Petersburg Register of Historic Places or the NRHP.~~ The property records and planning and permitting database should also identify all properties which are potentially eligible for designation as ~~a an individual~~ local landmark ~~or eligible for individual listing on the National Register of Historic Places.~~ The POD shall notify the property owner when a property is identified as eligible for designation as an individual local landmark ~~or eligible for individual listing on the National Register of Historic Places.~~
  
2. Upon receipt of a complete application (or substantially complete as determined by the POD) for a site plan that includes demolition, the POD shall delay the processing of the site plan and the issuance of a permit for the demolition of a property building or site, which is potentially eligible for designation as an individual local landmark ~~or eligible for individual listing on the National Register of Historic Places~~ and which is identified as such in the property records and planning and permitting database, for 30 ~~business~~ days.
  
3. The City will notify by e-mail or letter mailed first class mail to the members of the ~~Community Preservation~~ Commission and any resident or community group who annually files their name with the ~~POD development services department~~ requesting notice of any applications for a site plan that includes a demolition permit for a property building or site which is potentially eligible for designation as an individual local landmark ~~or eligible for individual listing on the National Register of Historic Places~~ and which is identified as such in the property records and planning and permitting database.
  
4. The requirement for delay and notice set forth in subsections 1 through 3 of this section shall not apply when:
  - a. The Building Official or Fire Chief determines that it is necessary to demolish all or part of a building to protect the safety of the public;
  - b. The Building Official determines that the building is structurally unsafe;
  - c. The property building or site has been the subject of an application for historic designation which has been denied and which is not on appeal; and
  - d. The property building or site has been the subject of an application for a site plan which has been approved and which is not on appeal, and the site plan approval has not expired or been withdrawn.

### **16.30.070.3. Archaeological protection and preservation.**

In order to protect and preserve the City's historical resources, the City discourages the destruction of any archaeological resources. The POD may authorize archaeological investigations including, but not limited to, survey of archaeological site boundaries, survey of specified properties in order to locate any previously unrecorded sites, site assessment in order to determine landmark status, and mitigation of archaeological resources in cases where preservation of a resource is determined by the Commission to be infeasible. These investigations may be in conjunction with existing or proposed designations or COA certificate of appropriateness applications. Public records requests made of the City regarding the location of archaeological sites may be subject to F.S. Sec. 267.135, as it may be amended from time to time.

#### **16.30.070.3.1. Certificate to Dig on property which has not been designated ~~Demolition of archaeological resources.~~**

The purpose for requiring a Certificate to Dig on property which has not been designated as an archaeological site is to assist in identifying archaeological resources before they are disturbed, and if necessary, to allow sufficient time to conduct any investigations to determine the location, to evaluate the significance of, and to protect significant archaeological sites and resources in areas identified as potentially having such sites.

1. Any project that obtains a site plan or building permit which will include ground disturbing activity in a Sensitivity Zone is required to obtain a Certificate to Dig if it is on property which has not been designated or is not required to obtain a COA. Sites with a sensitivity level 1, as determined by the archaeological resources management plan, which includes those determined landmark eligible or potentially eligible, and sites with a sensitivity level 2, which includes sites which have not been completely evaluated but with a high probability of landmark eligibility, shall be identified in the property records and planning and permitting database.
2. An application for a Certificate to Dig shall be on the form required by the POD which shall include an aerial, a site plan, a description and the location on the site of all proposed ground disturbing activity, and the fee established by City Council. An application for a commercial property or a three or more unit residential property shall not be considered complete unless it includes a report from a professional archaeologist identifying the boundaries of the site, the significance of the site, an analysis of the impact of the proposed activity on the archaeological resources on the site (if any), and recommendations concerning avoidance of adverse impacts or mitigation. Such work

shall be performed by a professional archaeologist who meets the professional qualification standards set forth in the Secretary of the Interior's Standards for Archaeology and Historic Preservation (36 CFR pt. 61). Upon receipt of a complete application (or substantially complete as determined by the POD) for a development permit with a sensitivity level 1 or 2 site, the POD may delay issuance of the certificate permit for up to 30 days to allow a local landmark designation application to be filed. An application shall not be considered complete unless it includes a report from a professional archaeologist identifying the boundaries of the site, the significance of the site, and recommendations concerning mitigation or curation of artifacts.

3. If a local landmark designation application has not been filed within 30 days, or has been filed and denied, the Certificate to Dig shall be issued which may any development permit which is issued shall contain conditions providing for the curation of any recovered artifacts and, where the archaeological site, or any portion thereof, is not being developed, the avoidance or reduction of ground disturbing activities. Such work The curation of any recovered artifacts should be performed by a professional archaeologist who meets the professional qualification standards set forth in the Secretary of the Interior's Standards for Archaeology and Historic Preservation (36 CFR pt. 61).
4. Decisions to deny, approve, or approve with conditions Certificate to Dig shall be made by the POD. Decisions of the POD require at least ten days public notice to the applicant prior to the decision but shall not require notice to any other person. Appeals of POD decisions shall be made to the Commission, may be made only by the applicant, and shall follow the procedure for appeals set forth in the Application and Procedures Section.
5. The POD shall inspect any work being performed to ensure compliance with the Certificate to Dig. In the event work is not in compliance with such certificate, the Building Official may issue a stop work order. No additional work shall be undertaken as long as such stop work order is in effect. The POD may refer violations of this section to the POD for code enforcement for citation.

#### **16.30.070.3.2. Human remains.**

If human skeletal remains are found, the property owner, person in possession, or applicant for any permit or certificate shall notify the POD and comply with all relevant State Laws (currently see F.S. Sec. 872.05).

#### **16.30.070.3.3. Prohibited practices and penalties.**

Any person who conducts removes or attempts to remove, or defaces, destroys, or otherwise alters any archaeological site or archaeological resource located upon, any land owned or controlled by the City or within the boundaries of a local landmark or Sensitivity Zone, except in

the course of activities allowed under an approved COA or an approved Certificate to Dig is subject to a \$500 per day fine for each violation and, in addition, shall forfeit to the City all archaeological resources collected, together with all photographs and records relating to such material. No individual shall be allowed to use a probe, metal detector, or any other device to search or excavate for archaeological resources on public property without the written permission of the City.

**16.30.070.4. Procedure for ad valorem tax exemption for historic properties.**

- A. *Generally.* State statutes (currently F.S. Sections 196.1997 and 196.1998) authorize the City to adopt an ordinance allowing certain ad valorem tax exemptions under the state Constitution for historic properties which meet certain requirements.
- B. *Definitions.* For the purposes of this section, the following words shall have the following meanings:

*Assessed value* means the total value of a tax parcel (including the structures, land and any other rights appurtenant thereto) as determined by the county property appraiser and shown on the property tax bill sent to the owner of record by the county.

*Covenant* means the Historic Preservation Property Tax Exemption Covenant required to be recorded to obtain an exemption pursuant to this chapter.

*Exemption* means the ad valorem tax exemption for historic properties authorized pursuant to this chapter.

*Qualifying improvement* means:

1. Any change in the condition of a qualifying property which is sympathetic to the architectural and/or historical integrity of the structure as determined by a review for a COA certificate of appropriateness which may include additions and accessory structures (e.g., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design, and materials and preserves the historic relationship between a building or buildings, landscape features and open spaces; and
2. Which occurs as a result of the expenditure of money on labor or materials for the restoration, renovation or rehabilitation of such property; and
3. Which expenditures the property owner can document to the satisfaction of the City; and

4. Which improvements were made on or after the original adoption of this section, July 21, 1994; and
5. That the total expenditure on the qualifying improvement was paid within the two years prior to the date of submission of the request for review of completed work; and
6. That the total expenditure equals or exceeds ten percent of the assessed value of the property in the year in which the qualifying improvement was initiated (expenditures for interior and exterior work, including construction of additions but excluding all recreational facilities, shall be included in the meaning of improvement for purposes of this section); and
7. That the qualifying improvement complies with the COA ~~City's certificate of appropriateness~~ criteria and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990) U.S. Department of Interior, National Park Service and F.A.C. ch. 1A-38.

*Qualifying property* means real property which is:

1. Property designated as a local landmark or part of a multiple property landmark thematic grouping;
  2. A contributing resource to a local historic district;
  3. A property listed in ~~on~~ the NRHP National Register of Historic Places;
  4. A contributing resource in a historic district listed in ~~on~~ the NRHP National Register of Historic Places; or
  5. A property proposed for listing as an individual or contributing resource on either historic register. "Proposed" in this instance means that a city local landmark application or NRHP National Register nomination designation report has been submitted to the City for review or an agreement has been signed by the City or other parties to prepare the local landmark application or NRHP National Register nomination. A property must be officially designated as a local historic landmark or contributing resource by the City or by the federal government's keeper of the NRHP National Register before the City Council will approve the ad valorem tax exemption request.
- C. *Ad valorem tax exemption for historic properties.* A qualifying property that has completed a qualifying improvement may be granted an exemption from that portion of

the ad valorem taxation levied by the City on 100 percent of the assessed value of the qualifying improvement. ~~This exemption shall not be allowed for that portion of the assessed value of a qualifying improvement which exceeds \$100,000.00 for single-family residential properties and \$1,000,000.00 for other properties unless City Council, after hearing the evidence and testimony of the applicant and the POD, finds:~~

- ~~1. That the qualifying property is of great significance based on the criteria met for historic designation and the historic significance, value, character and contribution of the property and the qualifying improvement to the City and that the assessed value of the qualifying improvement is equal to or exceeds 25 percent of the total assessed value of the property as improved;~~
- ~~2. That the additional exemption is necessary to save the property from destruction and to ensure the rehabilitation, renovation or restoration of the property; or~~
- ~~3. That the additional exemption is necessary to meet city, state or federal Florida Building Code requirements to ensure the rehabilitation, renovation or restoration of the property.~~

This exemption shall not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of electors pursuant to section 9(b) or section 12, article VII of the state Constitution.

- D. *Ad valorem tax exemption period.* Any exemption granted shall remain in effect for up to ten years, with the effective date being January 1 of the year following substantial completion of the qualifying improvement. The exemption shall continue in force if the authority of the City to grant exemptions changes (unless the City is preempted by state law) or if ownership of the property changes (including any change from a tax exempt entity to a tax paying entity except as set forth in the following subsection).
- E. *Ad valorem tax exemptions for historic properties open to the public.* If a qualifying improvement is for a qualifying property that is used for non-profit or governmental purposes and is regularly and frequently open for the public's visitation, use and benefit, the City may exempt 100 percent of the assessed value of the property as improved from ad valorem taxes levied by the City provided that the assessed value of the qualifying improvement must be equal to at least 50 percent of the total assessed value of the property as improved. This subsection applies only if the qualifying improvements are made by or for the use of the existing property owner. A qualifying property is considered used for non-profit or governmental purposes if the occupant or user of at least 65 percent of the useable space of the building is an agency of the federal, state or local government or a non-profit corporation whose articles of incorporation have been

filed by the Department of State in accordance with F.S. § 617.0125. Useable space means that portion of the space within a building which is available for assignment or rental to an occupant. A property is considered regularly and frequently opened to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. This exemption does not prohibit the owner from charging a reasonable nondiscriminatory admission fee. If a property that qualifies for this exemption is no longer used for non-profit or governmental purposes or is no longer regularly and frequently open to the public or if ownership is transferred then this exemption shall be revoked.

F. *Application process.*

1. *Preconstruction application.* Consideration of the exemption shall be initiated by the filing of a preconstruction application by the property owner on the form provided by the City prior to the initiation of any work on a qualifying improvement. Qualifying improvements or any portion thereof initiated prior to approval of the preconstruction application shall not be eligible for the exemption.
  - a. The property owner shall also provide all information required for a COA certificate of appropriateness review, the proposed cost of the qualifying improvement based on a licensed contractor's price estimates or other city approved cost estimate method, and a copy of the most recent tax assessment and bill for the property.
  - b. The POD shall review and approve or deny the preconstruction application and shall follow the review and appeal procedures for a COA certificate of appropriateness. ~~In addition to the foregoing,~~ After such review, the POD shall notify the property owner in writing of the following within 21 days of receipt of a completed preconstruction application:
    - (1) Whether the proposed work is a qualifying improvement;
    - (2) Whether the work, as proposed, is consistent with the criteria for the certificate of appropriateness and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990) U.S. Department of Interior, National Park Service and F.A.C. ch. 1A-38 ~~and any additional criteria required by the codes and ordinances of the City;~~ and

- (3) Making recommendations for correction of work which is not consistent with the foregoing.
- c. Any changes made to the qualifying improvement after approval of the preconstruction application must receive prior approval by the POD or the Commission to ensure compliance with the criteria set forth herein. Failure to obtain prior approval may result in denial of the exemption.
  - d. The property owner must complete the qualifying improvement within two years following the date of approval of a preconstruction application. A preconstruction application approval shall automatically be revoked if the property owner has not submitted a request for review of completed work within two years following the date of approval of a preconstruction application. The POD may grant an extension to this provision for up to six months if such request is made in writing prior to the expiration of the initial period. Any other extensions must be approved by the Commission and shall require a public hearing and notification as set forth for appeal of a COA decision certificate of appropriateness determination.
2. *Request for review of completed work.* A request for review of completed work (post construction application) shall be submitted to the POD by January 15 for work completed by December 31 of the prior year upon completion of the qualifying improvement and The request for review of the completed work shall include documentation acceptable to the City showing the total cost of, and an itemized list of expenses for, the qualifying improvement. Appropriate documentation may include paid contractor's bills, canceled checks, an approved building permit application listing cost of work to be performed and any other information required by the POD. The POD may inspect the qualifying improvement to determine compliance with this section. ~~Within 21 days following submission of a properly completed request for review of completed work~~ Following the Property Appraiser's established time frames, the POD shall recommend that City Council grant or deny the exemption and shall notify the property owner in writing of the recommendation and the date which the City Council shall consider the exemption.
- a. If the completed qualifying improvement complies with the requirements set forth in the preconstruction application approval, as amended, this section, the COA certificate of appropriateness, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating

Historic Buildings and any additional conditions required by the City, then the POD shall recommend that City Council grant the exemption.

- b. If the completed qualifying improvement does not comply with the requirements of ~~subsection F2a~~ of this section, then the POD shall provide a written summary of the reasons for that determination, including recommendations to the property owner concerning changes to the proposed work necessary to comply and shall recommend that City Council deny the exemption.
  - c. If the property owner is notified that the improvement does not comply with the requirements of ~~subsection F2a~~ of this section, the property owner shall have ~~fifteen~~ ten (15) days from the date of the POD's notification to respond in writing describing the specific actions to be taken by the property owner to comply. If the POD receives a written response within fifteen ~~ten~~ (15) days, the property owner shall have thirty (30) ~~60~~ days from receipt of the written response to comply with the requirements of ~~subsection F2a~~ of this section. The POD may grant an extension to this provision for up to an additional sixty (60) ~~30~~ days if such request is made prior to the expiration of the initial period. At the end of this period ~~and any extension thereof~~ the POD shall review the qualifying improvement and make a recommendation to City Council to grant or deny the exemption based on the requirements of this section.
3. *Historic preservation property tax exemption covenant.* A covenant in the form approved by the City Attorney must be executed by the property owner for the term of the exemption before an exemption is approved by the City Council. The covenant shall provide that the property owner shall maintain and repair the property so as to preserve and maintain the historic architectural qualities or historical or archaeological integrity of the qualifying property for which an exemption was granted. If the exemption is granted, the property owner shall have the covenant recorded with the deed for the property in the official records of the county prior to the effective date of the exemption which shall be binding on the property owner, transferees, and their heirs, successors or assigns.

The applicant shall provide a certified copy of the recorded covenant to the POD by June 15 ~~within 30 days of the City Council approval of the exemption~~ or said approval by the City Council shall be void.

If the property changes ownership during the exemption period, the requirements of the covenant must be transferred to the new owner. The property owner may sign a waiver which discontinues the exemption on the property. The exemption will be discontinued beginning with the tax year in which the waiver was received with no penalty to the property owner. The exemption may not be reinstated after the waiver has been delivered to the POD.

4. *City council review and approval of the request for review for completion of work.* The City Council shall approve, modify, defer or deny the exemption by resolution within sixty (60) ~~30~~ days of the POD's recommendation. If approved the resolution shall include but not be limited to the following: the period of time the exemption shall be in effect and the expiration date of that period, approval of the covenant, any conditions of approval, the name of the owner and address of the property for which the exemption is granted and a finding that the property meets the requirements of F.S. § 196.1997. Said approval shall be conditioned upon receipt by the POD of a certified copy of the recorded covenant.
5. *Reapplication.* A property owner previously granted an exemption may undertake additional qualifying improvements during this period or apply for additional exemptions for qualifying improvements following its expiration. A property owner may not reapply for an exemption for a qualifying improvement which has been denied by City Council.
6. *Notice to property appraiser.* Within fifteen ~~ten~~ (15) business days following receipt of a certified copy of the recorded covenant, the POD shall transmit a copy of the approved request for review of completed work to the county property appraiser. The property appraiser shall implement the exemption as provided by state law.
7. *Revocation proceedings.* The City Council may revoke an exemption at any time in the event that the property owner, or any subsequent owner or successor in interest to the property, violates the covenant, fails to maintain the qualifying property according to the terms, conditions and standards of the covenant, the historic character of the property and improvements which qualified the property for the exemption are not maintained or if the qualifying property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearances, workmanship and environment, or archeological integrity which made it eligible for listing or designation have been lost or damaged so that restoration is not possible. The POD shall provide written notice of such proceedings to the owner of record of the qualifying property at

least ten (10) days before the public hearing. The City Council shall hold a public hearing and determine whether or not the exemption shall be revoked. The POD shall provide written notice of the decision to the owner of record and the county property appraiser.

8. Civil penalties. If an exemption is revoked for violation of the covenant required hereby, the property owner shall pay an amount equal to the total amount of taxes that would have been due in March in each of the previous years in which the covenant was in effect had the property not received the exemption, less the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3). This payment shall be made to the City within thirty (30) days of the effective date of the revocation. If the City initiates an action in any court to enforce this provision, the property owner shall be liable for all administrative expenses, attorneys' fees and all other costs associated with such action.

#### 16.30.070.5. Civil penalties.

A. In addition to any other penalties, any person who violates any provision of this section shall forfeit and pay to the City civil penalties equal to the fair market value of any property demolished or destroyed in violation of this section or the cost to repair or rehabilitate any property that is altered in violation of this section. In lieu of a monetary penalty, any person altering property in violation of the provisions of this section may be required to repair or restore any such property.

~~B. If an exemption is revoked for violation of the covenant required hereby, the property owner shall pay an amount equal to the total amount of taxes that would have been due in March in each of the previous years in which the covenant was in effect had the property not received the exemption, less the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3). This payment shall be made to the City within 30 days of the effective date of the revocation. If the City initiates an action in any court to enforce this provision, the property owner shall be liable for all administrative expenses, attorneys' fees and all other costs associated with such action.~~

Section 2. The following definitions in Section 16.90.020.3, Definitions, of the St. Petersburg City Code are hereby amended to read as follows:

Archaeological site means a property or location which has yielded or may yield information on the City's history or prehistory designated pursuant to the requirements in the historic and archaeological preservation overlay section. Archaeological sites may be found

within archaeological sensitivity zones, historic sites, historic districts, and on any private or public property. Archaeological sites are evidenced by the presence of archaeological resources.

~~the land on or under which prehistoric or historic artifacts and features are located.~~

*Certificate of appropriateness or COA* means, with respect to historic and archaeological preservation, a certificate issued for any exterior alteration to a designated local landmark, ~~landmark site or property in a designated thematic grouping or local~~ historic district for the purpose of protecting the integrity and character of the local landmark, ~~landmark site, thematic grouping or~~ historic district.

~~*Contributing element* means any portion of a structure or other physical/visual element located on or within a landmark, landmark site, thematic grouping or designated historic district which by its physical/visual character, architectural character and/or quality, and/or historic importance is a significant element to the historic integrity of the landmark, landmark site, thematic grouping or historic district.~~

*Contributing resource* means a building, landscape feature, site, structure, object or archaeological resource that adds to the historic importance, architectural qualities, historic associations, or archaeological significance for which a local landmark ~~site or object in a historic district which adds to the historical/architectural qualities, historic associations or archaeological values for which a historic district is significant because:~~

(1) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time;

(2) It is capable of yielding important information about the period; or

(3) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR 60.4, and as the same may be amended;

(4) It possesses historic integrity, reflecting its character at that time; or it is capable of providing important information about the period.

*Designation* means the process by which a building, structure, site, object, multiple property thematic grouping or local historic district is formally recognized by the City as a historically, architecturally and/or archaeologically significant local landmark.

*Local historic Historic district* means ~~an~~ a geographically defined area designated pursuant to the requirements in the historic and archaeological preservation overlay section.

*Local Landmark* means a building, structure, object, archaeological or historical site, or local historic district or multiple property landmark designated pursuant to the requirements in the historic and archaeological preservation overlay section. A "local landmark" may include the location of significant archaeological features or of a historical event and shall include hexagon

block sidewalk preservation areas designated under this chapter. The designation ordinance shall include a geographic description of the area included in the designation.

~~*Landmark site* means the land on which a landmark and related structures, or archaeological features and artifacts are located and the land that provides the grounds, the premises or the setting for the landmark.~~

*Ordinary repair and maintenance* means work on a ~~designated~~ local landmark, ~~landmark site,~~ or a property located in a local ~~designated thematic grouping~~ or historic district, that is otherwise permitted by law, and does not alter the exterior appearance of the structure, does not disturb the contents of an archaeological site, and does not alter elements significant to its architectural, historical or archaeological integrity, including, but not limited to: the replacement of windows, siding, or roof, with the same material and style as exists presently (any change in material or style would require a COA or the use of the original materials or style). Ordinary repair and maintenance in a hexagon block sidewalk preservation area shall mean sidewalk repair or replacement that is consistent with the established pattern and width presently existing within the designated area.

~~*Thematic grouping* means a multiple listing of historic properties bound together by a particular historic theme or context rather than geographically.~~

Section 3. The St. Petersburg City Code is hereby amended by adding the following definitions in Section 16.90.020.3, Definitions, in the appropriate alphabetical order, to read as follows:

*Archaeological Monitoring* means the observation, after the start of construction, to determine if archaeological resources exist in an area or, when such resources are known to exist, the observation, recording and incidental recovery of site features and materials to preserve a record of the affected portion of the site. Only a professional archaeologist who meets the professional qualification standards set forth in the Secretary of the Interior's Standards for Archaeology and Historic Preservation (36 CFR pt. 61) or individuals certified by the Florida Department of State, Bureau of Archaeological Research, Archaeological Resource Management (ARM) Training shall monitor construction activities for archaeological resources.

*Archaeological resources* means artifacts or features below the ground surface that indicate the past use of a location by people.

*Archaeological Resources Management Plan* means the plan titled *City of St. Petersburg Archaeological Resources Management Plan* prepared for the Planning Department of the City of St. Petersburg, Florida by Piper Archaeological Research Inc. in May, 1991, as amended.

*Archaeological Testing* means the limited subsurface excavation or remote sensing of a proposed disturbance (or a portion thereof) to determine the potential, type, or extent of the

archaeological site. Testing may include augering and establishing archaeological excavation units and can include the screening of excavated material for artifact recovery.

*Building* means a walled and roofed structure created principally to shelter any form of human activity.

*Certificate to Dig* means a written document permitting certain ground disturbing activities that may involve the discovery of as yet unknown or known archaeological sites within a Sensitivity Zone as identified on the Archaeological Sensitivity Zones Map included in the Archaeological Resources Management Plan, as amended.

*Ground disturbing activity* means any excavation, filling, digging, removal of vegetation and/or trees, or any other activity that may alter or reveal an archaeological site and may include, but is not limited to, excavating soil for the placement or removal of pilings, posts, footers, power poles, fence posts, large trees or plants, septic tanks, in ground water features, ponds, swimming pools, hot tubs, water and sewer lines, drainage ditches, and the extensive grading of virgin soil.

*Landscape feature* means any improvement or vegetation on a site. Examples of landscape features include, but are not limited to, outbuildings, walls, courtyards, fences, fountains, ponds, shrubbery, trees, sidewalks, curbs, planters, plantings, gates, private streets or vehicular use areas, and exterior lighting.

*Major disturbance* means a ground disturbing activity that occurs on a commercial property or a three or more unit residential property, which requires penetration into the ground of more than three inches, and encompasses an area of two hundred fifty (250) or more square feet.

*Minor disturbance* means a ground disturbing activity that occurs on a commercial property or a three or more unit residential property, which requires penetration into the ground of more than three inches, and encompasses an area between one hundred (100) and two hundred fifty (250) square feet.

*Multiple property landmark* means a group of local landmarks or an application for a group of local landmarks related by common theme and period of time, not geographical area. Multiple property landmarks do not form a contiguous district or cohesive cluster and are also known as a “thematic grouping.”

*Non-contributing resource* means a building, landscape feature, site, structure, object or archaeological resource that does not add to the historic architectural qualities, historic associations, or archaeological values for which a landmark or district is significant because:

1. It was not present during the period of significance of the district;

2. Due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time, or is incapable of yielding important information about the period.

*Non-ground disturbing activity* means any activity that will not impact an archaeological site. Examples may include, but are not limited to, slab on grade construction, driveway placement, shed installation, sprinkler irrigation systems, on grade patios, above ground pools, landscaping (shrubbery, seedlings, or plugs) except as identified as ground disturbing activity, placement of fill soil, placement of underground conduit two inches in diameter or less, and building on an existing foundation.

*Object* shall mean those structures that are primarily artistic in nature or are relatively small in scale and simply constructed. Although an object may be movable, by nature or design, it shall be associated with a specific setting or environment. Objects should be located in a setting appropriate to their significant historic use, roles, or character. Small objects not designed for a specific location are normally not eligible for local landmark status. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place. Objects relocated to a museum are not eligible for local landmark status.

*Sensitivity zone* means a geographical area which has or may reasonably be expected to yield information on local history or prehistory based upon broad prehistoric or historic settlement patterns and existing archaeological knowledge as identified on the Archaeological Sensitivity Zones Map (Sensitivity Level 1 and Level 2) within the Archaeological Resources Management Plan, as amended.

*St. Petersburg Register of Historic Places* means the list of local landmarks and archaeological sites that have met the criteria for significance and have been designated by the pursuant to the provisions in the Historic and Archaeological Preservation Overlay Section.

*Structure* means a functional built item made for purposes other than creating human shelter. Examples include bridges, roadways, railroads, and gazebos.

Section 4. Sections 16.70.060.2 through 4 of the St. Petersburg City Code are hereby amended and renumbered to read as follows:

16.70.060.2-1. Historic designation of property.

A. *Applicability.* Designation of ~~individual~~ local landmarks, ~~landmark sites, thematic groupings and~~ local historic districts shall be reviewed by the commission designated in Section 16.70.15.

B. *Application.* Applications for designation of property shall be submitted in a form promulgated by the POD.

C. *Procedures.* Applications for designation of property shall be processed in accordance with the historic and archaeological preservation overlay section.

16.70.060.32. Certificate of appropriateness for historically designated property.

A. *Applicability.* No person may undertake certain work, identified in the historic and archaeological preservation overlay section, without having first obtained a certificate of appropriateness.

B. *Application.* Applications for a certificate of appropriateness shall be submitted in a form promulgated by the POD.

C. *Procedures.* Applications for certificate of appropriateness shall be processed in accordance with the historic and archaeological preservation overlay section.

16.70.060.45. Ad valorem tax exemption for historically designated property.

A. *Applicability.* Ad valorem tax exemptions for ~~designated~~ qualifying historic properties may be granted for qualifying improvements.

B. *Application.* Applications for ad valorem tax exemption shall be submitted in a form promulgated by the POD.

C. *Procedures.* Applications for ad valorem tax exemption shall be processed in accordance with the historical and archaeological preservation overlay section.

Section 5. Section 16.70.040.1.17 of the St. Petersburg City Code is hereby amended to read as follows:

16.70.040.1.17. Transfer of development rights, historic.

A. *Purpose and intent.* Transfer of development rights, historic (TDR, H) for local landmarks ~~locally designated historic structures and sites~~ is an economic development incentive intended to help preserve historically significant buildings within our community. The City recognizes that ~~locally significant~~ local landmarks exist on sites which have potential for larger development to occur. For this reason these buildings are under constant threat of being demolished and replaced with larger structures. The TDR program allows local landmark ~~historic property~~ owners to benefit from the development potential by allowing the sale of the development rights with the condition that the local landmark ~~building or site~~ be restored and retained. The TDR program is not applicable to contributing or non-contributing properties in a historic district, except for those contributing properties in historic districts which lie wholly within the Downtown Center zoning districts as defined by the City's Land Development Regulations.

B. *Applicability.* Transfers of development rights, historic, are allowed from any ~~locally designated~~ individually designated local landmark or landmark site as part of an overall plan to preserve the historic resource but may not be transferred from any property contributing resources (other than a local landmark or landmark site) in a historic district or a hexagon preservation district. TDR, H credits may only be transferred to property located within the DC (downtown center) and CCS (corridor commercial suburban) districts. TDR, H credits may not be transferred from any government owned property.

C. *Application.* An application to establish, or transfer, development rights from a local landmark or landmark site shall include the information the POD generally requires for a planning and zoning decision and shall include a current title commitment, ownership and encumbrance report, or other sufficient evidence, acceptable to the POD, of all persons with a property interest (e.g., mortgagor, lienholder, joint owner, etc.) in the property. ~~If the application involves work to a landmark or landmark site, then an application for a COA certificate of appropriateness for the work shall be submitted and processed simultaneously. The property owner shall provide access to the site for both an internal and external inspection by the POD to determine the condition of the property.~~ The establishment and transfer of TDR, H credits may occur at separate times, but each action shall be required to be approved following this procedure.

D. *Procedure.* The procedure to establish and transfer TDR, H credits shall be as follows:

1. ~~After the POD has reviewed the application and completed the inspection, the POD shall establish an historic preservation plan for the property which shall identify any work that must occur in order to adequately preserve and rehabilitate the exterior of the landmark or landmark site which shall be based on the Secretary of the Interior's Standards for Preservation and Rehabilitation. The plan shall also establish a maintenance program for the landmark or landmark site.~~

2. ~~The POD shall approve, approve with conditions or deny the requested credits based on compliance with this section. An historic preservation plan shall be required for each landmark or landmark site. Each landmark or landmark site shall be required to complete any restoration or rehabilitation work required by the plan. The POD may require a release, or other documentation determined to be sufficient by the POD, from any person with a property interest in the landmark or landmark site.~~

3. ~~Simultaneous consideration for historic designation.~~ Applications for local landmark historic designation and TDR, H credits may be processed simultaneously; however, no TDR, H credits shall ~~can~~ be issued ~~transferred~~ until the property is historically designated.

4. Issuance of TDR, H credits certificate. Upon approval by the POD ~~and compliance with any requirements, conditions and restrictions that may have been imposed,~~ a TDR, H credits certificate indicating the approved number of units or amount of FAR shall be issued by the POD

City. Once TDR, H credits are established, the local landmark ~~or landmark site~~ from which the credits are established shall not be developed or the structure expanded except as allowed in this section.

5. Sale, transfer or conveyance of development credits.

a. An owner of TDR, H credits who is properly registered as an owner with the City and who wishes to use the credits to transfer density or intensity to a parcel of land shall apply for such transfer and use of development rights in accordance with the zoning district and other city codes.

b. ~~The~~ the POD, may require a release, or other documentation determined to be sufficient by the POD, from any person with a property interest in the local landmark ~~or landmark site~~.

c. The owner of the receiving site must have the approval of a site plan for the parcel before credits may be transferred to the receiving site. Evidence of all sales shall be recorded with the POD. ~~If the transfer of TDR, H credits is conditioned on work to be performed on a landmark or landmark site, no development on the receiving site shall receive a certificate of occupancy (either partial or final) until a certificate of occupancy is issued or a final inspection has been approved for the restoration or rehabilitation work required by the plan on the landmark or landmark site.~~

E. *Calculating the amount of TDR, H credits.* In reviewing the application for TDR, H credits, the POD shall determine the amount of development potential existing on the site.

1. For a local landmark, the amount of transferable floor area will be determined by ~~multiplying the gross floor area of the structure, by ten (this multiplier shall be twenty for structures constructed before 1901) or by subtracting the gross floor area of the entire local landmark structure from the maximum buildable square footage, whichever is greater. For the purposes of this section, the term "landmark" shall only include the existing historically designated building on a property and~~ Only existing floor area shall be eligible for calculating the amount of TDR, H credits.

2. ~~The~~ the term "maximum buildable square footage," in the DC zoning districts, shall be the base density and shall not include any bonus FAR. A local landmark which has received a ~~certificate of appropriateness~~ COA for a partial demolition, the amount of transferable floor area shall be determined by subtracting the remaining gross floor area of the local landmark from the maximum buildable square footage. shall only be eligible to transfer density from the remaining portion of the structure.

3. TDR,H credits shall not be approved if there are outstanding code violations for which the owner has received written notice.

~~2. For a landmark site, the amount of transferable floor area will be determined by taking the gross square footage of the landmark site and multiplying that square footage by five. For the purposes of this section, the term "landmark site" shall only include those historically designated properties which do not have a landmark building (i.e., a cemetery, archaeological site, etc. and which shall include such things as a memorial garden which have historically been a part of the landmark site) and shall not include hexagon block sidewalk preservation areas.~~

*F. Protective covenant, releases and other requirements.*

1. At the time of transfer, the owner shall execute and record a declaration of covenants and restrictions, or a similar instrument acceptable and approved by the City Attorney, that:

a. Restricts the development potential on the property to the size of the local landmark ~~or landmark site~~ and any development rights not established or transferred; and

b. Runs with the land, binding the property owner and all future owners.

~~2. Financial support shall be made to the City's historic preservation grant program in the amount of \$0.50 for each square foot of development credit transferred. The cost of any required restoration or rehabilitation work that has been completed shall be credited as part of the financial support for the City's historic preservation grant program.~~

~~3. The owner shall apply for a certificate of appropriateness for any restoration or rehabilitation work identified by the POD and shall obtain all required permits for such work within 90 days from the date that the TDR, H credits are transferred.~~

4. If the local landmark is removed, any new development on the property may only be constructed up to the size of the local landmark and any TDR, H credits not transferred.

~~5~~3. If the allowable density or intensity of the site increases (e.g., change in zoning or development rights established by code), any additional development rights may be used on site, or additional TDR, H credits may be created by applying as provided in this section.

*G. Expiration and cancellation.* TDR, H credit certificates do not expire and may be sold immediately or retained for future sale. Sales of some credits are allowed and owners are not required to sell all rights to one entity. Unused TDR, H credits may be cancelled and the development rights returned to the local landmark ~~or landmark site~~ by following the procedures for the establishment of the credits.

*H. Failure to comply.* ~~Failure to comply with the restoration or rehabilitation work or the maintenance program for the landmark or landmark site which is required by the historic preservation plan shall be a violation of this section.~~

I. *Appeals.* Decisions of the POD may be appealed to the commission designated in the Decisions and Appeals Table and decisions of the commission designated in the Decisions and Appeals Table may be appealed to the City Council.

J. *Record keeping.* A registry of TDR, H credit certificates shall be kept by the POD.

Section 6. Section 16.70.010.B.5. of the St. Petersburg City Code is hereby amended and renumbered to read as follows:

*Complete copy of application.* One complete copy of each application to the Development Review Commission (DRC) and Community Planning and Preservation Commission (CPPC) shall be provided by the applicant to the neighborhood and business association representatives listed by the POD. ~~One complete copy of a nonowner or noncity initiated historic designation shall be provided by the applicant to the owner of the property.~~ The term, "complete" includes one copy of the information required and any additional information (including studies) required by the POD to review the request. The application shall be either delivered or mailed by U.S. mail with a U.S. Postal Service Certificate of Mailing returned to the POD. Proof that a copy of the application was mailed or delivered shall be delivered to the POD within seven days of application submittal. The POD shall not process the application until receipt of such proof of mail or delivery.

Section 7. The St. Petersburg City Code is hereby amended to add new fee for a 'certificate to dig' at the end of the 'Historic Preservation' subsection of Section 12-6(8) to read as follows:

Certificate to Dig.....50.00

Section 8. As used in this ordinance, language appearing in ~~struck-through~~ type is language in the City Code to be deleted, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

Section 9. 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 provision of this ordinance.

Section 10. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the Ordinance, in which case the Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become

effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:



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City Attorney (designee)



CITY OF ST. PETERSBURG  
COMMUNITY PLANNING & PRESERVATION COMMISSION  
PUBLIC HEARING  
February 10, 2015

*Approved as amended\* 3/10/15*

**PUBLIC HEARING**

**A. LDR 2014-07**

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

**Request:** This is a City-initiated request to amend the Land Development Regulations (“LDRs”), Chapter 16, Section 16.30.070, City Code of Ordinances pertaining to the Historic Preservation Ordinance.  
*Note: The following item (LDR 2014-07) was deferred from the 10/14/14 and 11/18/14 meetings. A subsequent workshop was conducted on December 9, 2014.*

**Staff Presentation**

Derek Kilborn gave a PowerPoint presentation in based on the staff report.

Commissioner Wannemacher, at the Chair’s request, read into the record the two e-mails and one letter received after the distribution of the staff report.

**Public Hearing**

Monica Kile, representing St. Petersburg Preservation, gave a PowerPoint presentation; supports the overall amendments to the ordinance; supports Resolutions “A” and “B”; strongly opposed to Resolution “C” which contradicts the Secretary of Interior Standards and would place the City’s status of a Certified Local Government in jeopardy as well as the ability to receive grants from the Florida Division of Historical Resources amongst others. Ms. Kile suggested adding an additional resolution directing the City to apply for a State Division of Historical Resources grant to conduct a City-wide historical survey for potentially eligible landmarks. The application period begins in April and does not require a match from the City but will like change in the future. This survey should be done by a cultural resource management company.

Ryan Cobin, 7000 – 14<sup>th</sup> St S, spoke in opposition of Resolution “A”.

Brenda Gordon, 2934 Burlington Ave N, spoke in support of Resolution “A”.

Emily Elwyn, representing St. Petersburg Preservation, spoke in opposition of Resolution “C”.

Dan Harvey, Jr., 1425 Central Ave, spoke in opposition of Resolution “A”; against a third party designation application; and concerned that the public does not understand the worth of TDR credits.

Peter Belmont, representing St. Petersburg Preservation, spoke about concerns with the site plan approval issues and what it means regarding a landmark application; notice of site plan applications should be given before approval; put in place the same process as with demolition permit applications.

Jeff Danner, representing St. Petersburg Preservation, spoke in support of Resolutions “A” and “B”, and asked the Commission not take a position at this time on Resolution “C” allowing City Council to decide to take further.

Gene Smith, 1023 Locust St NE, spoke in ~~support~~ *opposition*\* of the ordinance.

Travis Norton, representing the St. Petersburg Chamber of Commerce, made the following suggestions: (1) sunset the potentially eligible designation list; (2) no third party designation applications after a site plan has been submitted to the City; or (3) increase the application fee to \$1,000 if the third party application process is not changed.

Robin Reed, representing St. Petersburg Preservation and the Historical Old Northeast NA, spoke in support of Resolution “A”.

Jennie Stratton, 2180 Serpentine Circle S, spoke in support of Resolution “A”.

Susan Rebillot, representing the Historic Old Northeast NA, spoke in support of Resolution “A”.

Neverne Covington, 236 – 7<sup>th</sup> Ave N, spoke in support of Resolution “A”.

### Executive Session

Commissioner Rogo commented how Resolution “A” is significantly different from the ordinance as well as from the consensus the Commission reached during the ordinance workshop and asked if this should be addressed as an amendment. Mr. Kilborn stated that instead of presenting an amendment to the ordinance, it is being presented as a stand-alone item that can be denied or approved by City Council.

Commissioner Rogo asked if staff is now supporting Resolution “A” as opposed to the language in the ordinance. Mr. Kilborn replied, yes. Following the discussion that had occurred between the Mayor’s office, City staff and St. Petersburg Preservation, we are all recommending strong support for 50% plus 1 of the ballots received as opposed to 50% plus 1 of the tax parcels (language in the ordinance).

Commissioner Rogo asked for consideration of a workshop pertaining to demolition by neglect. Mr. Kilborn agreed and is aware of this issue being of particular concern to this Commission, St. Petersburg Preservation, and to Codes Compliance. Mr. Kilborn went on to say that in the interest of keeping this ordinance moving forward, staff has committed to continuing this discussion after the ordinance goes through.

Commissioner Rogo asked about jeopardizing the City’s status as a Local Certified Government if Resolution “C” is approved. Mr. Kilborn stated that there is a concern if Resolution “C” were approved and staff will continue to research that question with the state to come to some kind of detailed analysis of what the complications may be.

Commission Chair Carter explained that at a joint workshop with City Council, Councilmember Nurse voiced his concerns with weatherization and monetary hardship pertaining to the replacement of windows as it is now written in the ordinance, and this is the reason Resolution “C” is included in the package.

Commissioner Michaels asked for confirmation about the potential eligible properties language being restored to the original verbiage, to which Mr. Kilborn replied that was correct.

Commissioner Michaels asked if the language pertaining to the notice to property owners is being restored as well. Mr. Kilborn replied that the notice to property owners is related to when properties are identified for addition to the potentially eligible database of properties. However, this does not take away the notification requirement when a demolition application is received.

Commissioner Michaels asked what criteria the Commission would use to determine the lack of historic significance in a case of a demolition where there is still a beneficial use but the property no longer has historic significance. Mr. Kilborn recited the following verbiage from page 21, 6b of the proposed ordinance addressing this question: *"The Commission may grant a COA for demolition even though the local landmark or property within a local historic district has reasonable beneficial use or receives a reasonable return if the Commission determines that the property no longer contributes to a local historic district or no longer has significance as a historic architectural or archeological local landmark."* Mr. Kilborn went on to say that Commissioner Michaels had submitted a request to add the following sentence at that point: *"The Commission will apply the criteria for designation of property in making its determination."* Mr. Kilborn stated that this is standard practice today and staff is already doing.

Commissioner Michaels asked for clarification that the proposed ordinance may not meet every element of the Comprehensive Plan but does meet an overwhelming majority of the elements relating to historic preservation, to which Mr. Kilborn replied, that's correct. Mr. Kilborn went on to say that some updating needs to be done and staff has some draft language prepared to follow this application, and if this advances to final approval staff will come behind to make corrections to the Comprehensive Plan.

Commissioner Wannemacher stated that in term of preservation she would not be comfortable supporting Resolution "C" even though she understands the concerns of Councilmember Nurse; need to listen to the experts and to defer to their expertise. Her only concern with Resolution "A" is ensuring that the property owners are properly educated, both before and after; glad to see the increase of the length of time to 180 days for receipt of the ballots; supports Resolution "A" as it has been amended.

Commissioner Wolf voiced his support of Resolution "A"; concerned about Resolution "C" and the possible loss of the Certified Local Government status and would like to have this deferred until further studies could be done.

Commissioner Montanari voiced the following concerns with the proposed ordinance: (1) does not provide the balance between historic preservation and plans sustainable development; leans too far to the historic preservation side; wonder what the longer term implications would be for developing certain parts of the City; (2) property owners rights and costs property owners may encumber pertaining to some of the provisions in the ordinance; (3) cost to the City and who is going to pick up the tab for the changes enacted in this ordinances; parts of the ordinance are very cumbersome and bureaucratic to enforce; (4) makes certain organizations within the City as well as individuals within City staff very powerful; and (5) creates the potential for retribution. Commissioner Montanari went on to state his concern with Resolution "A" pertaining to the owners property rights; Objective HP2.7 of the Comprehensive Plan is very black and white and is concerned about getting the cart before the horse – should the Comprehensive Plan be changed before the ordinance? Mr. Kilborn replied, not necessarily; the City's Attorney's Office reviewed and this was carefully outlined in today's presentation

explaining exactly how the process would work. Ultimately, at the Council level if there is concern about taking final action, they could condition their final decision on completion of the Comprehensive Plan text amendment; the issue of the Comprehensive Plan language will definitely be outlined for City Council.

Commissioner Montanari asked if there are other objectives or parts of the Comprehensive Plan that are not in compliance with the proposed ordinance. Mr. Kilborn stated that, as Commissioner Montanari pointed out, this was the one line item that is clearly black and white in terms of what it states and how it compares to the proposed ordinance needing an amendment following this process. Some of the other sections are vaguer and open to interpretation.

Commissioner Montanari asked about the burden of the applicant proving that there is no reasonable beneficial use of the property or that the owner cannot receive a reasonable return referenced on page 21, #4 of the ordinance; and asked if this could be a third party applicant. Mr. Dema stated that this is for an applicant for a COA for demolition, so the applicant in this case would only be the owner.

Commissioner Montanari asked if it was necessary and appropriate for the all of the disclosures (e.g. amount paid for the property, value of the property, photos, etc) needed from the homeowner applying for a demolition permit; feels it is very burdensome on the homeowner. Mr. Kilborn stated that this information is provided to the homeowner as a guide for their initial presentation but it is also at the discretion of the Commission to determine what they need to see from the list; it is not typically required by right but additional detail may be necessary in making a decision. Mr. Kilborn went on to say for clarification that this only applies to registered local landmarks.

Mr. Dema addressed the prior comments pertaining to HP2.7 of the Comprehensive Plan stating the City's Attorney's office share the same concerns but wanted the Commission to know that the City puts together a Comprehensive Plan Amendment bundle once or twice a year which makes it easier to send to the state for final approval, and the noted amendments, along with others, will be included in the upcoming bundle.

Commissioner Whiteman stated his agreement with the remarks from Commissioner Montanari and feels that the St. Petersburg Chamber of Commerce has a valid point pertaining to the third party designation after a site plan has been submitted. He feels that Resolution "A" is too loose and will not support. Mr. Kilborn stated that the administration's position on this has evolved over time and is continually assessing staff's ability to process local landmark designations and the COA program. In response to this particular movement on Resolution "A", Resolution "B" is being proposed by staff which would modify the COA review process to help staff manage a potential increase in COA applications (process in-house with less public hearings resulting in less of a burden on the homeowner and the homeowner retaining the appeal rights bringing before the Commission if they disagree with the review decision.)

Commission Chair Carter encouraged all to attend City Council when this comes forward for approval; thanked the staff for their hard work over the years on this recommendation as well as the community for their input; and this plan is very consistent with other cities of similar size in the United States.

**MOTION #1:** *Commissioner Wolf moved and Commissioner Michaels seconded a motion finding on balance that the ordinance is consistent with the Comprehensive Plan and to refer to City Council.*

**VOTE:** YES – *Burke, Michaels, Wannemacher, Wolf, Carter, Whiteman*  
NO - *Montanari*

*Motion was approved by a vote of 6 - 1.*

**MOTION #2:** *Commissioner Wolf moved and Commissioner Michaels seconded a motion finding Resolution “A” to be on balance and consistent with the Comprehensive Plan, and to refer to City Council.*

**VOTE:** YES – *Burke, Michaels, Wannemacher, Wolf, Carter*  
NO - *Montanari, Whiteman*

*Motion was approved by a vote of 5 - 2.*

**MOTION #3:** *Commissioner Wolf moved and Commissioner Michaels seconded a motion approving Resolution “B”, the revisions to the COA matrix.*

**VOTE:** YES – *Burke, Michaels, Montanari, Wannemacher, Wolf, Carter, Whiteman*  
NO - 7 - 0

*Motion was approved by a vote of 7 - 0.*

**MOTION #4:** *Commissioner Wolf moved and Commissioner Whiteman seconded a motion approving Resolution “C” and forward to City Council.*

**VOTE:** YES – *None*  
NO - *Burke, Michaels, Montanari, Wannemacher, Wolf, Carter, Whiteman*

*Motion was denied by a vote of 7 - 0.*

Commissioner Rogo asked about the St. Petersburg Preservation resolution pertaining to the State of Florida grant for the Commission’s consideration of which copies were distributed to the Commissioners. Mr. Dema stated that this will be handled as a new business item.

Commission Chair Carter suggested returning the resolution back to Administration for further review and to see what their recommendation would be to the Commission. Mr. Kilborn stated his agreement and went on to say that Administration has identified in the material as important to supporting a potentially eligible database and having a technical evaluation about what properties may qualify to be local landmarked or individually listed on the National Register. Staff will evaluate their ability to put together a grant by the April application period (June deadline); ascertain the requirements as well as consult with the Grant office for assistance.

Commissioner Wannamacher asked if a resolution from the CPPC is needed to initiate the process. Both Mr. Dema and Mr. Kilborn replied, no. Mr. Kilborn assured the Commission that the Administration will follow through with the evaluation of staff’s ability to respond by the deadline.



# COMMUNITY PLANNING and PRESERVATION COMMISSION

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

For Public Hearing on Tuesday, February 10, 2015  
at 3:00 p.m. in the City Council Chambers, City Hall,  
175 Fifth Street North, St. Petersburg, Florida.

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**Application:** CITY FILE LDR 2014-07: Amendments to update Section 12-6(8), Section 16.30.070, 16.70.040, 16.70.060 and 16.90, Land Development Regulations (“LDRs”), Chapter 16, City Code of Ordinances.

**Subject:** HISTORIC AND ARCHAEOLOGICAL PRESERVATION ORDINANCE

**Applicant:** City of St. Petersburg  
275 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701

**Request:** Staff recommends that the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Land Development Regulation Commission (“LDRC”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the City Code, Chapter 16, text amendments described in the attached ordinance.

**Special Note:** Matters pertaining to the Historic and Archaeological Preservation Overlay Section are managed by the Urban Planning and Historic Preservation Division and where required, processed by the CPPC. The CPPC was formerly known as the Community Preservation Commission (“CPC”) and before that, the Historic Preservation Commission (“HPC”). All three (3) terms are used in the following staff report and attachments, but each are referring to the same Commission in its various forms throughout this process.

**Authority:** Pursuant to Section 16.80.030.1 of the City Code of Ordinances, the CPPC, acting as the LDRC for the purposes of and as required by the Local Government Comprehensive Planning and Land Development Regulation Act to review and evaluate proposed modifications to the LDRs related to historic and archaeological preservation, to review and evaluate proposed historic designations, certificates of appropriateness and any other action to be performed pursuant to the Historic and Archaeological Preservation Overlay Section (currently Sec. 16.30.070)

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**Required Action:** This application now includes one (1) ordinance and three (3) resolutions: The City Attorney's office and City staff noted at the most recent workshop that any new, substantive changes would be presented in the form of a Resolution that could then be substituted into the proposed ordinance by City Council. The purpose of presenting new, substantive changes in the form of a Resolution is to clearly distinguish new proposals that were not originally presented at the opening of this public hearing item in November 2014:

**Ordinance :** The ordinance closely resembles what was first introduced to the CPPC at the opening of this public hearing and again at a public workshop in December 2014. The CPPC is required to make a finding of consistency with the Comprehensive Plan.

**Resolution A:** Resolution A proposes an alternative recommendation pertaining to the pre-requisite for initiating an application to designate a local landmark district. The CPPC should conduct a separate vote and finding of consistency with the Comprehensive Plan. If found consistent, the Resolution will be presented as an alternative recommendation to the City Council, who may then vote to substitute the Resolution's alternative language into the final Historic Preservation ordinance.

**Resolution B:** Resolution B proposes modifications to the Certificate of Appropriateness ("COA") Approval Matrix. This change will help mitigate the potential impacts of approving Resolution A, but they will also help improve efficiencies within the COA program described later in the report. The CPPC is authorized to approve changes to the COA Approval Matrix. The CPPC should conduct a separate vote, which is final, to approve the amended COA Approval Matrix.

**Resolution C:** Resolution C proposes to create an exemption for window replacement, when such replacement is proposing to use impact resistant glass, is Energy Star qualified for *southern* climate zones, and matches existing visual qualities including: dimensions, profiles, and placement. If found consistent, the Resolution will be presented to the City Council, who may then vote to insert the Resolution's language into the final Historic Preservation ordinance.

**Background:** In January 2010, the Council's PS&I Committee received a presentation from City staff pertaining to local historic landmark designation applications filed without the property owner's consent. Following the presentation and discussion, the PS&I members decided that a comprehensive review of the Historic and Archaeological Preservation Overlay section of the land development regulations (LDRs) would be appropriate to not only examine "third-party" designation applications, but also the Transfer of Development Rights ("TDR") program associated with historic properties, the COA process, and generally to review the processes and procedures related to historic preservation. The overall objective was to review and update, where needed, the LDRs associated with historic preservation, as well as clarify and possibly enhance the historic preservation duties and responsibilities of the CPPC, then known as the Community Preservation Commission ("CPC"). Process milestones include the following:

- **April 14, 2010.** At City Council's request, the CPC voted to establish the Historic Preservation Committee. Subcommittees were formed to focus on the following issue areas: Education & Outreach; Process; Economic Incentives; Zoning and Design; and Archaeology.

- Starting May 2010. The subcommittees began meeting in May 2010 and on two (2) occasions reconvened as the larger Committee to share their research and discuss their recommendations.
- April 15, 2011. At a meeting held on April 15, 2011, Commission members were provided with a master table that outlined the original committee recommendations, followed by City staff recommendations. The CPC then voted on each recommendation. A majority of the committee's recommendations were supported by the CPC as well as City staff. The items were then scheduled to be forwarded to the City Council's PS&I Committee as an update item, and the Development Review Commission for consideration as amendments to City Code, Chapter 16 (Land Development Regulations). *(On December 19, 2013, City Council approved Ordinance 100-H that consolidated the Planning and Visioning Commission ("PVC") with the CPC. As part of the consolidation, text amendments to Section 16.30.070 titled "Historic and Archaeological Preservation" were re-assigned to the newly formed CPPC.)*
- July 28, 2011. The City Council held a workshop to discuss and consider the nearly 100 recommendations made by the CPC and the Historic Preservation Committee pertaining to the City's historic preservation program and related activities. There was consensus on a majority of the recommendations; however, the City Council directed staff to research and report back on several, specific items.
- October 18, 2012. The City Council and CPC held a joint workshop to discuss and consider the remaining items requested at the conclusion of the July 28, 2011 workshop. The outstanding issues were discussed and City staff subsequently worked to finalize the amended language.
- On October 6, 2014. The Division first received a memorandum prepared by Dr. Will Michaels, resident, author and member of the CPPC. The memorandum was distributed in advance of the joint information session. The memorandum was later updated and resubmitted on November 12, 2014.
- October 9, 2014. The City Council and CPPC attended a joint information session hosted by Division staff. The purpose of the information session was to preview the draft ordinance and receive any remaining concerns or comments. Immediately following the joint information session, Division staff met with Dr. Michaels and other attending members of St. Petersburg Preservation, Inc. ("SPPI") to further discuss their questions, comments and recommendations.
- October 14, 2014. In accordance with a recommendation at the joint information session to delay the scheduled public hearing, the CPPC unanimously voted to delay consideration to November 18, 2014 thereby allowing additional time for review.
- October 22, 2014. Division staff met with representatives from SPPI. On this date, the Division also received a memorandum prepared by SPPI. The memorandum was later updated and resubmitted on November 14, 2014.
- November 18, 2014. The CPPC opened a public hearing to discuss the subject application. Following a presentation by City staff, the CPPC voted to refer the application for further discussion at a workshop, which was subsequently conducted on Tuesday, December 9, 2014.

- December 9, 2014. The CPPC conducted a public workshop and made determinations on a number of subjects relating to memorandums submitted independently by Commissioner Will Michaels and SPPI.
- January 15, 2015. Mayor Rick Kriseman, Division staff, and representatives from SPPI met jointly to discuss the subject of designation of a local landmark district. As a result of the meeting, a separate resolution is presented offering substitute language requiring only 50 percent (%) plus one (1) of respondents to initiate a local landmark district designation application. A second resolution is presented amending the Certificate of Appropriateness Matrix thereby removing several items from public hearing review and qualifying them for staff review. Many forms of new construction, additions, demolition and relocation will continue to require public hearing review.
- January 23, 2015. Division staffs met with representatives from the St. Petersburg Area Chamber of Commerce to answer questions, discuss, and clarify their concerns.

**Analysis:**

The City of St. Petersburg is a Certified Local Government (“CLG”). The CLG programs link three (3) levels of government (federal, state and local) into a preservation partnership for the identification, evaluation and protection of historic properties. The program was first enacted on the federal level as part of the National Historic Preservation Act Amendments of 1980. On the state and local level, Florida’s CLG program and the City of St. Petersburg’s CLG designation were both established in 1986. Since that time, the CLG program has assisted in the survey, designation and preservation of historic and cultural resources citywide and helped to increase the public awareness of historic preservation.

In accordance with the conditions of its CLG designation, St. Petersburg makes historic preservation a public policy through maintenance of a historic and archaeological preservation ordinance. The purpose of this application is to implement improvements to the City’s historic preservation program through a number of LDR text amendments.

The history of these amendments are generally described in the *Background* section of this report and itemized in the attached document titled “Master Table: Recommended Actions for Furthering the Activities of the CPC.” In order to assist with the evaluation of the proposed changes, this staff report will present what are expected to be the key areas of discussion and consideration through the public hearing review process.

**LOCAL LANDMARK DISTRICT DESIGNATION: APPLICATION**

**See page 5 of the attached ordinance, Section 16.30.070.2.5.B.2**

The City Council has final authority in determining whether to establish a local landmark district, and the City Council may independently initiate a district designation application. At present, the pre-requisite for *initiating* a private district designation application requires 66.6% approval of the affected property owners.

Past efforts to achieve the 66.6 percent (%) approval threshold have failed to even achieve a 66.6 percent (%) rate of response. Understanding this challenge, the Subcommittee recommended *counting only the returned ballots* instead of the total number of affected property owners. Of the ballots returned, the Subcommittee suggested an affirmative response rate of 50% plus one (1) to initiate the designation process. The CPC eventually recommended that 50% plus one (1) of all affected property owners (not just those who returned ballots) within the proposed district boundary must support the designation for the

application to proceed. City staff originally recommended retaining the current standard, and more recently expressed support for the reduced 50% plus one (1) affirmative response rate of all affected tax parcels.

There are currently, two (2) options presented for your consideration:

1) The Draft Ordinance

The draft ordinance requires 50% plus one (1) approval of all affected tax parcels within the proposed district boundary to initiate the designation. Each tax parcel counts as one (1) vote, regardless of the number of owners. Where multiple owners control a single tax parcel, one (1) “no” vote from any of the multiple owners shall be tallied as a single “no” vote for the tax parcel.

2) Resolution A

Resolution A requires a separate vote of the CPPC and is presented as a substitute option. Resolution A requires support from 50% plus one (1) of returned ballots only, meaning that a non-response is excluded from the final tally. Each tax parcel counts as one (1) vote, regardless of the number of owners. Where multiple owners control a single tax parcel, and the returned ballots show a split vote or disagreement among two (2) or more of the owners, the tax parcel will be excluded from the final tally.

Final Staff Recommendation

With strong support from the Mayor’s office, Division staff recommends approval of Resolution A, thereby substituting language in the draft ordinance. The effect of approving Resolution A will require the following:

- The pre-requisite for *initiating* a private district designation application will require support from 50% plus one (1) of returned ballots only;
- The response for each tax parcel shall be counted as one (1) vote; if the returned ballots show a split vote or disagreement among two (2) or more of the owners, the tax parcel will be excluded and shall not be counted toward the total number of tax parcels;
- City-owned tax parcels shall not have a vote and shall not be counted toward the total number of tax parcels.

An affirmative vote for Resolution A means that Resolution A will be presented to the City Council for their consideration and substitution into the final ordinance.

**DEMOLITION OF POTENTIALLY ELIGIBLE LOCAL LANDMARKS**

**See page 26 of the attached ordinance, Section 16.30.070.2.11**

Safeguards are currently in place to delay the demolition of a *potentially eligible* local landmark. The purpose of the original *potentially eligible* local landmark inventory was to identify properties that are considered eligible for local landmark designation but were not yet designated. The inventory was first presented by the Mayor’s Office on July 14, 2005, subsequently presented to the Historic Preservation Commission on December 6, 2005 and

received final approval by the Mayor's Office on January 3, 2006. Since creation of the original inventory, which included a total of 55 properties, 10 properties have been designated, one (1) additional application was processed but eventually denied, and four (4) are in process. The inventory is incomplete and should not be interpreted to be an inventory of *all* potentially eligible properties citywide; a citywide historic survey would be required for such a technical determination.

Currently, when an application for a demolition permit is received for a historic property on identified as potentially eligible within the property records and planning and permitting database, the issuance of the demolition permit is delayed for 30 business days and written notification is provided to members of the CPPC and any resident or community group who annually files their name with the Division. If a third-party application to designate is received within the advertised window of 30 business days, a temporary hold is placed on the demolition permit pending a final decision by City Council regarding designation.

With regard to a structure that is potentially eligible to be designated but without an active landmark designation application, the Subcommittee previously recommended that a list of potentially eligible properties be provided to the CPC annually and, if approved, a 60-day stay of demolition would be granted for all structures on the list. City staff supported a 30-day stay of demolition, which is the current rule in effect. The CPC supported the City staff recommendation with the clarification that the stay of demolition begins at the time a permit application for demolition is submitted and the list of potential landmarks will be sent to City Council for approval by Resolution upon the recommendation of the CPC.

The draft ordinance recommends continued use of a *potentially eligible* designation within the property records and planning and permitting database. Using a *potentially eligible* designation provides transparency, and more clearly sets expectations within the real estate and development community for either acquisition or permitting procedures to redevelop property.

Staff acknowledges however, the potential consequences of using a *potentially eligible* inventory and notes the following for future consideration. The current inventory was initially created by Division staff using information from the 2005/2006 meetings, and later evaluated to confirm each property's eligibility status. Since the inventory was created without the benefit of a historic survey to ascertain what properties citywide meet the technical requirements for becoming a local landmark, many properties of historic importance were excluded from the original inventory. Not including a property on the inventory may reinforce opinions about its historic importance independent from the technical evaluation of whether or not it actually complies with the criteria for designation. For example, "This resource must not be important because it is not identified as *potentially eligible* within the property records and planning and permitting database," when in fact the property wasn't included in the inventory because it was never part of a historic survey or technical evaluation to determine its status.

## **TRANSFER OF DEVELOPMENT RIGHTS**

**See page 42 of the attached ordinance, Section 16.70.040.1.17**

Transfer of development rights for historic properties ("TDR,H") is an economic development incentive intended to help preserve historically significant buildings within the community. Under the current regulations, there are two (2) considerations, the first relating to the amount of transferable floor area and the second relating to the development bonuses

that are offered through the city's Downtown Center ("DC") zoning regulations.

Regarding the first consideration under the current regulations, the total amount of TDR,H is determined by taking the gross square footage of the landmark site and multiplying that square footage by 10 (this multiplier shall be 20 for structures constructed before 1901). The original intent of the multiplier was to provide financial incentive to local landmarks making historic preservation a competitive alternative to redevelopment. According to Division records, there is currently 2,394,810 square feet qualified for transfer under the TDR,H program.

In order to resolve this current imbalance between supply and demand, the draft ordinance proposes elimination of the multiplier. Under the proposed amendments, the amount of transferable floor area shall be determined by subtracting the gross floor area of the existing local landmark from the maximum buildable square footage for the subject property.

The second consideration relates to development bonuses that are offered through the city's Downtown Center ("DC") zoning regulations. On October 23, 2014, the City Council conducted a Committee of the Whole to discuss floor area ratio ("FAR") bonuses within the DC zoning classifications. Suggestions to prioritize historic preservation development bonuses when local landmark or National Register properties are impacted will be considered as future text amendments to the LDRs, but are not part of this ordinance.

#### **CERTIFICATE OF APPROPRIATENESS: COA MATRIX**

**See page 15 of the attached ordinance, Section 16.30.070.2.6.C**

City Code Section 16.30.070, requires issuance of a Certificate of Appropriateness ("COA") prior to any exterior alteration to a designated local landmark. Exterior alterations include, but are not limited to: new construction; relocation; demolition; and modifications to roofs and wall openings, such as windows and doors. The review procedures prescribed for various types of exterior alterations are included in the COA Approval Matrix. Review procedures require either no review, staff review, or public hearing review.

While considering changes to the district designation procedures outlined in Resolution A, the Mayor's office and Division staff also contemplated the impact of such a change upon current staffing levels, processing times and cost. The increase in volume of COA applications resulting from the designation of additional local landmark districts would negatively impact the City's ability to process a potentially higher number of public hearing cases. Consequently, Division staff looked for opportunities to modify certain activities from a public hearing review to a staff review. Resolution B proposes to achieve this objective, while maintaining the public hearing requirement for critical, character defining changes that occur through new construction, additions, relocations, demolitions and changes in openings, materials or styles.

#### **Final Staff Recommendation**

With strong support from the Mayor's office, Division staff recommends approval of Resolution B, thereby amending certain procedures in the COA Approval Matrix from a public hearing review to a staff review. Division staff believes this is an important complement to passage of Resolution A. Furthermore, Division staff believes that the changes recommended by Resolution B are important regardless of whether Resolution A is ultimately approved and substituted into the final ordinance.

## **CERTIFICATE OF APPROPRIATENESS: WINDOW ALTERATIONS**

See page 16 of the attached ordinance, Section 16.30.070.2.6.F

Council Member Karl Nurse has submitted a recommendation that the Historic Preservation ordinance be amended to include a ninth criterion permitting replacement of windows that are presumed to be more energy efficient, meet the hurricane code and are compatible with the appearance of the original windows.

Resolution C is included for your consideration. Specifically, Resolution C would create an exemption for window replacement, when such replacement is proposing to use impact resistant glass, is Energy Star qualified for *southern* climate zones, and matches existing visual qualities including: dimensions, profiles, and placement.

## **CERTIFICATE OF APPROPRIATENESS: ARCHAEOLOGICAL SITES**

See page 23 of the attached ordinance, Section 16.30.070.2.6.K

The current code does not include COA guidelines for reviewing archaeological-based local landmarks. This omission will be corrected by the insertion of COA guidelines that are specific to archaeological concerns and are based on the United States Secretary of the Interior Standards for the Treatment of Historic Properties.

## **CERTIFICATE TO DIG**

See page 28 of the attached ordinance, Section 16.30.070.3.1

A *Certificate to Dig* is proposed to be required for any ground disturbing activity within a Sensitivity Zone, as identified on the Archaeological Sensitivity Zones Map included in the Archaeological Resources Management Plan. The purpose of a *Certificate to Dig* is to review certain ground disturbing activities defined by the ordinance.

## **OTHER**

Division staff has previously noted that it shall continue to evaluate recommendations made throughout this process and within recent memorandums submitted by Commissioner Will Michaels, St. Petersburg Preservation, Inc. and other interested entities. These items include the subjects of demolition-by-neglect, evaluating properties for inclusion on the *Potential Eligible List*, residential building heights, and other administrative and programming adjustments.

### **Compliance with the Comprehensive Plan:**

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposed amendments:

**Objective HP1:** To continue to promote the preservation of resources through the commitment to conduct historic and archaeological resource surveys and the continued development of ordinances, guidelines and databases.

**Objective HP2:** To continue to develop programs and policies to protect and preserve the City's historic resources.

**Objective HP3:** To support the programs and incentives provided by local, state and national preservation organizations.

**Policy HP3.5:** The City will continue to review its land use and Land Development Regulations and consider initiating amendments to such regulations to remove unnecessary disincentives to the reuse and redevelopment of historic landmarks. The City will solicit input from appropriate local and state organizations and interest groups.

**Objective HP5:** Utilize the historic preservation ordinance and other available programs to preserve significant archaeological resources located in the City.

**Policy HP5.5:** In order to protect and preserve the City's archaeological resources, the City has adopted Land Development Regulations which discourage adverse impacts or the demolition of sites which are listed, or eligible for listing, in the National Register of Historic Places or the local register.

**Policy HP5.6:** The City, in conjunction with professional archaeologists, shall develop guidelines and procedures for ground disturbing activities on, or in the vicinity of, known or suspected archaeological sites.

**Objective LU7:** The City will continue to revise and amend the land development regulations, as necessary, to ensure compliance with the requirements of Chapter 163.3202, Florida Statutes [and Chapter 9J-24 F.A.C.]<sup>1</sup>. The City will amend its land development regulations consistent with the requirements of Chapter 163.3202, Florida Statutes [and Chapter 9J-24 F.A.C.] so that future growth and development will continue to be managed through the preparation, adoption, implementation and enforcement of land development regulations that are consistent with the Comprehensive Plan.

**Policy LU7.1:** Pursuant to the requirements of Chapter 163.3202 F.S. and Chapter 9J-24 F.A.C. the land development regulations will be amended, as necessary, to ensure consistency with the goals, objectives and policies of the Comprehensive Plan.

**Objective LU20:** The City shall, on an ongoing basis, review and consider for adoption, amendments to existing and/or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.

**Policy LU20.1:** The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.

**Housing Statement:**

The proposed amendments will have a minimal impact on housing affordability, availability or accessibility. A Housing Affordability Impact Statement is attached.

**Attachments:**

1. Ordinance to Amend the LDRs
2. Resolution A: Alternative Language for Initiating District Designation
3. Resolution B: COA Matrix
4. Resolution C: Window Replacement

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<sup>1</sup> Chapter 9J-24 F.A.C. is no longer a valid reference in State statute. As of this writing, the city's Comprehensive Plan has not been updated to reflect this legislative change.

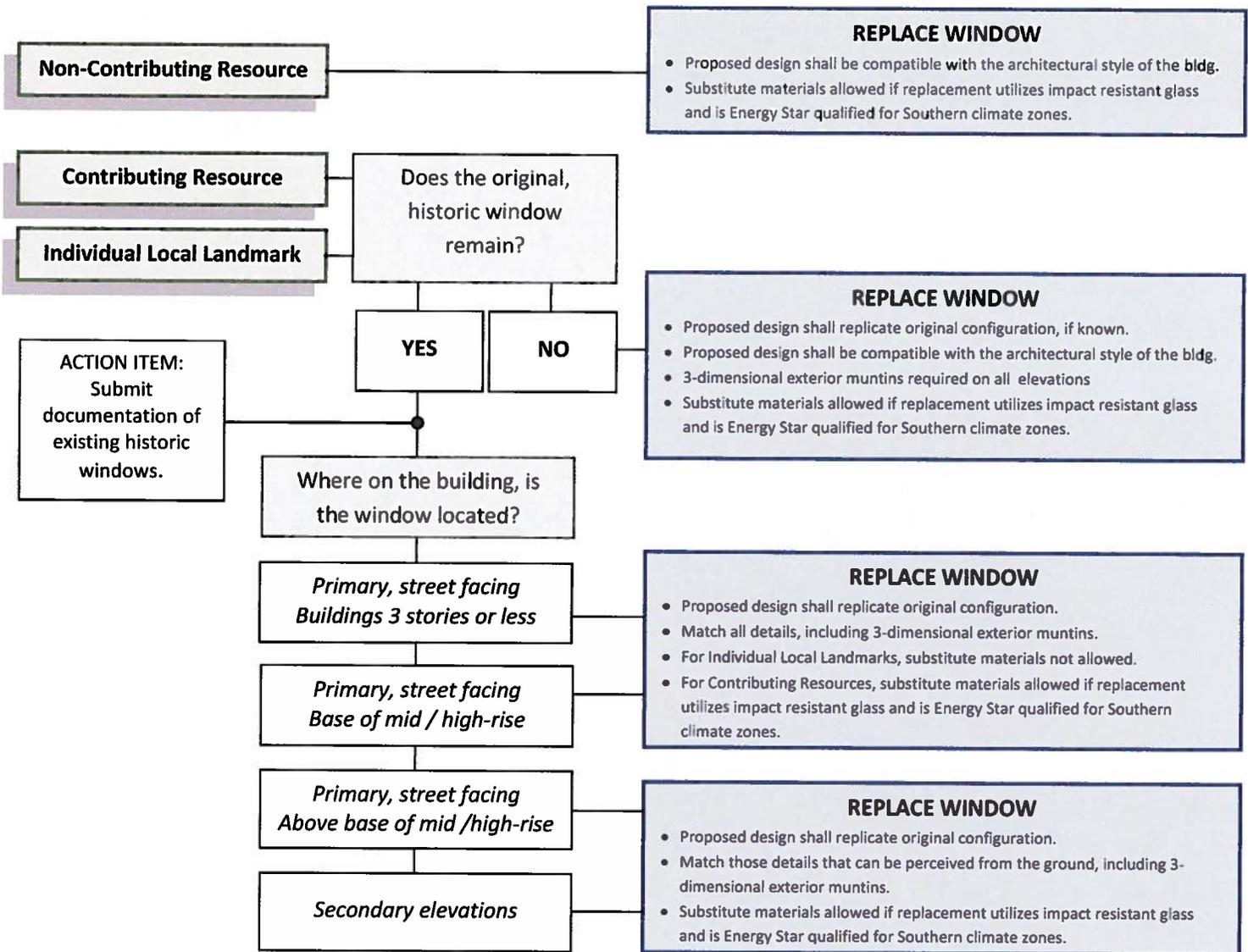
5. Master Table: "Recommended Actions for Furthering the Activities of the CPC"
6. List of Potentially Eligible Properties
7. Housing Affordability Impact Statement
8. Email City Council Member Karl Nurse, October 2, 2014
9. Letter from SPP, Inc.

# HISTORIC WINDOW EVALUATION for INDIVIDUAL LANDMARKS and PROPERTIES WITHIN LOCAL HISTORIC DISTRICTS

This purpose of this flowchart is to document the review process for requests to replace of historic windows on individual landmarks and contributing and non-contributing resources within local historic districts. Individual local landmarks traditionally have the highest standards for approval, whereas contributing and non-contributing properties have a lesser standard. These variations are exhibited in the following flowchart and include additional distinction between historic and non-historic windows. A companion document titled *“Technical Advice on Windows and Window Details: Historic Windows”* will complement the following procedures with educational material to assist owners of historic properties in identifying solutions and making informed decisions.



My house is a ...



## **ATTACHMENT:**

The following document titled...

***“Technical Advice on Windows and Window  
Details: Historic Windows”***

...is included herewith to preview the document currently under construction. This companion document to the flowchart will complement the review procedures with educational materials to assist owners of historic properties in identifying solutions and making informed decision.



## HISTORIC PRESERVATION GUIDELINES

*Technical Advice on Windows and Window Details*

# HISTORIC WINDOWS

Urban Planning and Historic Preservation Division  
Planning and Economic Development Department  
City of St. Petersburg  
Municipal Services Center  
One Fourth Street North, 8<sup>th</sup> Floor  
St. Petersburg, Florida 33701  
(727) 892-5451

DRAFT

## WINDOWS

[Introduction to the Guide]

*Secretary of Interior Standards Link*

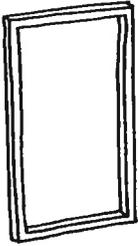
*A Field Guide to American Houses.*

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## WINDOW TYPES: An Introduction

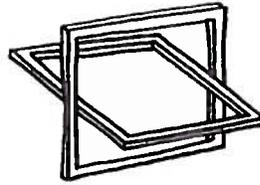
*Fixed*



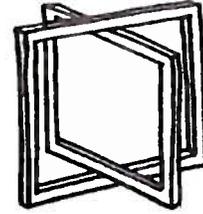
*Casement*



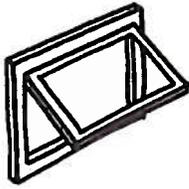
*Pivot, Horizontal*



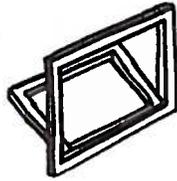
*Pivot, Vertical*



*Awning*

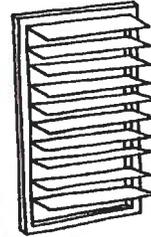


*Hopper*



*Austral*

*Jalousie*

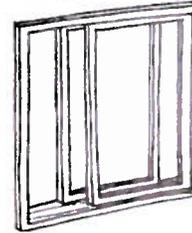


*Single-hung*

*Double-hung*

*Slip Head*

*Sliding*



**Austral:** Combine the appearance of the double hung window with the functionality of awning and hopper windows. Typically combines an awning window swinging outward and a hopper window swinging inward.

**Awning:** A sash hinged at the top and swinging outward.

**Casement:** A sash hinged at the side and swinging inward or outward.

**Double-hung:** Consists of two (2) sashes that can be raised or lowered vertically. This is the most common type in St. Petersburg.

**Fixed:** Non-operable, and whose function is limited to allowing light to enter.

**Hopper:** A sash hinged at the bottom and swinging inward.

**Jalousie:** Composed of parallel glass louvers set in a frame. The louvers are joined onto a track so that they may be tilted open or shut in unison.

**Pivot, Horizontal and Vertical:** One (1) hinge, on each of two (2) different sides, which allow the window to revolve when open.

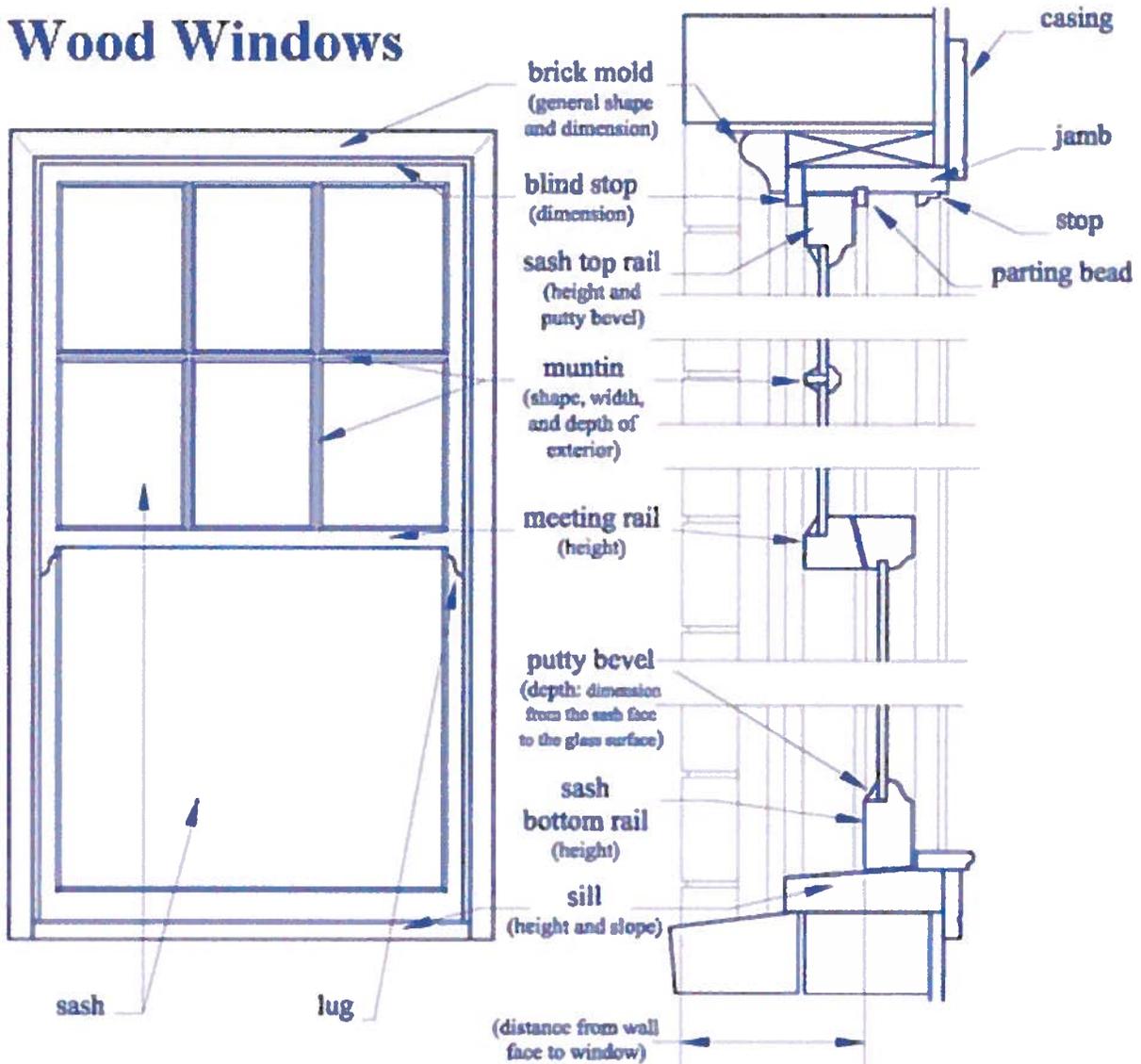
**Single-hung:** Consists of one (1) fixed upper sash, and one (1) lower sash that can be raised vertically.

**Sliding:** A horizontally sliding sash that overlaps either a fixed sash or another horizontally sliding sash.

**Slip-head:** Consists of two (2) sashes that can be raised or lowered vertically, with the taller bottom sash that can be raised into a pocket in the head of the window.

## WINDOW COMPONENTS: A Look Inside

The following illustration is a simple representation of a double hung window. In addition to the featured labels, the term “light” represents the number of individual pieces of glass; in newer windows, the individual pieces of glass are *simulated* through the use of exterior and interior muntins. In this example, the illustration shows a six-over-one double hung window, meaning the upper sash includes six lights and the bottom sash includes only one light.



## WINDOW CONFIGURATIONS: Importance to Architectural Style

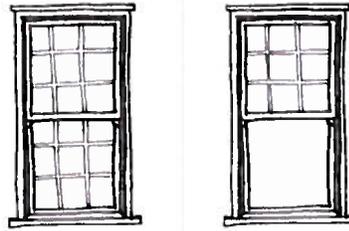
St. Petersburg's houses often reflect the periods of development and changing tastes and livelihoods of the residents who built them. Early buildings were primarily vernacular and generally frame or masonry construction. As the popularity of St. Petersburg continued to grow, fine examples of other architectural styles became prevalent. Architectural styles are identified by a number of character-defining features including massing, walls, roof forms and elaborations, eaves, porches, doors, windows, chimneys, and other stylistic influences. The details of these character-defining features are not exclusive to St. Petersburg, and they are found in cities across the United States.

Windows are one of the most character-defining features of any building. The placement, size, shape and number of windows can greatly define the character and appearance of the structure. There are numerous types of windows. In St. Petersburg's older neighborhoods, the double hung window is the most common window type. Double hung windows are often described by the number of lights in each sash, which is important in determining the architectural style of the building.

For example, having multiple upper lights and a single bottom light is characteristic of the Craftsman style of window. Having multiple upper lights and multiple bottom lights is more typical of the Colonial Revival style of window. In St. Petersburg however, the popularity of the double hung window with multiple lights on the upper sash and a single light on the bottom sash was used on all types of architecture. When reviewing applications for window replacement or new construction, city staff and the authorized Commission is looking for consistency with the architectural style, as exhibited in the following illustrations. These illustrations preview appropriate window configurations based on the architectural style. Special accommodation will be made for instances where evidence of the original historic window demonstrates something different.

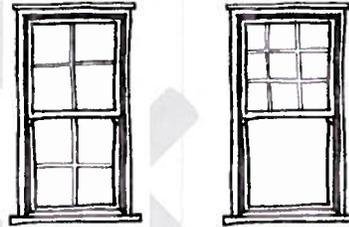
<b>Mediterranean Revival</b>				

**Colonial Revival**

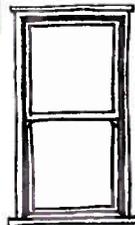


Double-hung and vertical in proportion;  
Typically 6-over-6, 8-over-8, 9-over-9, and 12-over-12, or multiple lights in upper sash and a single light in bottom sash;  
Exterior muntins typically thicker than on other styles;  
Shutters sometimes used featuring louvered or panel-style construction;  
Shutters sized and mounted to appear functional.

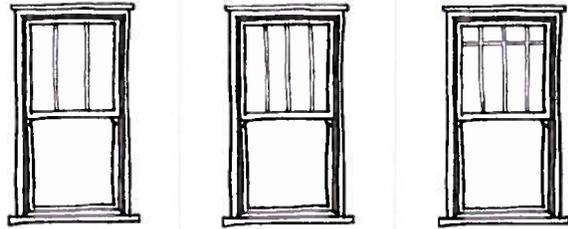
**Mission Revival**



**Vernacular**



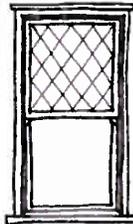
**Craftsman-  
Style  
Bungalow**



Double-hung and vertical or square in proportion;  
1st floor windows taller than 2nd floor windows;  
Typically 3-over-1, 4-over-1, 6-over-1, 8-over-1, and 9-over-1;  
Shutters not used;  
Traditional exterior muntin (7/8" wide).

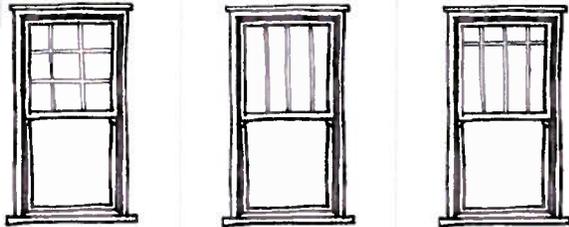
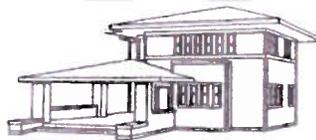


**Tudor**



Double-hung or casement;  
Double-hung typically 6-over-6, or diamond pattern on upper sash and a single light in bottom sash;  
Metal casement windows with diamond or square pattern;  
Shutters sometimes used featuring plank/board or panel-style construction;  
Shutters sized and mounted to appear functional.

**Prairie**



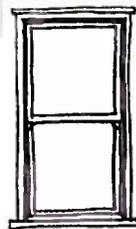
Double-hung and vertical or square in proportion;  
1st floor windows taller than 2nd floor windows;  
Typically 3-over-1, 4-over-1, 6-over-1, 8-over-1, and 9-over-1;  
Shutters not used;  
Traditional exterior muntin (7/8" wide).



**Art Deco**

**Ranch**

**Neoclassical**



Double-hung and vertical in proportion;  
Typically 1-over-1, 6-over-6, 9-over-9, and 12-over-12, or multiple lights in upper sash and a single light in bottom sash;  
Bay, paired, triple, transomed, or arched windows differentiate from Greek or Classical Revival styles.  
Exterior muntins typically thicker than on other styles;  
Shutters sometimes used featuring louvered or panel-style construction;  
Shutters sized and mounted to appear functional.

## WINDOW MAINTENANCE AND REPAIR: Preservation of Historic Character

The City of St. Petersburg recommends the retention and repair of original windows, whenever possible. The repair and weatherization of existing wood windows is more practical than most people realize, and many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wood windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building and surrounding neighborhood.

1. **Routine Maintenance.** Repairs to historic wood windows are relatively uncomplicated. Replace broken or missing components such as trim, glazing, or sash cords. Verify that caulking, glazing putty, and weather-stripping is securely applied and repaint the window. Historic wood windows work well when they are cleaned and the sash weights are operational.
    - a. Make sure that the upper and bottom sash close properly, and that the meeting rail pulls together tightly when the window is locked.
    - b. Repair broken or missing sash cords. Many times, there is a small access panel on the sides of the jamb. Once removed, the weight can be cleaned and restrung. Sometimes, it is also necessary to remove and clean the pulley located at the top of the jamb.
    - c. Check the exterior sills, sash, and casing for peeling paint. Also check for missing window putty, and tight window glazing to prevent breaks and reduce drafts.
  2. **Stabilize Deteriorated Components.** At the earlier stages of wood deterioration, it is possible to complete treatments that do not necessitate component replacement. This includes treating wood for insects or fungus, epoxy consolidation, applying putty at holes and cracks, and painting. There are times however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged components.
  3. **Replace Deteriorated Components.** Replace the deteriorated portion of wood, components, or sash. The replacement pieces should match the original in design, shape, profile, size, material, and texture. If extensive replacement of parts is necessary, it may be more practical to replace by purchasing a new sash, which can be installed into the existing frame.
  4. **Replace Windows.** If the majority of the window components are deteriorated, damaged or missing and in need of replacement, installation of new window(s) that matches the original window(s) might be warranted.
- Most windows should not require extensive repairs. The ones that do are usually in buildings which have been abandoned for long periods of time or have lacked maintenance for many years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is economically feasible.

### WOOD WINDOW REPAIR

Local craftsmen specializing in historic window restoration can help answer your questions and investigate your concerns. Before seeking window replacement, the City of St. Petersburg encourages you to consult with a window restoration specialist and request a comparative bid to any window replacement proposal. The City's historic preservation office, local historic preservation organization, and the State of Florida Division of Historic Resources are good sources of information on successful products and services.

## WINDOW REPLACEMENT: Evaluating Historic Windows for Replacement

*Source: National Park Service, Technical Preservation Services*

Determinations concerning the treatment of historic windows begin with Standard 6 of the Secretary of the Interior's Standards for Rehabilitation: "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Repair should be the first option considered. Repair can include renewal of finishes, material repair using epoxies, replacement of component parts and additions such as weather stripping. While it may be possible to repair even severely deteriorated windows, repair of deterioration beyond a certain level is not practical or reasonable and replacement becomes the appropriate treatment.

The Standards also require, "The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided." While most windows are significant to the character of a property, every window on all properties is not, and it is in these cases that considerations beyond deterioration as described below are appropriate.

### Documentation of Deterioration

Determination as to when deterioration is sufficiently severe to justify replacement must be based on documentation of the condition of the windows. What constitutes effective documentation may vary with the circumstances of the project, but at minimum must include enough good quality photographs to clearly depict the full range of conditions. When a project involves a great many deteriorated windows, general quantification of the specific aspects of the deterioration may substitute for photographs and descriptions of every window. A full window survey should only be needed in limited instances.

Questions about the feasibility of repair or the quality of the repaired window can usually be best answered by doing a sample repair. The appearance, the cost of the repair, and other factors may be considered. Where particular performance levels are critical, testing of the repaired window may provide information useful in evaluating the viability of repair.



## Considerations Beyond Deterioration

While condition is the primary determinant in decisions regarding the treatment of historic windows, the importance of the windows to the historic character of the building can also be taken into account. The design and location of windows and their relationship to the design of the building can affect their role in the character of a building. Windows that are distinctive features or exemplify fine craftsmanship are more critical to retain and repair than those that play a lesser supporting role in the design of the building or are simple manufactured units. The more important the elevation, feature or space of which the windows are a part, the more important it is to retain the historic windows.

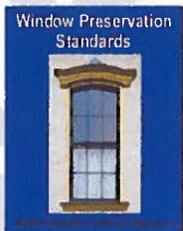
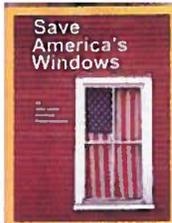
While factors including occupant operation, presence of hazardous materials, code requirements, or energy performance, if taken individually, are not reasons to replace windows, they may be issues to consider in conjunction with deterioration in establishing a need for window replacement. In many cases these requirements can be met without losing the historic windows. For example, energy performance of historic windows can be significantly improved by adding storm windows and weather-stripping or by replacing the glazing or the sash. Owners who are concerned about energy performance are encouraged to consider energy efficient adaptations prior to a decision about replacement. Several of these adaptations are featured on page 17 and titled, "Tools for improving energy performance."

The number of windows being replaced is a consideration that may allow for window replacement that does not depend on deterioration. It may be possible that the replacement of a few windows may have only an inconsequential effect on the character of an elevation with many windows. Thus, where a need such as egress can be achieved with little change to the appearance of the building, a few

windows may be replaced irrespective of their condition.

Mandates for impact resistance sometimes make it impossible for a building to have any compliant occupancy with the historic windows in place, particularly on taller buildings. In these or similar cases, replacement of the historic windows will not be dependent on documentation of deterioration. Owners who are concerned about impact resistance are encouraged to consider alternative tools for protection prior to a decision about replacement. Several of these tools are featured on page 21 and titled, "Tools for improving hurricane protection."

**RESEARCH LIBRARY**

	<p><b>Window Preservation Standards</b> <i>By WP Collaborative</i></p>
	<p><b>Window Types, A Residential Field Guide</b> <i>By National Trust for Historic Preservation</i></p>
	<p><b>Saving Windows, Saving Money: Energy</b> <i>By National Trust for Historic Preservation</i></p>
	<p><b>Repair or Replace Old Windows: A Visual Look</b> <i>BY National Trust for Historic Preservation</i></p>
	<p><b>Save America's Windows</b> <i>By Jeff Leeke</i></p>

## WINDOW REPLACEMENT: Replacement Windows that Meet the Standards

*Source: National Park Service, Technical Preservation Services*

The decision-making process for selecting replacement windows divides into two tracks depending on whether historic windows remain in place or no historic windows survive.

### **I. Replacement on Non-Contributing Resources within Local Historic Districts.**

Some existing buildings within a district are considered non-contributing, meaning that they do not contribute to the historic character of the district because they were built after the historic period or are historic buildings that are too altered. For these buildings, each property shall be recognized as a product of its own time. Replacement windows must be compatible with the architectural style of the building. Substitute materials are allowed if replacement utilizes impact resistant glass and is Energy Star qualified for Southern climate zones.

### **II. Replacement where No Historic Windows Remain on Individual Local Landmarks and Contributing Resources within Local Historic Districts.**

For individual local landmarks and contributing buildings in a historic district, the design of replacement windows should be based on physical or pictorial documentation, if available. If unavailable, the new window configuration must be compatible with the historic style and character of the building. Replacement of missing or non-historic windows must always fill the original window openings without the use of blocking or infill. The general type of window – double-hung, casement, etc. – that is appropriate can usually be determined from the proportions of the openings, the architectural style, and the period and historic function of the building. The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period. In many cases, this may be accomplished using substitute materials if the replacement utilizes impact resistant glass and is Energy Star qualified for Southern climate zones. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows. Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.

### **III. Replacement of Existing Historic Windows on Individual Local Landmarks and Contributing Resources within Local Historic Districts.**

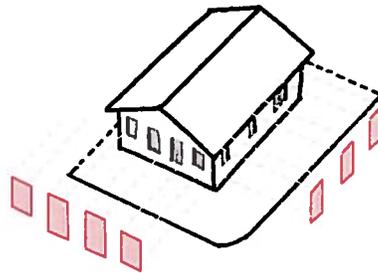
When historic windows exist, they should be repaired when possible. Where a replacement window is required, specific criteria including the design, visual qualities, and materials are pertinent to evaluating qualities of the replacement window. Evaluating the adequacy of the match of the replacement window involves the consideration of multiple issues.

#### ***How accurate does the match need to be?***

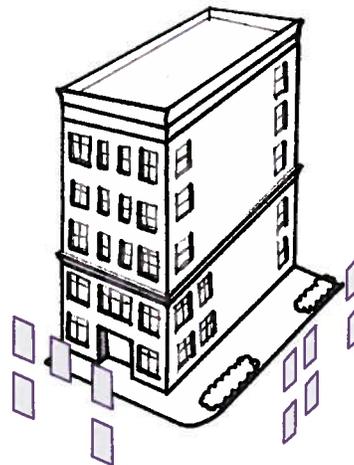
The more important a window is in defining the historic character of a building the more critical it is to have a close match for its replacement. Location is a key factor in two (2) ways. It is usually a consideration in determining the relative importance of a building's various parts. For example, the street-facing facade is likely to be more important than an obscured rear elevation. The more important the elevation, feature or space of which the window is a part, the more important the window is likely to be, and thus, the more critical that its replacement be a very accurate match. Secondly, the location of the window can affect how much of the window's features and details are visible. This will affect the nature of an acceptable replacement. For example, windows at or near ground level present a different case from windows in the upper stories of a tall building.

Using the hierarchy of a building's features and taking into account the window's visibility, some general guidance can be drawn:

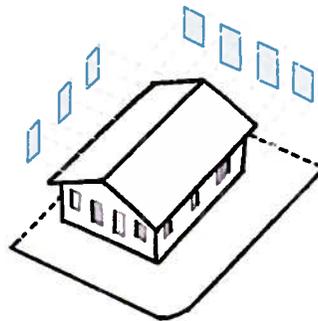
- Replacement windows on *primary, street-facing or any highly visible elevations* of buildings of three stories or less must match the historic windows in their configuration and all of their details. For individual local landmarks, substitute materials are not allowed. For contributing resources, substitute materials are allowed if the replacement utilizes impact resistant glass and is Energy Star qualified for Southern climate zones.



- Replacement windows on the *primary, street-facing or any highly visible elevations* that are part of the base of mid and high-rise buildings must match the historic windows in their configuration and all of their details. The base may vary in the number of stories, but is generally defined by massing or architectural detailing. For individual local landmarks, substitute materials are not allowed. For contributing resources, substitute materials are allowed if the replacement utilizes impact resistant glass and is Energy Star qualified for Southern climate zones.



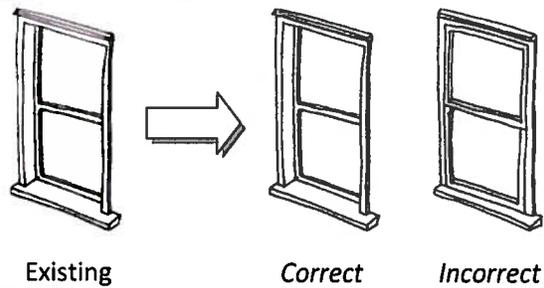
- Replacement windows on the *primary, street-facing or highly visible elevations* of tall buildings above a distinct base must match the historic windows in size, design and all details that can be perceived from ground level. Substitute materials can be considered to the extent that they do not compromise other important visual qualities.



- Replacement windows whose interior components are a significant part of the interior historic finishes must have interior profiles and finishes that are compatible with the surrounding historic materials. However, in most cases, the match of the exterior of a replacement window will take precedence over the interior appearance.
- Replacement windows in buildings or parts of buildings that do not fit into any of the above categories must generally match the historic windows in all their details and in material (wood for wood and metal for metal). Variations in the details and the use of substitute materials can be considered in individual cases where these differences result in only minimal change to the appearance of the window and in no change to the historic character of the overall building.

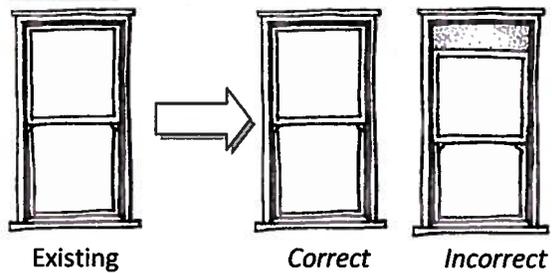
***Factors to consider in evaluating the match of a replacement window for individual local landmarks and contributing resources located within Local Historic Districts.***

**Depth in Wall.** Window unit placement in relation to the wall plane; the degree to which the window is recessed into the wall. The location of the window affects the three-dimensional appearance of the wall; therefore, the location of the replacement window should be setback into the wall the same distance as the historic window.



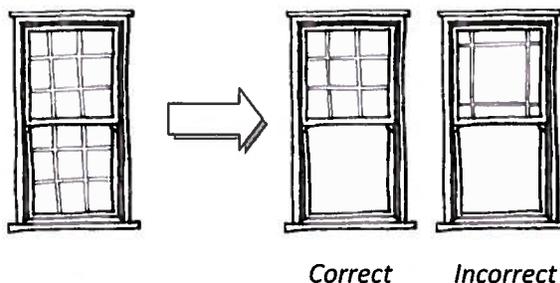
**Window frame size and shape.** The replacement window should be the same type, shaped and sized to fit the window opening:

- The specific profile of the brick mold is usually less critical than its overall complexity and general shape, such as stepped or curved.
- Typical sight lines reduce the importance of the size and profile of the sill on windows high above ground level, especially when the windows are deeply set in the wall.
- Though a blind stop is a small element of the overall window assembly, it is a noticeable part of the frame profile and it is an important part of the transition between wall and glass.



**Configuration and Proportion.** The replacement window should have a light configuration to match the historic window. Also, the proportions of components should match the historic window.

- Muntins reproduced as simulated divided lights – consisting of a three-dimensional exterior grid, between-the-glass spacers, and an interior grid – may provide an adequate match when the dimensions and profile of the exterior grid are equivalent to the historic muntin and the grid is permanently affixed tight to the glass.
- The depth of the sash in a double-hung window, or its thickness, affects the depth of the offset at the meeting rail of a hung window. This depth is perceived through the shadow that it creates.
- Because of its small size, even slight differences in the dimension of a muntin will have a noticeable effect on the overall character of a window. Shape, as well as depth, is important to the visual effect of a muntin.
- The stiles of double-hung historic windows align vertically and are the same width at the upper and lower sashes. The use of single-hung windows as replacements may alter this relationship with varying effects on the appearance of a window. In particular, when the distinction between the frame and the sash is blurred, details such as lugs may be impossible to accurately reproduce.



*Photo of CCS Restoration, Sanford*

### Materials and finish.

- While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, in actuality, finish, profiles, dimensions and details are all affected by a change in material.
- In addition to the surface characteristics, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window.

### Glass characteristics.

- Insulated glass is generally acceptable for new windows as long as it does not compromise other important aspects of the match.
- The clarity and reflectivity of standard clear window glass are significant characteristics of most windows. Because these characteristics are often diminished for old glass, new glass equivalent to the original should be the basis for evaluating the glazing proposed for new windows. Color should only be a noticeable characteristic of the new glass where it was historically, and any coating added must not perceptibly increase the reflectivity of the glass.
- Where the glazing is predominantly obscure glass, it may be replaced with clear glass, but some evidence of the historic glazing must be retained, either in parts of windows or in selected window units.



*Photo of Wood Window Makeover, Tampa*

### HISTORIC WINDOW REPLACEMENT

- Before making a decision, consider all factors relating to the repair or enhancement of existing historic windows, as outlined within these guidelines. These factors include improving energy performance and hurricane protection.
- Consult with a window restoration specialist and request a comparative bid to any window replacement proposal.
- When considering replacement windows, pricing considerations should include:
  - ✓ Purchase price and delivery of new windows;
  - ✓ Labor to remove existing windows and disposal fee;
  - ✓ Labor and materials to modify existing framing for new windows;
  - ✓ Labor to install new windows;
  - ✓ Life-cycle costs associated with more frequent replacement of deteriorated components and windows.
- Carefully review various grades of windows offered by manufacturers giving detailed attention to each manufacturer's ability to match the unique visual qualities of your existing historic windows.
- Use quality materials throughout the installation process, including the installation of weather stripping and caulk appropriate to the installation.
- Understand the limits of the warranties for all components and associated labor for replacement.
- Select reputable manufacturers and installers who are likely to remain in business and respond if there is a future problem.

## ENERGY PERFORMANCE: Tools for Improving Energy Performance

*Source: National Park Service, Technical Preservation Services*

Before implementing any energy conservation measures to enhance the sustainability of a historic building, the existing energy-efficient characteristics of the building should be evaluated. Historic building construction methods and materials often maximized natural sources of heating, lighting, and ventilation to respond to local climate conditions. The key to improve energy performance measures in historic buildings is to identify and understand any lost original and existing energy-efficient aspects of the historic building, as well as to identify and understand its character defining features, to ensure they are preserved. To assist property owners with this evaluation, the National Park Service first published the *Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* in 1992. The document was later supplemented with the *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.

*The Illustrated Guidelines* begin with an overview and explanation that the most sustainable building is often one that already exists. These guidelines offer specific suggestions on how to make historic buildings more sustainable in a manner that will preserve their historic character and that will meet *The Secretary of the Interior's Standards for Rehabilitation*.

Before shopping for replacement windows, please consider the reasons for your eventual decision. If they are to improve the energy performance of your historic building, please consider the following suggestions that improve performance at a significant savings.

1. Maintaining windows on a regular basis to ensure that they function properly and are completely operable.
2. Retain and repair when deteriorated.
3. Weather stripping and caulking historic windows, when appropriate, to make them air tight.
4. Installing interior or exterior storm windows or panels that are compatible with the existing historic windows. Interior storm windows are preferred over exterior storm windows, as they protect the historic character



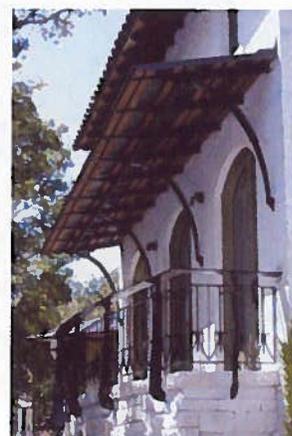


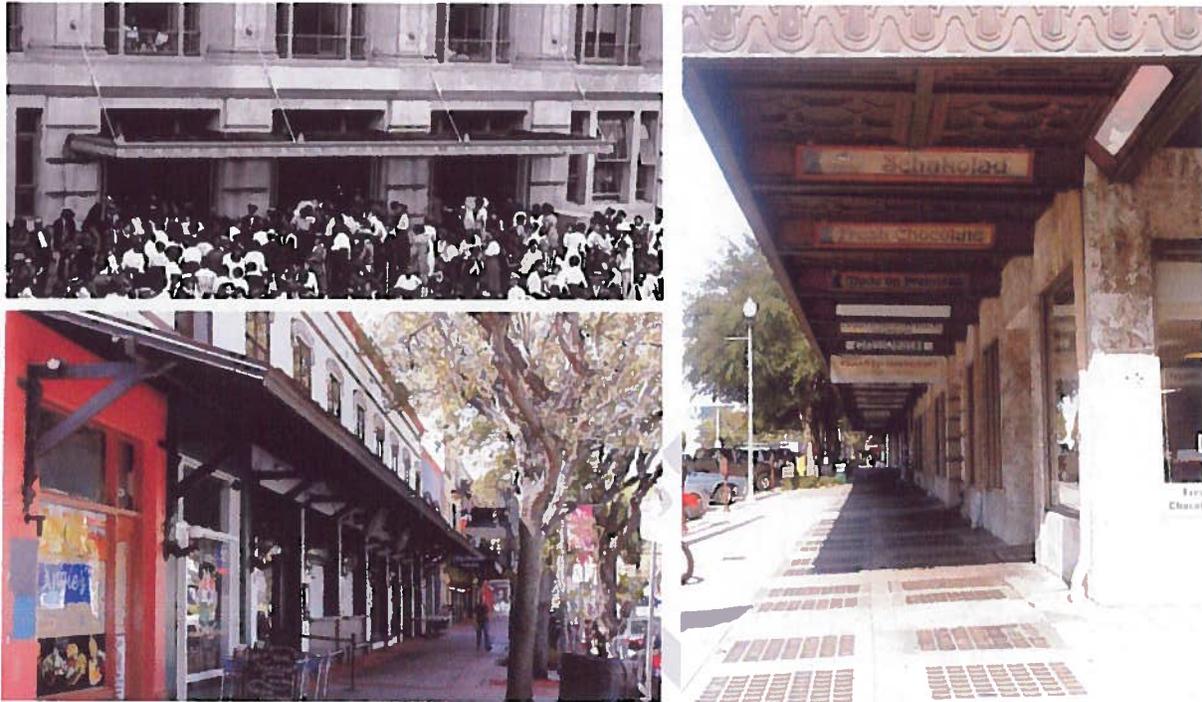
*Interior and Exterior Storm Windows*

5. Maintaining existing, reinstalling or installing new, historically-appropriate shutters and awnings.

*Shutters*

- Operable original shutters on historic buildings in St. Petersburg are rare. The design of exterior replacement shutters should be based on physical evidence of original shutters or photographic documentation of the specific building or buildings of a similar style.





*Interior and Exterior Shutters, Awnings and Canopies*

#### *Awnings and Canopies*

- Canopies are a type of covering that extends out from the wall, sheltering a space. Awnings are designed to cover a window or door. Canvas awnings were sometimes featured on Mediterranean Revival style buildings in St. Petersburg's historic districts. Suspended canopies are common on the city's historic commercial buildings.
- The installation of awnings on residences should not obscure character-defining features of a contributing structure. If historical photo documentation can be produced that demonstrates awnings existed on the structure or a similar building, awnings in a style similar to those depicted may be considered appropriate and approved.
- Canopies extending over walkways from the entrances or fronts of buildings to the public sidewalk will be reviewed on a case-by-case basis.
- The awning should reinforce the frame of a storefront but not cover the space between the second story window sills and the storefront cornice.
- If a flat canopy exists, it can be dressed with a one to two-foot awning valance.
- Awnings should be constructed in proportion to the entryway and should be compatible with the design of the structure and adjacent streetscape. Awning shape should follow the lines and shape of the window opening. Angled, rectangular, shed type awnings are most appropriate for flat-headed windows and storefronts; semi-circular type awnings are most appropriate for arched windows.

6. Repairing and reopening historically-operable interior transoms and exterior window screens, when possible, to improve interior air flow and cross ventilation.



*For more information:*

Secretary of Interior Standards for Rehabilitation  
Technical Preservation Services  
Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings  
<http://www.nps.gov/tps/standards/rehabilitation/guidelines/index.htm>

Secretary of Interior Standards for Rehabilitation  
Technical Preservation Services  
Sustainability Research  
<http://www.nps.gov/tps/sustainability/research.htm>

## HURRICANE PROTECTION: Tools for Improving Hurricane Protection

For many homes, one of the most traditional forms of hurricane protection is shutters or blinds. These forms of protection allow historic windows to remain in place, retaining the historic character of the building. Replacing original windows with hurricane resistant windows and doors can provide additional protection. Keep in mind that hurricane resistant windows and doors do not mean that they will not break in the event of a storm; they only potentially reduce interior damage during a storm. Hurricane resistant windows and doors tend to have very wide frames and muntins and shallow profiles that do not match historic proportions and are not appropriate for historic buildings. Carefully review the proportions of any replacement the windows and muntins.

- The use of laminated impact-resistant glass, wind resistant films, glass, or Plexiglas, which does not alter the appearance of windows on the exterior, is allowed. Materials and details should be selected so as to minimize visual impact on the historic structure.
- Screening or roll down panels may be installed on the inside of the window. All security screening shall be a minimum of 50% open visibility.
- Fabric storm panels can also protect windows and doors from flying debris in the event of a storm. Fasteners can be pre-installed in locations that are minimally visible and painted to match adjacent surfaces. Fabric storm panels are lightweight, easy to install and allow light to enter a building in the event of a storm. Another benefit is that they have little to no impact on the historic character of a building if installed only when storms threaten.
- In addition to traditional shutters, removable exterior hurricane and storm panels that are stored when not in use are an allowed and preferred alternative for insuring the safety of historic structures. Tracks for removable shutters should be painted to match the existing surface paint colors.
- Roll-down and accordion hurricane shutters may be allowed on commercial structures and may be appropriate on other types of buildings when reasonably concealed. The shutters will be considered on a case-by-case basis. Aluminum shutters may also be allowed on some non-contributing structures and in new construction where appropriate.



## **HISTORIC PRESERVATION ORDINANCE UPDATE**

# **PUBLIC PARTICIPATION REPORT**

**Meeting of Wednesday, May 27, 2015**

*Prepared on June 1, 2015 by:*

Urban Planning and Historic Preservation Division  
Planning and Economic Development Department

City of St. Petersburg

Municipal Services Center

One Fourth Street North, 8<sup>th</sup> Floor

St. Petersburg, Florida 33701

(727) 892-5451

# INTRODUCTION

This published report is a summary of information resulting from the May 27, 2015, public information meeting regarding proposed updates to the City's Historic Preservation Ordinance ("Ordinance"). The public information meeting was originally requested by the City Council on April 2, 2015, and conducted on Wednesday, May 27, 2015, in the Garden Room at Sunken Gardens.

The public information meeting included opening remarks by Derek Kilborn, Manager, Urban Planning and Historic Preservation Division, Planning and Economic Development Department. These remarks included an introduction of attending members of the City Council, Community Planning and Preservation Commission, and city staff. Remarks also included a description of the printed handouts, including a meeting agenda, list of frequently asked questions (with answers), blank comment sheets, and an invitation to review additional information currently available online and generally referred to as the "*Reference Guide*."

On May 12, 2015, city staff published a compilation of relevant material and support documentation into the *Reference Guide*, including upcoming meetings, a timeline of past public meetings, video index of recorded meetings with subject-related time stamps, the most recent staff report, ordinance, and a list of frequently asked questions:

[http://www.stpete.org/development/docs/Reference\\_Guide\\_FINAL.pdf](http://www.stpete.org/development/docs/Reference_Guide_FINAL.pdf)

Following the opening remarks, Kimberly Hinder, Historic Preservationist, briefly described a history of historic preservation and its practice in the City of St. Petersburg. Mr. Kilborn then completed the presentation by reviewing the process and timeline for this text amendment application along with a preview of the various components of, and key issues resulting from, the Ordinance. The remaining balance of time included nearly two (2) hours of questions and answers.

The public information meeting included:

- 222 attendees
- 209 individuals registered on the sign-in sheets, representing 11 zip codes
- 140 unique email addresses
- Approximately 45 public questions
- 16 remitted comment sheets

**HISTORIC PRESERVATION ORDINANCE UPDATE  
PUBLIC INFORMATION MEETING  
MAY 27, 2015  
ATTENDEES**

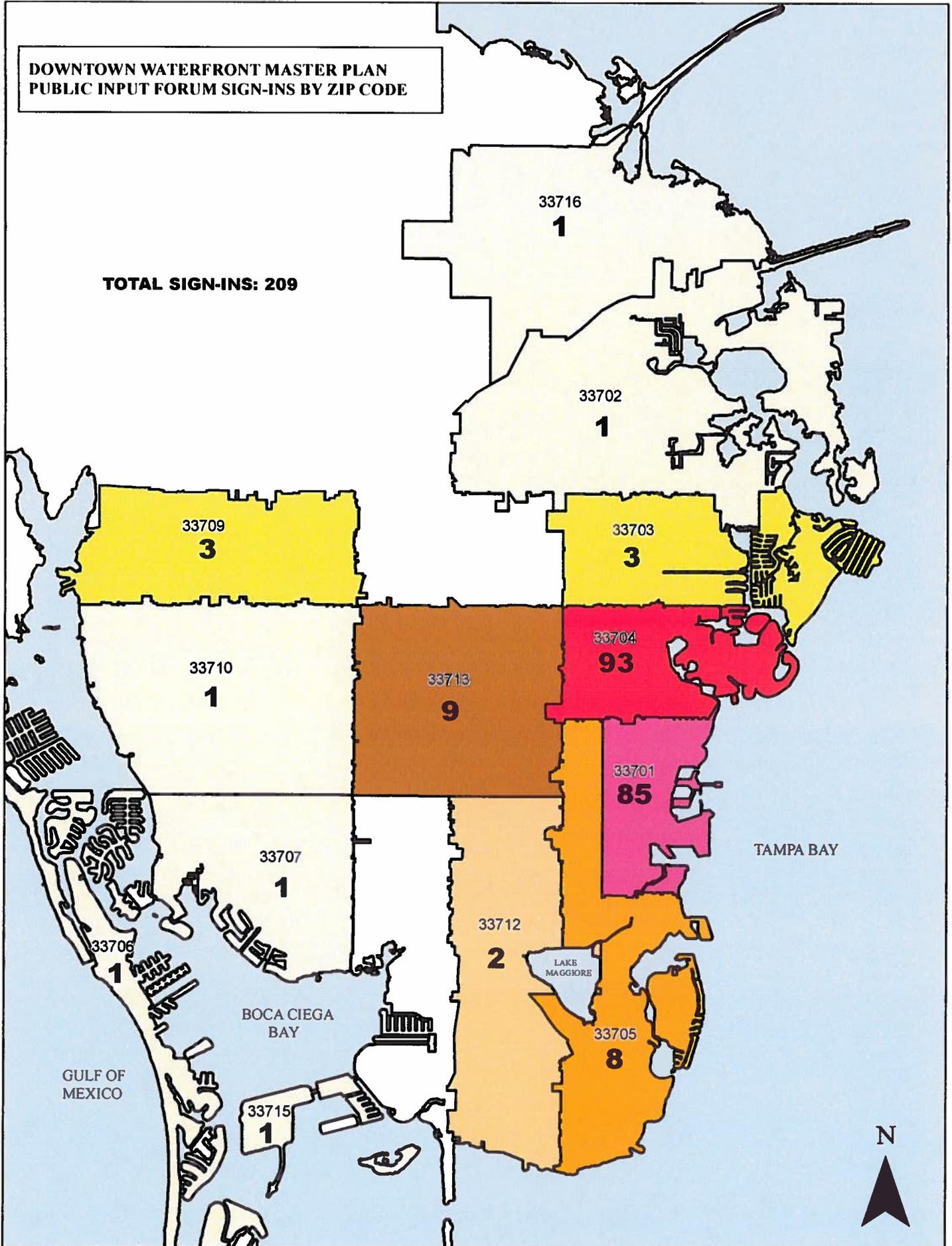
1	CM C. Gerdes	45	Marsha Carson	89	Anna Modig	133	Jim Grant
2	CM D. Rice	46	Sharon Harris	90	Annamarie Reed	134	Emily Barber
3	CM W. Newton, Sr.	47	Ed Lachman	91	Bill Reed	135	Elise Schreiner
4	CM A. Foster	48	Terri Lachman	92	Keith Rupp	136	Trish Murphy
5	CM K. Nurse	49	Jan Magray	93	Virginia Fay	137	Carolyn Wise
6	CM B. Dudley	50	Ron Magray	94	Stephanie Pitts	138	Bob Jeffrey
7	CPPC B. Carter	51	Jeff Danner	95	Peter Belmont	139	Bill McClendon
8	CPPC W. Michaels	52	Deborah Webb	96	Natalie DeVicente	140	Carrie Harrill Smith
9	CPPC E. Montanari	53	Mindi Fisher	97	Logan DeVicente	141	Burt Kline
10	CPPC J. Wolf	54	Jason Giglio	98	Travis Norton	142	Carol Kline
11	Alan Delisle	55	Marcia Turner	99	Marty Normile	143	Sarah Craig
12	Dave Goodwin	56	Dina May	100	Elaine Normile	144	Jennifer Kilmurray
13	Derek Kilborn	57	John Stearman	101	George Gower	145	Neverne Coryton
14	Michael Dema	58	Will Horn	102	Nicole Caron	146	Brittany Parker
15	Kimberly Hinder	59	Joe Reed	103	Jason Hackenwieth	147	Betty Hammond
16	Aimee Angel	60	Frank Bird	104	Mike McFarland	148	Wengay Newton, Sr.
17	Catherine Lee	61	Carol Bird	105	Emily Elwyn	149	Bryan Frankel
18	Bill O'Grady	62	John Arsenault	106	Theresa Richardson	150	Roy Glass
19	Lisa Langdon	63	Connie Ryan	107	T. Stewart	151	Lynne Mormino
20	Christine Lowry	64	Mike Ryan	108	John B. Warren	152	Paul Carder
21	Larry Bidde	65	Thomas J. Nestor	109	Bill Stokes	153	Kathi Ward
22	Melinda Snyder	66	Michelle Gehrig	110	Rebecca Falkenberry	154	Ray Arsenault
23	John Mar	67	Greg Gehrig	111	Jay Marshall	155	Cynthia Serra
24	Philip Schaeffa	68	Kai Warren	112	Susan McGarry	156	Clark Gray
25	Mary Alice Lange	69	Zoe Wilkinson	113	John Rutland	157	Kirk Williams
26	Georgia Szabo	70	Susan Cardamone	114	Suzanne Laurenrell	158	Joanne Clarie
27	Karla Leavelle	71	Danni LeTendre	115	Joshua Miller	159	Mel Rollins
28	Steven D. Lange	72	Debbie Knight	116	Kay Leonard	160	Kaki Rollins
29	Mary Dowd	73	Betsi Burgess	117	Kris Kubiak	161	William Garamella
30	Dan Strobel	74	Lee Alen	118	Ann Vickstrom	162	Pam Shefner
31	Eric Praity	75	Gene Smith	119	William Sinclair	163	Mary A. Matthews
32	Tammy Praity	76	Dan Harvey, Jr.	120	Michele A. Cardinal	164	Bob Smith
33	Shannon Mihar	77	David Hanson	121	Donna Gilbert	165	Matt Florell
34	Cherie Gruber	78	Monica Kile	122	Karl R. (?)	166	Mike Clark
35	Jay Weisberg	79	Kathleen Harris	123	Margaret Schaeffer	167	Melissa Clark
36	Margaret Harris	80	Jeff Kusek	124	Susan Lewis	168	Michael Dailey
37	Jeff Schorr	81	Renee Alli	125	Frieda Claes	169	Chris Gasinoki
38	Jim Martin	82	Anne Glover	126	Cal Webster	170	I. Wehle
39	Leonard Hogan	83	John Sinibaldi	127	Paul Kriegler	171	Robin Reed
40	Ruth Hogan	84	Margaret Joffe	128	Ashley Meredith	172	Nadine Appelt
41	Bill Heyer	85	Barry Avedon	129	Alicia Conroyd	173	Angela Carley
42	Sue Heyer	86	David Morris	130	Libby Carnahan	174	Annie Glaser
43	Harris DeLoach	87	Geoff Creaghan	131	Diana Nahgton	175	Drew Glaser
44	Wendy Mansfield	88	Dan Clockin	132	Colleen Grant	176	Sally Willis

**HISTORIC PRESERVATION ORDINANCE UPDATE  
PUBLIC INFORMATION MEETING  
MAY 27, 2015  
ATTENDEES**

177 Jim Bope	221 Neil Kupfer
178 Sonja Kahkonen	222 Nancy Bahls
179 Donna Dugan	
180 Susan Rebillat	
181 Debbie Reeser	
182 Dan Lombardi	
183 Gail Kelley	
184 Cathy Rome	
185 Michael Mason	
186 Charleen McGrath	
187 Barbara Fairfield	
188 Mary Allen	
189 Joan Ulrich	
190 Kent Ulrich	
191 Matthew Grecsek	
192 Natalie Oliver	
193 Richard Oliver	
194 J. Warren Alessi	
195 Linda R. Alessi	
196 Diane Blackwood	
197 F. Blackwood	
198 Elizabeth Barenis	
199 Kyle Krueger	
200 Rita Knorr	
201 R. Neal	
202 Linda Dobbs	
203 Bob Dobbs	
204 Virginia Khare	
205 Jikendra Khare	
206 Kathy Kalmer	
207 Nadine Smith	
208 Mary Simpson	
209 Tom Camphire	
210 Denise Deja	
211 Bob Griendling	
212 Yoke Chan	
213 Roland Martens	
214 Ann Caviness	
215 J.A. Wood	
216 Troy Taylor	
217 Nikki Taylor	
218 David Jaffe	
219 Simon Morgan	
220 Janet Strong	

**DOWNTOWN WATERFRONT MASTER PLAN  
PUBLIC INPUT FORUM SIGN-INS BY ZIP CODE**

**TOTAL SIGN-INS: 209**



**HISTORIC PRESERVATION ORDINANCE UPDATE  
PUBLIC INFORMATION MEETING  
MAY 27, 2015**

**QUESTIONS ASKED DURING THE MEETING**

Prior to this public information meeting, a list of frequently asked questions (“FAQs”) was compiled to assist with various questions and concerns pertaining to proposed updates to the Historic Preservation Ordinance, including the designation of local landmarks and local historic districts. The FAQs were previously published online and also distributed to meeting attendees. A copy of the hand-out is attached herewith.

**1. What is the minimum threshold of property owners for a vote?**

In order to *begin* a private-initiated application to establish a local historic district, a minimum number of property owners within the proposed boundary must consent to initiating the application. Obtaining the necessary threshold of property owner consent is only a pre-requisite to *begin* the application process; it is not a final decision. City Council is the final authority in deciding whether to approve or deny a designation request. Upon receipt of a complete application, which demonstrates the minimum threshold of property owner consent, the Urban Planning and Historic Preservation Division will schedule the application for consideration by the Community Planning and Preservation Commission (“Commission”) and City Council. The current regulations require a minimum support threshold of 66.7% of property owners.

Based on a 2012 recommendation from both the Commission and City Council, the proposed ordinance update recommends a demonstration of support from 50% plus one (1) of tax parcels, while an alternative proposal (described in the City Council staff report as “Resolution A”) recommends a demonstration of support from 50% plus one (1) of remitted ballots.

**2. Will designation allow for demolition? What is the process?**

Yes. Owners of all properties within the City are required to obtain a demolition permit from the Construction Services and Permitting Division. This requirement is independent from any historic designation.

For local landmarks and properties within local historic districts, demolition requires a COA. For primary structures, demolition requires approval by the Commission. For accessory structures, the review process is contingent on a number of factors but generally is reviewed by city staff and does not require public hearing approval.

**3. Isn't existing zoning review sufficient? Would we be required to put back a heart pine floor or can we use modern materials?**

Zoning review incorporates some design elements such as wall openings and setbacks, but the purpose of local historic district designation is to retain as much of the original historic context that existed in the local historic district at the time it was designated, while still allowing the structure to be comfortable and useful for modern living. These may include character defining features that are not normally protected by the standard zoning regulations.

No. Maintaining original materials retains the historic character of your building. For this reason, restoration is generally preferred to replacement. However, if restoration is not feasible because the materials are deteriorated beyond repair, are non-historic or cost prohibitive, replacement is an option. Replacement guidelines specify that such replacements be comparable to the original in terms of material, design, size and configuration, as much as possible. In this instance wood to wood, but not necessarily heart pine.

**4. By landmarking our neighborhood, can we slow down the demolitions and loss of history?**

Designation will slow down, but not always prevent, demolition. Designation adds an additional layer of review for demolition. In addition to a demolition permit from the Construction Services and Permitting Division, local landmarks and properties within local historic districts will need to obtain a COA for demolition. For primary structures, demolition requires approval by the Commission. For accessory structures, the review process is contingent on a number of factors but generally is reviewed by city staff and does not require public hearing approval.

**5. Would new construction be reviewed if designated? How many districts do we have?**

Presently, the City has three (3) local historic districts: Roser Park, Granada Terrace, and Lang's Bungalow Court. New construction within a local historic district requires a COA with approval by the Commission. The purpose of the Commission review is to ensure that the proposed architectural design is compatible with the character of the local historic district in terms of size, scale, setback, and massing.

**6. Is there analysis for how designation impacts people financially?**

Financial impacts on home maintenance and improvement are determined by a variety of factors, some of which are entirely independent from requirements of the COA process and Historic Preservation Ordinance. It is not enough to declare that the act of designation by itself will increase costs. It is important to evaluate what is in need of repair, and what the alternative options are for achieving the same objective. In many instances but not all, repair may be more cost efficient than a replacement.

Furthermore, exemptions to requirements in the Florida Building Code, for local landmarks and properties within local historic districts, may result in significant savings when compared to the normal costs for hurricane hardening or building elevation requirements. City staff is available to provide counsel on the various alternatives available to homeowners.

The COA application fee is an added cost. The COA application fees are comparable to other municipalities throughout Florida and range from \$50 for a staff review to \$300 for new construction that requires public hearing review. Relocation and demolition fees range from \$500 to \$1,000.

**7. Based on experience with creating the artist enclave in Kenwood, obtaining responses from 66.6% of owners is almost impossible. Can we change the designation process to make it more obtainable?**

Based on a 2012 recommendation from both the Commission and City Council, the proposed ordinance update recommends a demonstration of support from 50% plus one (1) of tax parcels, while an alternative proposal (described in the City Council staff report as "Resolution A") recommends a demonstration of support from 50% plus one (1) of remitted

ballots. City Council is responsible for reviewing the merits of each proposal and will make a final decision about whether to base the determination on *tax parcels* or *remitted ballots*.

In addition to making this determination, City Council will also decide the appropriate threshold percentage for demonstrating property owner support. For example, City Council may vote to base the determination on remitted ballots with condition that the threshold be increased from 50% plus one (1) to 66.7%.

**8. Will every owner get a ballot and will it clearly explain how the vote will be tallied (i.e. what not returning the ballot will mean)? Will it be a physical ballot?**

Yes. Using the Pinellas County Property Appraiser's Office records, a physical ballot will be mailed directly to all registered property owners within the proposed district boundary. The official ballot will be designed by the City of St. Petersburg and will explain the process as well as how the vote will be tallied.

**9. Regardless of the threshold, when owners are voting, are they voting for what properties are included inside the boundaries?**

No. In order to *begin* a private-initiated application to establish a local historic district, a minimum number of property owners within the proposed boundary must consent to initiating the application. The proposed boundary of the local historic district will need to be established prior to distribution of the official ballots, so that a mailing list may be constructed using the Pinellas County Property Appraiser's Office records. During the final review process, the exact boundary may vary slightly based on the concentration of historic buildings and their history. The Commission will review, and the City Council will subsequently render the final decision on, district boundaries.

**10. Why not have two ballots? One to initiate the process and another to vote on the final application?**

The logistics of conducting two (2) votes is expensive and inefficient. The individual or entity pursuing a designation application has an obligation to provide the information necessary for you to support initiating the application. If you are uncomfortable with the information provided, then you are encouraged to request additional information or withhold your support.

If a completed application is submitted in accordance with the pre-requisite display of support, the Commission will conduct the first public hearing. Prior to the public hearing, comments may be submitted to the record by email or written correspondence. During the public hearing, you may appear to present your support for or opposition to the proposed designation. The Commission will then make a recommendation to the City Council based on the criteria in the City Code. The City Council will conduct the second public hearing. Prior to the public hearing, new comments may be submitted to the record by email or written correspondence. During the public hearing, you will have an additional opportunity to present your support for or opposition to the proposed designation.

**11. How many 3<sup>rd</sup> party initiated designations have been submitted (without owner consent) and how many have been approved?**

There have been 15 third party applications of which 11 have been approved. Sunken Gardens (1998), the Princess Martha Hotel (initiated 1987, approved 1995), Dennis/McCarthy Hotel (initiated 1987, approved 1993), Mercy Hospital (1994), the Seaboard Coastline Railroad Station (1993), Manhattan Casino (1994), Jungle Country Club/Admiral Farragut Academy (1992), Detroit Hotel (2010), Jones-Laughner Residence (2010), Jennie Hall Pool (2011), and the Binnie-Bishop Hotel (2013) were approved. The Soreno Hotel (1987), the Crislip Arcade (1997), the Blocker Residence (2011), and the North Ward School (2014) were denied. Presently there are 107 individual local landmarks and three (3) historic districts.

**12. Completion of the designation application is a big process. Would applicant need to put in what the character defining features are for a district? Who decides?**

Yes. The applicant will need to include the character defining features for a district. Staff may elaborate or add clarifying statements in the staff report. Furthermore, the Commission may request changes during their review and recommendation to City Council. Ultimately, City Council makes the final determination.

**13. The COA application is \$50 for staff review and, where required, \$300 for public hearing. What does it cost the City to do this work?**

In 2012, the Planning and Economic Development Department evaluated all department application fees to confirm whether they accurately reflect the time required to process the application and the cost of the salaried position performing the review. Whereas some application fees are intentionally subsidized, such as the fee to designate a local landmark or local historic district, the application fee for processing a COA is true-to-cost and is based on the amount of time it takes staff to conduct the review or prepare for an application being presented to the Commission.

**14. Why is 50 years the mark to be considered historic? That seems recent and with so many buildings constructed in the 1950s and 1960s, could that stifle growth/redevelopment?**

First, it is important to note that the term “historic” is simply a descriptive term to identify whether a resource is 50 years of age or older. Use of term “historic” does not signify landmark designation nor does it imply or assign any regulations on the subject property. The 50 years of age or older criterion to be considered “historic” was set by the National Register of Historic Places and has become standard preservation practice throughout the United States.

In the City of St. Petersburg, there are approximately 59,000 structures built on or before 1965 (50 years or older) and an additional 10,300 structures built between 1966 and 1975 (40–50 years old). Although the number of historic structures is significant, it is important to remember that many of these structures do not meet the eligibility criteria for local landmark designation nor do they meet the criteria required for becoming a contributing resource within a local historic district.

**15. What is the effect on real estate if a district is designated? Will we be able to sell our properties? This needs to be evaluated especially for the Old Northeast.**

Property values are determined by a variety of market factors, including influences extending beyond historic preservation. A number of states across the country, including Florida, Michigan, Texas, Georgia, Wisconsin and Virginia have conducted studies comparing property values in a designated historic district to property values in a comparable non-designated district. Generally, property values do not decrease in value when compared to properties outside the designated local historic district. They sometimes remain the same, but more typically they increase in value, sometimes significantly.

A recent study conducted by the University of Florida of residential properties throughout the State of Florida found that, for the period between 2006 and 2009, historic districts tended to maintain their values better than non-historic neighborhoods. For these reasons, a local historic district designation is regarded as a protection on the investments made to properties in the district. Because the review of proposed improvements in the district helps stabilize the neighborhood, historic districts become desirable locations and resale values generally increase. For more information:

LINK: [Economic Impacts of Historic Preservation in Florida, Update 2010](#)

The ability to sell property is contingent upon a variety of factors; designation is one (1) factor among many important considerations. Some buyers may consciously choose to avoid designated properties, whereas other buyers will actively and exclusively pursue individual local landmarks and properties within local historic districts.

**16. Why do we have to go thru historic district designation? Our neighborhood was touted in national magazines for its history, and it is fine the way it is.**

You don't ... the decision to pursue designation as a local historic district is a neighborhood-level decision and one that in St. Petersburg has historically been bottom-up, meaning any movement toward designation as a local historic district was initiated from the residents rather than top-down from the City Council, who also has the authority to initiate an application to designate a local historic district.

Please remember that the application under consideration is an update to the existing Historic Preservation Ordinance. It is not an application to establish or designate any neighborhood a local historic district.

**17. It seems like there are a lot of teardowns. Has there been an increase in teardowns over the last five (5) years, especially in the Old Northeast?**

Redevelopment has increased as the economy has improved over the last five (5) years. Although we do not have tabulated data specific to any one neighborhood, there have been 72 applications for demolition on single-family residences since January 2015. These applications are city-wide and not specific to any one neighborhood.

**18. In creating the National Register designation, the leaders of the Old Northeast never intended to pursue local designation. We are turning our houses into mini museums. How can you want more control over our houses than we have?**

City staff does not presume to know the original intentions or personal communications pertaining to the original effort toward National Register listing. With local historic district designation, the owner retains use and control of their property, but exterior alterations and new construction are subject to design review and regulated similar to the zoning ordinance.

**19. Could the designation application be put on-line? Why can't it be a requirement that it be posted on-line?**

The Urban Planning and Historic Preservation Division is interested in using our tools to maximize the transparency of each application under consideration. This includes the posting of relevant background materials and documentation specific to an application under consideration.

**20. What are the opportunities for the public to comment on a designation after the neighborhood vote?**

Public comment is an important part of the designation process. By law, property owners in a proposed local historic district must be notified of the proposal so that they may testify in favor or against any designation during the required public hearings. City Code requires at least one (1) public hearing with the Commission and one (1) public hearing with City Council.

Although not required by City Code, it is expected that any application to designate a local historic district would also include the scheduling of at least one (1) public information meeting. At any point during the review process, comments may be submitted in writing via email or by direct correspondence.

**21. The City had design guidelines on-line which were helpful. Why are they gone now? Are they still valid? Is there any plan to update them?**

The City recently converted to a new web platform. During the transition, a number of important resources did not migrate to the new website. The Urban Planning and Historic Preservation Division is working to restore useful materials, including the design guidelines formally known as, "St. Petersburg's Design Guidelines for Historic Properties." The design guidelines are still valid, and we do plan to update them as resources allow.

**22. If my neighborhood is designated, what are the penalties for non-compliance with a COA?**

Non-compliance with the COA requirements is the same as non-compliance with building permit requirements. If the construction activity is in process, the City's building official, in coordination with the Urban Planning and Historic Preservation Division and Codes Compliance Department, will issue a stop work order. Violations are then processed through the City's Codes Compliance Department.

**23. If it is approved for 50% + 1 to designate a district, does it take 50% + 1 to de-designate?**

Yes. The ordinance provides for de-designation of a (local landmark or) local historic district utilizing the same process as for its designation.

**24. Who can apply for designation?**

An application for historic designation may be initiated by the property owner, any resident or organization in the City, and City Council.

**25. What kind of review is conducted for replacement of roofing materials?**

For an individual landmark or a contributing resource within a local historic district, a staff review is required for the replacement of roofing material, where the same material, shape and design is proposed. The COA review is conducted as part of the regular timeline for processing a building permit, which currently averages anywhere from 24-hours to 5-days.

If there is a change in the roofing material, shape, or other significant design alteration, the application is required to be reviewed by the Commission. The Commission currently meets the second Tuesday of each month and their decision is final, unless appealed.

**26. Is there an active application now for the local designation of the Old Northeast?**

No. Staff is not processing an active application to designate the Historic Old Northeast Neighborhood nor is staff aware of any on-going effort to submit an application for designation.

**27. If the vote runs like an election and votes not submitted are not counted, who decides?**

Pursuant to City Code, City Council is the final authority in deciding whether to establish a local historic district, as presented or with modifications.

**28. What is a tax parcel? What if six (6) people live in a house? Do they all get a vote?**

A tax parcel, or parcel identification number, is the 18 digit number assigned to each parcel of land and each living unit within a condominium or cooperative. It is used to locate and identify the parcel or unit for assessment and taxation by the Pinellas County Property Appraiser's Office and the Pinellas County Tax Collector.

For the purposes of initiating a local district designation, each tax parcel will have one (1) vote, regardless of how many people or entities own it. If the owners disagree, then the vote will not be counted. Only the registered property owner(s) will have a vote, not the renter(s) or occupant(s) of a building.

**29. Is the vote city-wide?**

Regarding changes to the Historic Preservation Ordinance, which is the subject of this application, the City Council will make the final decision regarding the proposed text amendments.

Regarding the determination of property-owner support for initiating a local historic district, the answer is ... no; any vote for initiating an application to designate a local historic district will be limited to the properties within the proposed district boundary.

**30. Are design guidelines in the materials when the neighborhood gets to vote?**

Any design guidelines created specifically for a district would likely be available only after the designation application has been prepared because the design guidelines, and more

specifically the character-defining features of the proposed district, are based on the research conducted in preparing the necessary application materials. The decision about whether to support initiating a request to designate a local historic district is one that requires you to assess whether you are comfortable doing so based on the information provided. The individual or entity requesting your support has an obligation to preview what these potential guidelines might include.

**31. If [the City] is interested in what the neighborhood wants, then why change the quota to designate?**

A review of the Historic Preservation Ordinance was first requested by the City Council's Public Service and Infrastructure Committee on January 14, 2010. In response to this request, the City's Community Preservation Commission (now known as the Community Planning and Preservation Commission) created the Historic Preservation Committee with five (5) subcommittees to review the existing ordinance and determine whether updates to the ordinance should be recommended. After more than two (2) years of study, the Committee, Commission and City Council jointly recommended on October 18, 2012, to reduce the threshold to 50% plus one (1) of tax parcels. The draft language reflects this recommendation.

Since that time, an alternative resolution was put forth by members of the community recommending a threshold based on the percentage of remitted ballots. This alternative proposal was debated as part of the original consideration in 2010-2012, but has received continued interest during the current deliberations.

**32. If a building is left to deteriorate because the owner can't get a COA or won't maintain it, what happens? Is it up to local residents to call Code Enforcement?**

The enforcement of deferred maintenance is exclusive from any regulation of the Historic Preservation Ordinance. Where lack of maintenance creates a violation of the City Code, the City's Code Compliance Department will warn and then cite the property owner(s).

**33. I live in a 95 year old house. If I tear it down, am I required to put back a 95 year old house?**

If you receive a COA to demolish a building, you do not have to put back an exact replica. New construction should represent its own era of construction and not portray a false sense of history; however, the size, scale, setback, and massing of new construction is required to be compatible with the rest of the local historic district. With designation, the changes are merely monitored for consistency with the existing building and the district, thereby resulting in a more cohesive design and neighborhood.

**34. If I live in a designated local historic district, can a monolith be built next door to me that is out of scale with my Craftsman bungalow?**

Perhaps. Generally, the size, scale, setback, and massing of new construction is required to be compatible with the rest of the district, especially those structures in the same block and along the same block face. However, if the local historic district defines Prairie houses as a character defining feature, then it is possible that a two-story house built in the four-square shape may be built next to a single-story bungalow designed in the Craftsman style. Stylistically, both are from the same architectural family but two (2) individuals may have

opposing opinions about whether the two-story four-square is a monolith when compared to the bungalow.

**35. What is City Council voting on? If they decide to go with Resolution A, will more public meetings be required?**

On August 20, 2015, the City Council will be voting whether to approve proposed updates to the City's Historic Preservation Ordinance. The City Council will *not* be voting to establish a new local historic district. No additional meetings will be required.

**36. Does local designation stop demolition?**

No. Owners of all properties within the City are required to obtain a demolition permit from the Construction Services and Permitting Division. This requirement is independent from any historic designation.

For local landmarks and properties within local historic districts, demolition requires a COA. For primary structures, demolition requires approval by the Commission. For accessory structures, the review process is contingent on a number of factors but generally is reviewed by city staff and does not require public hearing approval. In order to receive a COA to demolish, an owner must show that there is no reasonable beneficial use for the property or that it is no longer significant. If approved, any new construction will be required to be compatible with the remaining historic buildings in the district.

**37. Can you build a modern design in a local historic district?**

Generally, yes. The size, scale, setback, and massing of new construction is required to be compatible with the rest of the local historic district; however, if the original district designation identifies a subset of architectural styles as a character-defining feature of the district, then new construction will need to exhibit some of the same features associated with the defined architectural styles.

**38. If the neighborhood association applies for local designation, are they required to have public information meetings or show proof of so many hours of public education?**

No. While it is in the best interest of any individual or entity pursuing a designation application to conduct one (1) or more public information and planning meetings, it is not required by City Code. The amount of public engagement will be measured by the City Council in making their final decision about whether to support the designation application.

**39. Has the 66.6% requirement been in the ordinance since the beginning? We have three local districts, so it is not unattainable, right?**

Yes, the requirement has been part of the City's Historic Preservation Ordinance since it was passed by City Council in 1985. Other municipalities across Florida require a similar threshold requirement or none at all.

**40. If new districts are added, how many new staff will you need?**

The allocation of resources will depend upon the number and size of local historic districts.

**41. How can you exclude people if the vote concerns their property?**

All affected property owners will have the opportunity to vote their support for, or opposition to, initiating an application to designate a local historic district. Said owners will also be invited to submit written comments for the public record and speak at no less than two (2) public hearings.

**HISTORIC PRESERVATION ORDINANCE UPDATE  
PUBLIC INFORMATION MEETING  
MAY 27, 2015  
SUMMARY OF COMMENT SHEETS**

**Comment Sheet #1:**

I don't want the old NE to be designated as a landmark district. Newer buildings will be exempt from COA and will be able to make changes faster and cheaper.

**Comment Sheet #2:**

Can renters vote, too? I have lived in the Tampa Bay Area since 2010. I do not own a home – I just finished school and I will remain in St. Pete. I care immensely about St. Pete and feel it is my right to vote. That said, if I am not allowed to vote, consider what this Historic Preservation Act of 1966 is about: to orient the American people. These historic landmarks deserve to be voted on by the American people because they represent us. Consider also visitors from outside the USA often cited, America doesn't have a culture or a history. Partly we are young; partly we continue to bulldoze our history. Do keep this in mind as we proceed.

**Comment Sheet #3:**

Why does one have to own property to have a voice in historic preservation matters? How is that different from the past practice of only landowners being able to vote? I still live and work in the City, and am affected by historic preservation decisions.

Great job offering the informational meeting – seems there is a fair amount of confusion and theories adding to the complexity, but I very much support moving forward with local designation and would like to help.

**Comment Sheet #4:**

Counting only returned ballots encourages a “quiet” campaign. Keeping the vote total small benefits the “yes” voters. This whole process was kept quiet until March. If the CPPC and staff were working on this for five years, why was it so well-hidden? Design guidelines must be finalized in writing before local historic designation should be considered. Homeowners must know what they are agreeing to (the rules) before being asked to vote “yes” or “no” for local designation.

**Comment Sheet #5:**

History of Preservation presentation much too long – I saw no value. It would be nice to have had more “yes” or “no” answers, not a lengthy explanation that skirts the issue (question).

**Comment Sheet #6:**

Keep the positive response at 66.6% or more of property owners. The NE defeated the historic district in 2006. The City response is to propose a rule change; unfair.

**Comment Sheet #7:**

Many.

We need to make it at least possible for all neighborhoods to apply for designation – 50% + 1 of responding voters.

### **Comment Sheet #8:**

The issue I have is how the proposed changes in creating a historic district affect my property rights. To the degree my property rights are affected, this is like imposing restricted covenants on my property. When you affect my property rights this should not be by just a vote like an election. It is more properly be like those of a gated community or a condo where generally 70% or more of all owners must approve changes to the bylaws. I am restoring a historical house and have spent way too much for custom windows and doors. I believe in keeping the historical style but I do not support a simple vote. I do not support imposing restrictive covenants unless a significant (super majority) support the changes.

### **Comment Sheet #9:**

We live on 7<sup>th</sup> NE, between Beach and Bay. ½ of the NW block is slated to be torn down. ½ of the WE block is slated to be decimated, too. How can this happen?

### **Comment Sheet #10:**

How many and what districts are already established? Roser Park, Granada Terrrace, Lang Court. How would historic designation affect new buildings in a neighborhood? 4 contractors?

### **Comment Sheet #11:**

I do not trust the City Council – they didn't listen to the people about the Pier selection (except for 1 member). The CC isn't listening to the people about the recycling bins; i.e. opting out of program and recycle at places we have used in the past and not paying the recycle fee. Also, not utilizing our alley which is where garbage belongs instead of bins on the street. We didn't even have a vote on this. People are paying attention to what CC is doing and will remember at voting time. The CC appears to do what they want or what the lobbyists want instead of listening to the people. How can we trust the CC regarding tonight's meeting? People are angry with CC.

### **Comment Sheet #12:**

Make the application process as simple and expeditious as possible by making the threshold as low as possible. (50 + 1 is good.) Anything higher is too high. Also, non-voters should not count and homeowners should be the only eligible voters. If this reactionary property rights paranoia continues, possibly a summit will be in order to address these mostly ill-conceived concerns.

### **Comment Sheet #13:**

Derek handled the questions very well, well knowledge and patient; good staff person of the City. Take out the requirement of "not vote = no." When does a "not voting" count? Take this requirement out! Should be based on returned votes.

### **Comment Sheet #14:**

For so many reasons, that during the meeting I don't have time to list. I (and my wife) are vehemently opposed to this change. The huge turnout at this meeting is also attended by many, many homeowners also opposed to this. You'll definitely be hearing from us at the public hearings.

Great job from staff. Please support the changes to the ordinance. We need a clear, attainable way for neighborhoods to become a historic district.

**Comment Sheet #15:**

I am opposed to the proposal to designate St. Pete and/or the Old NE as a historic landmark district. We have existing laws and regulations that dictate the rules and regulations for building construction and maintenance. Adding additional layers of regulations and beauracracy will increase taxes, cost of construction and maintenance, and time required to get construction/maintenance done. My house was built in the 1920s and much of the woodwork is not available unless custom crafted, at significant cost with little to not value to the house as a whole. The same is true for masonry.

**Comment Sheet #16:**

Apathy should not be rewarded! Counting non-respondents as “no” votes is undemocratic and biased, biased in favor of no. Because of that practice, getting a super majority (or 2/3 of property owners) is not just nearly impossible, it is impossible. And, apathy wins! This creates double consequences, or a sort of double jeopardy! In other words, this unfair vote continues through the years even to making any changes to the original requirements. In addition, voter turnout is unbelievably low, even for a presidential election or a hotly contested one. Unfortunately it is the same in historic districts, even when relying on property owners instead of registered voters. Maybe we can change this sad fact. Considering the low voting turnout, a simple majority is more likely to actually make something happen. And we may have more people voting because they see their vote as crucial. Why – we may even have a super majority without requiring it!!

# ATTACHMENTS FROM MEETING



HISTORIC PRESERVATION ORDINANCE UPDATE



# **HISTORIC PRESERVATION ORDINANCE UPDATE PUBLIC INFORMATION MEETING May 27, 2015 at 6:30 PM, Sunken Gardens**

## **AGENDA**

### **Welcome and Introductions**

City Staff

Reference Guide, inc. Frequently Asked Questions

### **Presentation by City Staff**

History of the Historic Preservation Ordinance in St. Petersburg

Process for Updating the Ordinance

Components of the Historic Preservation Ordinance

*Community Planning and Preservation Commission*

*Designation of Historic Resources*

*Two Levels of Designation*

*Local Landmarks and Districts*

*Certificates of Appropriateness (COA)*

*Archaeological Protection and Preservation*

*Other relevant Sections of City Code:*

*Ad Valorem Tax Exemptions*

*Transfer of Development Rights, Historic*

*Definitions*

Key Issues

*Initiating Local Historic District*

*Third Party Applications to Designate*

*Window Repair vs. Replace*

### **Questions and Answers**

*The purpose of the question and answer segment is to answer general questions and concerns about the proposed update to the historic preservation ordinance. Before asking questions, please review the list of frequently asked questions. Comment sheets are provided for you to express your opinion; comment sheets should be turned in at the end of the meeting. All questions asked and comments received will be summarized in a public participation report that shall be submitted to the City Council for their workshop on June 4, 2014 at 3:00 p.m.*



**HISTORIC PRESERVATION ORDINANCE UPDATE  
PUBLIC INFORMATION MEETING  
May 27, 2015 at 6:30 PM, Sunken Gardens**

**COMMENT SHEET**

Zip Code:  
Name (*optional*):  
Contact (*optional*):

**COMMENTS and QUESTIONS:**



# LOCAL HISTORIC DISTRICT DESIGNATION

## *Frequently Asked Questions*

### INTRODUCTION

The following list of frequently asked questions was compiled to assist your understanding of local landmarks and local historic districts. Please note the following terms and acronyms:

- *Community Planning and Preservation Commission ("Commission")* - The Commission acts as the Land Development Regulation Commission in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act to review and evaluate proposed historic designations, certificates of appropriateness and any other action, where required, by the Historic and Archaeological Preservation Ordinance.
- *Urban Planning and Historic Preservation Division ("Division")* – The Division is responsible for administering requirements of the Historic and Archaeological Preservation Ordinance
- *Historic and Archaeological Preservation Ordinance* - The City of St. Petersburg is a Certified Local Government ("CLG"). The CLG programs link three (3) levels of government (federal, state and local) into a preservation partnership for the identification, evaluation and protection of historic properties. The program was first enacted on the federal level as part of the National Historic Preservation Act Amendments of 1980. On the state and local level, Florida's CLG program and the City of St. Petersburg's CLG designation were both established in 1986. Since that time, the CLG program has assisted in the survey, designation and preservation of historic and cultural resources citywide and helped to increase the public awareness of historic preservation. In accordance with the conditions of its CLG designation, St. Petersburg makes historic preservation a public policy through maintenance of a historic and archaeological preservation ordinance.

- *Certificate of Appropriateness* ("COA") - A COA is required for any exterior alteration to a local landmark or properties within a local landmark district. The COA process protects locally designated properties from being adversely altered or demolished and requires the submission of building plans and material descriptions for approval. Division staff processes each application, manages public notification where required, and conducts a review, prepares a report and renders a decision or presents to the CPPC utilizing design guidelines based on the Secretary of the Interior's Standards.

## **LOCAL HISTORIC DISTRICT DESIGNATION**

**I have heard and read that my neighbors can “approve” establishment of a local historic district by simply voting for such a designation. Is this true?**

No. In order to *begin* a private-initiated application to establish a local historic district, a minimum number of property owners within the proposed boundary must consent to initiating the application. Obtaining the necessary threshold of property owner consent is only a pre-requisite to *begin* the application process; it is not a final decision. Upon receipt of a complete application, which demonstrates the minimum threshold of property owner consent, the Division will schedule the application for consideration by the Commission and City Council.

The Commission will conduct the first public hearing. Using the Pinellas County Property Appraiser's Office records, public notice will be mailed directly to all registered property owners within the proposed boundary. The Commission will conduct a public hearing in accordance with its published *Rules of Procedure* ([LINK](#)), and render a recommendation to the City Council.

The City Council will conduct the second public hearing. Using the Pinellas County Property Appraiser's Office records, public notice will again be mailed directly to all registered property owners within the proposed boundary. The City Council will conduct a public hearing and render a final decision about whether to establish a local historic district, as presented or with modification.

**Do I have any say in whether my neighborhood is designated as a local historic district?**

Yes. Public comment is an important part of the designation process. By law, property owners in a proposed local historic district must be notified of the proposal so that they may testify in favor or against any designation during the required public hearings. The process requires at least one (1) public hearing with the Commission and one (1) public hearing with City Council.

**Are all buildings within a local historic district necessarily historic?**

No. A local historic district is comprised of two (2) different types of properties; *contributing* and *non-contributing*. Contributing properties generally add to the historic significance of the local historic district by their location, design, setting, materials, workmanship and association, while non-contributing properties lack the qualities embodied in the criteria for designation of the district. Properties are evaluated and classified as part of the application process and prior to any final decision by the City Council.

**Can a property owner “opt out” of being included in a local historic district?**

No. After the public hearings are held and a local historic district is officially designated, it must follow the standards and guidelines created by the U.S. Secretary of the Interior and National Park Service. These guidelines for determining historic district boundaries indicate that boundaries are based on geography, integrity and the significance of the resource, not on political boundaries or ownership and that “donut holes” cannot be cut in the district to intentionally exclude properties.

**Can an individual property be designated?**

Yes. The property to be designated should be 50 years of age or older, and noteworthy for its design or construction techniques, for its information potential, or its association with a significant person or event. A historic structure must also retain its physical integrity and be a good example of period architecture, including quality in design, materials and workmanship for the period, unless the structure proposed for designation is associated with a significant person or event.

**My property is already an individually designated local landmark. Is there any difference between having a property individually designated and being designated as part of a local historic district? What additional impact will the local landmark district have on me?**

None. The protections and benefits are equally applied regardless of whether a property is listed individually or is a contributing resource within a local historic district.

**Do I have to open my building to the public?**

No. Many local historic districts around the country offer historic open house tours, but individual participation is always voluntary.

### **What type of technical assistance can I receive in preserving my property?**

The Division can assist property owners in solving design problems, guidance during rehabilitation, finding appropriate replacement materials and features, and guidance on maintenance issues typically encountered by owners of historic properties. Further, since historic properties may be exempt from building, fire and life safety requirements, the Division can also assist with inter-Department processing of permit applications.

## **MAINTENANCE and RESTORATION**

### **Once my property is included in a local historic district, do I have to restore it to the way it was when it was originally built?**

No. The purpose of local historic district is to retain as much of the original historic material that existed in the district at the time it was designated, while still making the structure comfortable and useful for modern living.

### **Can I renovate my property?**

Yes. The Commission encourages historically appropriate rehabilitation, which is one of the main purposes of the historic tax exemption. As such, a COA is required for typical *exterior* rehabilitation. A COA Matrix has been developed indicating whether certain improvements require no review, staff review, or public hearing review.

### **How do I apply for a COA?**

Applications for a COA are available online or in the office - Urban Planning and Historic Preservation Division, 8<sup>th</sup> Floor, One 4<sup>th</sup> Street North, St. Petersburg, Florida 33701. Applications eligible for staff review shall be processed in a timely manner. Applications requiring Commission review will be processed for the next available public hearing. The Commission meets on the second Tuesday of each month starting at 3:00 p.m.

### **Is work on the interior of a building reviewed by the Commission?**

No. The Commission only reviews work to the exterior of the building. In some instances, proposed interior work may affect the exterior, such as floor plan modifications that will result in the closing of a window opening or relocation of an exterior door. In these instances, evaluation of the exterior modification may require additional information about the interior modification that is the basis for the request.

### **Does staff or the Commission review work done on the back of the building or on other areas that cannot otherwise be seen from the street?**

Yes. A review is conducted for any work to the exterior of the building.

**My building is a “non-contributing” resource. Do I need my rehabilitation reviewed for appropriateness?**

Yes. A review is conducted for any work to the exterior of all properties within the local historic district. A “non-contributing” resource is one that is less than 50 years in age, or more than 50 years in age but has lost its historical integrity. The primary focus of review is to ensure that improvements that affect size, massing, and placement do not adversely affect adjacent historic resources and those within the district overall. According to the COA Matrix, most rehabilitation to “non-contributing” structures only requires a staff review and can be processed quickly.

**Can staff or the Commission tell me what color to paint my building?**

No. Typically, paint color is viewed as a temporary application that does not damage original material, and therefore is not regulated. The Commission and staff would, as part of their duties, provide guidance to any property owner who requested assistance in choosing a historically appropriate color for their structure.

**If I live in a historic district can I replace my windows?**

Maintaining original windows retains the historic character of your building. For this reason, restoration of historic windows is generally preferred to replacement. However, if restoration is not feasible because the windows are deteriorated beyond repair, are non-historic or cost prohibitive, window replacement is an option. Replacement guidelines specify that such replacements be comparable to the original windows in terms of material, design, size and configuration, as much as possible.

According to the COA Matrix, requests for window replacement on “non-contributing” resources is evaluated by city staff and do not require public hearing review. Requests for window replacement on “contributing” resources utilizing the same materials, style and size are evaluated by city staff and do not require public hearing review; however, any *change* in the material, style and size would require public hearing review by the Commission.

**What if I want to demolish my house or commercial building, including accessory structures such as a garage?**

Owners of all properties within the City are required to obtain a demolition permit from the Construction Services and Permitting Division. This requirement is independent from any historic designation.

For local landmarks and properties within local historic districts, demolition requires a COA. For primary structures, demolition requires approval by the Commission. For accessory structures, the review process is contingent on a number of factors but generally is reviewed by city staff and does not require public hearing approval.

## **What if I want to add a guest room or accessory dwelling unit over an existing garage?**

The addition of a guest room or accessory dwelling unit over an existing garage is most importantly, a land use question regulated by the applicable zoning district and the use-specific development standards for this land use type.

For local landmarks and properties within local historic districts, the new addition also requires a COA and approval by the Commission. The purpose of the Commission review is not to judge the validity of the guest room or accessory dwelling unit, rather it is to ensure that the proposed architectural design is compatible with the character of the local historic district and current City Code, which requires all new construction to "...utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies."

## **Can a front or street side porch be covered, extended or expanded?**

Yes, with conditions. Front and street side porches are considered character-defining elements of a building. First, pertaining to building setbacks and height, the cover, extension, or expansion of any front and street-side porch shall comply with the standard setback requirements of the applicable zoning district. Second, pertaining to architectural design review, the current City Code requires all new construction to "...utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies." Further, the current City Code requires all renovations and additions to "...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." *These design requirements currently exist for most properties city-wide, independent from any historic designation.*

For local landmarks and properties within local historic districts, exterior alterations require a COA. For local landmarks and "contributing" properties within a local historic district, any proposal to cover, extend, or expand an existing, open porch requires approval by the Commission. For "non-contributing" properties within a local historic district, any proposal to enclose an existing, open porch is reviewed by city staff and does not require public hearing approval.

### **Can an existing, open porch be enclosed to create interior living space?**

Yes, with conditions. Front and street side porches are considered character-defining elements of a building. Section 16.40.110 of the current City Code regulates the enclosure of existing, open porches subject to certain criterion. One criterion requires the enclosure to, "...comply with all of the design standards of the applicable zoning district." Within the zoning districts, all renovations and additions are generally required to "...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." *These requirements currently exist for most properties city-wide, independent from any historic designation.*

For local landmarks and properties within local historic districts, exterior alterations require a COA. For local landmarks and "contributing" properties within a local historic district, any proposal to enclose an existing, open porch requires approval by the Commission. For "non-contributing" properties within a local historic district, any proposal to enclose an existing, open porch is reviewed by city staff and does not require public hearing approval.

### **Are roof materials reviewed for compliance with historic standards?**

Yes. The replacement of roof materials requires a permit from the City's Construction Services and Permitting Division.

For local landmarks and properties within local historic districts, roof replacement (materials and shape) requires a COA. Where roof materials are replaced in-kind with the same materials and shape, the proposal is reviewed by city staff. Where roof materials and shape are proposed to change on "contributing" properties, the proposal requires approval by the Commission.

### **Are HVAC and A/C window units reviewed for compliance with historic standards?**

Yes. The installation or replacement of mechanical systems requires a COA. All reviews are conducted by city staff and do not require public hearing review.

### **Is landscaping, including hardscape features, reviewed for compliance with historic standards?**

A COA is not required for the installation or replacement of vegetation. A COA is required for the installation or replacement of hardscape features, such as water fountains, site walls, fences, arbors, pergolas, gazebos, pavers, patios, and decks.

## **FINANCIAL BENEFITS, INCENTIVES, TAXES and INSURANCE**

### **Will designation as a local historic district hurt my property values?**

Property values are determined by a variety of market factors, including influences extending beyond historic preservation. A number of states across the country, including Florida, Michigan, Texas, Georgia, Wisconsin and Virginia have conducted studies comparing property values in a designated historic district to property values in a comparable non-designated district. Generally, property values do not decrease in value when compared to properties outside the designated local historic district. They sometimes remain the same, but more typically they increase in value, sometimes significantly.

A recent study conducted by the University of Florida of residential properties throughout the State of Florida found that, for the period between 2006 and 2009, historic districts tended to maintain their values better than non-historic neighborhoods. For these reasons, a local historic district designation is regarded as a protection on the investments made to properties in the district. Because the review of proposed improvements in the district helps stabilize the neighborhood, historic districts become desirable locations and resale values generally increase. For more information:

[Economic Impacts of Historic Preservation in Florida, Update 2010](#)

### **Are there tax breaks available to property owners in local historic districts?**

Yes. The granting of tax exemptions to property owners who make improvements to historic resources was authorized under Florida law in 1992. Pinellas County subsequently adopted an ordinance making provisions for an Ad Valorem Tax exemption (AVT) under state law. The City of St. Petersburg has entered into an interlocal agreement with Pinellas County to allow for these tax breaks. The program provides an exemption from tax increases on the improvements to historic resources for City and County Ad Valorem taxes for up to a ten (10) year period. The exemptions for historic properties are intended for the physical improvements necessary to restore or rehabilitate the historic structure, which may also include additions or alterations. All improvements must be pre-approved.

### **Will local designation make my property taxes go up?**

Not directly. The specific act of designation as a local historic district will have no immediate impact on property taxes. This is because buildings within local historic districts are taxed no differently than those outside of local historic districts. Since property taxes are tied to real estate values, and real estate values within local historic

districts sometimes remain the same but more typically increase, the indirect impact on property taxes would result from an overall increase in property values over the long-term.

**Does being designated a local historic district affect my ability to obtain/maintain insurance?**

Property insurance is generally not impacted by the designation as a local landmark or local historic district. In a catastrophic event, the property owner is not required to build the historic resource back to its original construction, meaning use of period fixtures, construction materials, construction techniques, and finishes.

**Can I lease out my building?**

Yes. Any previous legal use of the property permitted under the existing zoning district is still allowed.

**Will I have difficulty selling my property because of the historic designation?**

The ability to sell property is contingent upon a variety of factors; designation is one (1) factor among many important considerations. Some buyers may consciously choose to avoid designated properties, whereas other buyers will actively and exclusively pursue individual local landmarks and properties within local historic districts.

For More Information:

[http://www.stpete.org/historic\\_preservation](http://www.stpete.org/historic_preservation)

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**ST. PETERSBURG CITY COUNCIL**

**Meeting of August 6, 2015**

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

**SUBJECT:** Ordinance proposing amendments to the Florida Building Code (FBC), which has previously been adopted by the City in Chapter Eight of the City Code, by making changes to FBC Sections R322.2.1 and R322.3.2 in Section 8-36(c)(2). The proposed amendments are designed to increase the height requirement above the FEMA base flood elevation requirements for residential construction in flood hazard areas. The current Code requirement is for one (1) additional foot to be added to the FEMA required base flood elevation. These amendments would add one (1) additional foot, for a total of two (2) feet required above the base flood elevation. This request originated in the Energy, Natural Resources and Sustainability Committee.

**REQUEST:** Conducting of first reading of the attached *Ordinance* and setting of second reading and public hearing of the *Ordinance*. The application includes:

- (A) ORDINANCE \_\_\_\_\_ amending Florida Building Code Sections R322.2.1 and R322.3.2 as adopted in Section 8-36(c)(2), St. Petersburg City Code.

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING THE CITY CODE TO ADOPT CRITERIA FOR RESIDENTIAL CONSTRUCTION IN FLOOD HAZARD AREAS; INCREASING THE HEIGHT REQUIREMENT ABOVE THE FEMA FLOOD ELEVATION REQUIREMENTS; PROVIDING FOR GRANDFATHERING FOR CERTAIN BUILDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Constitution of the State of Florida has, in Article VIII, Section 2 – Municipalities, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of St. Petersburg, Florida and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

WHEREAS, the City of St. Petersburg, Florida desires to implement more stringent criteria for residential construction within flood hazard areas to protect its citizens' life and property; and

WHEREAS, this ordinance increases, by an additional foot, the minimum elevation requirement of the Florida Building Code for dwellings in flood hazard areas and is authorized pursuant to Section 553.73(5), Florida Statutes; and

WHEREAS, the City of St. Petersburg recognizes that increasing the minimum elevation requirement of residential dwellings in flood hazard areas will provide a buffer from uncertainty for homeowners, as flood maps are reviewed and revised every six (6) years; and

WHEREAS, uncertainty in the extent of flood hazard areas is further exacerbated by sea level rise; and

WHEREAS, the City of St. Petersburg desires to increase its standing in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), a points-based system that incentivizes community floodplain management activities that exceed the minimum NFIP requirements by discounting flood insurance premium rates to reflect the reduced flood risk resulting from the community actions meeting the goals of the CRS; and

WHEREAS, individual residential policyholders within the flood hazard area should also enjoy an additional discount in their homeowners' insurance policies.

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

SECTION 1. The Florida Building Code (FBC) which has previously been adopted by the City in Chapter Eight of the City Code, is hereby amended by making the following amendments to FBC Sections R322.2.1 and R322.3.2 in Sec. 8-36(c)(2) to read as follows:

(2) Technical amendments to the Florida Building Code, Residential

Modify Sec. R322.2.1 as follows:

*R322.2.1 Elevation requirements.*

1. Buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 2 feet 1-foot or the design flood elevation, whichever is higher.

2. Buildings and structures in flood hazard areas designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 2 feet 1-foot (305 mm), or to the design flood elevation, whichever is higher.

3. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated at least as high above the highest adjacent grade as the depth number specified in feet on the FIRM plus 2 feet 1-foot, or at least 4 feet 3 feet 2 feet (610 mm) if a depth number is not specified.

4. Basement floors that are below grade on all sides shall be elevated to or above the base flood elevation plus 2 feet 1-foot or the design flood elevation, whichever is higher.

Exception: Enclosed areas below the design flood elevation, including basements whose floors are not below grade on all sides, shall meet the requirements of Section R322.2.2.

5. When an existing building or structure permitted under this section complies with the FIRM at the time of issuance of a permit for new construction/addition, neither the existing building nor the new construction/addition, is required to comply with the additional building height footage required to be added to the base flood elevation by this section.

Modify Sec. R322.3.2 as follows:

*R322.3.2 Elevation requirements.*

1. All buildings and structures erected within coastal high hazard areas shall be elevated so that the lowest portion of all structural members supporting the lowest floor, with the exception of mat or raft foundations; piling, pile caps, columns, grade beams and bracing, is:

1.1 Located at or above the base flood elevation plus 2 feet 1-foot or the design flood elevation, whichever is higher, if the lowest horizontal structural member is oriented parallel to the direction of wave approach, where parallel shall mean less than or equal to 20 degrees (0.35 rad) from the direction of approach, or

1.2 Located at the base flood elevation plus 3 feet 2-foot 1-foot (305 mm), or the design flood elevation, whichever is higher, if the lowest horizontal structural member is oriented perpendicular to the direction of wave approach, where perpendicular shall mean greater than 20 degrees (0.35 rad) from the direction of approach.

1.3 When an existing building or structure permitted under this section complies with the FIRM at the time of issuance of a permit for new construction/addition, neither the existing building nor the new construction/addition, is required to comply with the additional building height footage required to be added to the base flood elevation by this section.

SECTION 2. Words that are ~~struck through~~ shall be deleted from the existing Florida Building Code and City Code and language which is double underlined shall be added to the existing Florida Building Code and City Code with a single underline to show changes from the Florida Building Code language. Provisions not specifically amended shall continue in full force and effect.

SECTION 3. 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 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 content:

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

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of August 20, 2015

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

**Subject:** Renewing agreements with Cross Constructions Services, Inc., Cross Environmental Services, Inc., D.H. Griffin Wrecking Company, Inc. and four other contractors for demolition services at an amount not to exceed \$500,000 annually.

**Explanation:** On January 22, 2015 City Council approved agreements for demolition services and removal of structures through September 30, 2015. Under the renewal of contract clause, the city and the contractors have mutually agreed to extend the agreements for a period of two years.

The contractors provide demolition services for the city including removal of structures, foundations, driveways, walkways, footers, slabs, steps, basements and debris. In addition, vendors must obtain permits, disconnect utilities and grade the lot to surrounding grade using clean-fill dirt and apply grass seed or sod.

For each demolition project, the city will develop a scope of work and will solicit quotes from the list of qualified contractors. Except in an emergency demolition, the job is awarded to the lowest responsive bidder. In an emergency demolition, the criteria for award are based on price as well as job site conditions, public safety concerns and immediate availability. The main users are the Neighborhood Services, Housing & Community Development and Codes Compliance departments.

The Procurement and Supply Management Department recommends:

Demolition and Removal of Structures.....\$500,000

- Cross Construction Services, Inc.
- Cross Environmental Services, Inc.
- D.H. Griffin Wrecking Company, Inc.
- Forristall Enterprises, Inc.
- H & H Fergusons Contracting, Inc
- Johnson's Excavating and Services
- John Varrati, LLC dba Magnum Demolition

The contractors have agreed to uphold the terms and conditions of RQU No. 7744 dated September 4, 2014. Administration recommends renewal of the agreement based upon the vendor's past satisfactory performance, demonstrated ability to comply with the terms and conditions of the contract, and no requested increase in rates. The renewal will be effective from October 1, 2015 through September 30, 2017 and will be binding only for actual services rendered. Amounts paid to contractors pursuant to this renewal shall not exceed a combined total of \$500,000 annually.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Sanitation Operating Fund (4021), Neighborhood Services, Codes Compliance Department, Demolition Division (110-1129) [\$500,000] future expenditures under this contract are subject to future appropriations.

**Attachments:** Resolution

**Approvals:**

  
\_\_\_\_\_  
Administrative

  
\_\_\_\_\_  
Budget

A RESOLUTION APPROVING TWO-YEAR RENEWAL OPTIONS TO THE AGREEMENTS (BLANKET AGREEMENTS) WITH CROSS CONSTRUCTION SERVICES, INC., CROSS ENVIRONMENTAL SERVICES, INC., D.H. GRIFFIN WRECKING COMPANY, INC., FORRISTALL ENTERPRISES, INC., H & H FERGUSONS' CONTRACTING, INC., SONNY GLASBRENNER, INC., JOHNSON'S EXCAVATION & SERVICES, INC., AND JOHN VARRATI, LLC D/B/A MAGNUM DEMOLITION FOR DEMOLITION SERVICES WITHIN THE CITY AT AN ESTIMATED TOTAL ANNUAL COST NOT TO EXCEED \$500,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 22, 2015 City Council approved qualification proposals to provide demolition services to the City by Cross Environmental Services, Inc., D.H. Griffin Wrecking Company, Inc., Forristall Enterprises, Inc., H & H Fergusons' Contracting, Inc., Sonny Glasbrenner, Inc., Johnson's Excavation & Services, Inc., and John Varrati, LLC d/b/a Magnum Demolition ("Vendors") pursuant to RQU No. 7744 dated September 4, 2014 and authorized the Mayor or Mayor's Designee to execute agreements (blanket agreements) with the Vendors for demolition services; and

WHEREAS, the City entered into the City entered into agreements (Blanket Agreements) with one two-year renewal options with the Vendors that were effective from February 1, 2015 through September 30, 2015; and

WHEREAS, the City desires to exercise the two-year renewal options of the Agreements; and

WHEREAS, the Vendors have agreed to uphold the terms and conditions of RQU No. 7744; and

WHEREAS, the Procurement and Supply Management Department recommends approval of the two-year renewal options of the Agreements.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that two-year renewal options of Agreements (Blanket Agreements) with Cross Construction Services, Inc., Cross Environmental Services, Inc., D.H. Griffin Wrecking Company, Inc., Forristall Enterprises, Inc., H & H Fergusons' Contracting, Inc., Sonny Glasbrenner, Inc., Johnson's Excavation & Services, Inc., and John Varrati, LLC d/b/a Magnum Demolition for demolition services within the City at an estimated total annual cost not to exceed \$500,000 is 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 renewals will be effective from October 1, 2015 through September 30, 2017.

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 August 20, 2015**

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

**Subject:** Accepting a bid from USA Fence Company for the replacement of perimeter fence and gates at the Northeast Water Reclamation Facility for the Water Resources Department at a total cost of \$301,951.50.

**Explanation:** The Procurement Department received two bids for the fencing project.

The work consists of furnishing all labor, equipment, and materials to install a new seven foot high chain link fence including gates. The contractor will remove approximately 6,200 linear feet of existing fence and gates, clear and grub the work area, install approximately 6,850 linear feet of new seven-foot high chain link fence, two three-foot man gates, three 12 foot double swing gates, and two 36 foot automatic slide gates with operators. The existing fence was installed in 1955 and is in poor condition.

The Procurement Department in cooperation with the Water Resources Department, recommends approval:

Bids were opened on July 7, 2015 and are tabulated as follows:

<u>Bidder:</u>	<u>Bid Amount</u>
USA Fence Company (Bradenton, FL)	\$301,951.50
Smith Fence Company (Clearwater, FL)	\$303,080.00

USA Fence Company the lowest responsive and responsible bidder and has met the specifications, terms and conditions of Bid No. 5761 dated June 11, 2015. They have performed similar work for Brevard County and the cities of Fort Myers and Tampa and have performed satisfactorily. Principals of the firm are Michael S. Glasgow, President, Leslie W. Oakes, Vice President and Richard Bouchard, Secretary/Treasurer.

**Cost/Funding/Assessment Information:** Funds have been appropriated in the Water Resources Capital Improvement Fund, WRF NE Security Improvements FY15 Project (14811).

**Attachments:** Resolution

**Approvals:**

  
\_\_\_\_\_  
Administrative

  
\_\_\_\_\_  
Budget

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO USA FENCE COMPANY FOR REPLACEMENT OF PERIMETER FENCE AND GATES AT THE NORTHEAST WATER RECLAMATION FACILITY FOR THE WATER RESOURCES DEPARTMENT AT A TOTAL COST NOT TO EXCEED \$301,951.50; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received two bids for replacement of perimeter fence and gates at the Northeast Water Reclamation Facility for the Water Resource Department pursuant to Bid No. 5761 dated June 11, 2015; and

WHEREAS, USA Fence Company has met the terms and conditions of Bid 5761; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Department recommends approval of this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid and award of an agreement to USA Fence Company replacement of perimeter fence and gates at the Northeast Water Reclamation Facility for the Water Resource Department at a total cost not to exceed \$301,951.50 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 August 20, 2015**

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

**Subject:** Awarding a contract to Pine Lake Nursery & Landscaping, Inc. in the amount of \$278,900.00 for design build services for the Pinellas Trail Extension Landscaping Project and providing an effective date (Engineering Project No. 13074-112; FPN 424565 1 58 01 - Oracle No. 14060).

**Explanation:** The Procurement Department received two (2) proposals from design build firms for the City of St. Petersburg Pinellas Trail Extension Landscaping Project (see below). The work consists of furnishing all labor, materials, supplies and equipment necessary to design and construct rest areas consisting of concrete pads, bicycle racks, benches and trash receptacles. In addition, shade trees and screening trees shall be installed, tree trimming and pruning shall be performed, sodding constructed and signage constructed consistent with the City Trail Route System – Facility Signage Plan for Recreational Trails.

The purpose of this project is to increase safety and enhance the use of the Pinellas Trail from 66<sup>th</sup> Street to 1<sup>st</sup> Street through landscape and aesthetic improvements and other improvements consistent with the recently completed Crime Prevention through Environmental Design (CPTED) audit conducted by the City. This Project is being funded by a FDOT Local Agency Program (LAP) Agreement, previously approved by City Council on May 16, 2013. The RFP, Qualification Review, Technical Review and Selection Committee processes were outlined by FDOT's Design Build Manual, specifically Low Bid Design Build. The Qualification Reviewer, Technical Review Committee and Selection Committee were comprised of members of the Engineering and Capital Improvements Department, Transportation and Planning Department and Parks and Recreation Department.

On January 29, 2015 the Procurement Department issued a request for Proposals for Design Build Services for the Pinellas Trail Extension Landscaping Project. On April 16, 2015 the City received two (2) proposals from design build firms.

<u>Bidder</u>	<u>Total</u>
LEMA Construction & Developers, Inc. (St. Petersburg, FL)	\$268,900.00
Pine Lake Nursery & Landscaping, Inc. (Lutz, FL)	\$278,900.00

The lowest Proposal/Qualification Package from LEMA was submitted for Review of Qualifications by the assigned Reviewer.

The lowest Proposal/Qualification Package from LEMA, after a supplemental request for clarification on qualifications, was deemed unresponsive due to non-compliance of the minimum Qualification Requirements of the RFP.

The second lowest Proposal/Qualification Package, Pine Lake Nursery & Landscaping, Inc. was submitted for Review of Qualifications by the assigned Reviewer.

The second lowest Proposal/Qualification Package, after a supplemental request for clarification on qualifications was deemed responsive based on complying with the minimum Qualification Requirements.

On May 14, 2015, the Qualification Reviewer met with the Technical Committee in a publicly advertised meeting to present its findings and make a recommendation. The Qualification Reviewer found that Pine Lake Nursery & Landscaping, Inc. was considered compliant based on review of Qualification Requirements of the RFP, and recommended to the Technical Committee to review this Proposal for compliance to the Technical Requirements of the RFP. The Technical Committee concurred and the Proposal/Qualification Package for Pine Lake Nursery & Landscaping, Inc. was forwarded to members of the Committee for Review.

On June 4, 2015, the Technical Review Committee met with the Selection Committee in a publicly advertised meeting to present its' findings and make a recommendation. The Technical Committee found that Pine Lake Nursery & Landscaping, Inc. was considered compliant based on review of Technical Requirements of the RFP. It was then recommended by the Technical Committee that the Selection Committee consider approval, and seek concurrence with FDOT and approval from City Council for entering into a Contract with Pine Lake Nursery & Landscaping, Inc.

The Selection Committee accepted the recommendation of the Technical Committee and unanimously voted to seek concurrence with FDOT and approval from City Council for entering into a contract with Pine Lake Nursery & Landscaping, Inc.

The design build team will begin work approximately ten (10) days from Notice to Proceed and is scheduled to complete the work within two hundred forty (240) consecutive calendar days thereafter.

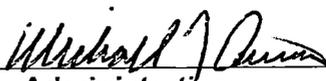
Pine Lake Nursery & Landscaping, Inc., the lowest responsive and qualified design build firm, has met the specifications, terms and conditions for IFB 7812 dated January 29, 2015. They have satisfactorily performed similar projects for the FDOT and City of Largo in the past. The principal of Pine Lake Nursery & Landscaping, Inc. is Ivan Martinez, President.

**Recommendation:** Administration recommends awarding this Contract to Pine Lake Nursery & Landscaping, Inc. in the amount of \$278,900.00.

**Cost/Funding/Assessment Information:** Funds are available in Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), Pinellas Trail Landscaping (14060).

**Attachments:** Resolution

**Approvals:**

  
\_\_\_\_\_  
Administrative

  
\_\_\_\_\_  
Budget

A RESOLUTION ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF AN AGREEMENT TO PINE LAKE NURSERY & LANDSCAPE, INC. FOR DESIGN BUILD SERVICES FOR THE PINELLAS TRAIL EXTENSION LANDSCAPING PROJECT (ORACLE NO. 14060) IN AN AMOUNT NOT TO EXCEED \$278,900; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received two proposals for design build services for the Pinellas Trail Extension Landscaping Project (Oracle No. 114060) pursuant to IFB No. 7812 dated January 29, 2015; and

WHEREAS, Pine Lake Nursery & Landscape, Inc. has met the specifications, terms and conditions of IFB No. 7812; 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 proposal and award of an agreement to Pine Lake Nursery & Landscape, Inc. for design build services for the Pinellas Trail Extension Landscaping Project (Oracle No. 114060) in an amount not to exceed \$278,900 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 August 20, 2015**

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

**Subject:** Renewing a blanket purchase agreement with Hach Company, a sole source supplier, for laboratory equipment repairs and related supplies for the Water Resources Department at an estimated annual cost of \$125,000.

**Explanation:** On November 19, 2012 City Council approved a one-year agreement for laboratory equipment repairs and supplies through October 31, 2013, with 3 one-year renewal options. On September 19, 2013 and November 6, 2014 respectively, City Council approved the first and second renewal options. This is the final renewal.

The vendor provides repair and replacement, technical support, and parts for analytical laboratory equipment. They also furnish and deliver related supplies and chemicals such as reagents, buffers, filters, electrodes, calibration kits and sensors. The equipment is used for analyzing and testing reclaimed and potable water. Hach Company is the manufacturer and only authorized distributor of these proprietary analytical instruments, therefore a sole source is recommended.

The Procurement Department in cooperation with the Water Resources Department, recommends for renewal:

Hach Company..... \$125,000

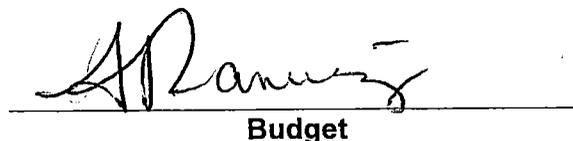
This purchase is made in accordance with Section 2-249 of the Sole Source Procurement of the Procurement Code, which authorizes City Council to approve the purchase of a supply or service over \$100,000 without competitive bidding if it has been determined that the supply or service is available from only one source. The renewal will be effective from date of approval through October 31, 2016.

**Cost/Funding/Assessment Information:** Funds have been appropriated in the Water Resources Operating Fund (4001), Water Treatment and Distribution Admin (420-2073), Water Resources Department, Cosme Water Treatment Plant Operations & Maintenance (420-2077), Environmental Compliance Laboratory (420-2153), Environmental Compliance Field Services (420-2161), Northeast WRF (420-2173), Northwest WRF (420-2177), and Southwest WRF (420-2181).

**Attachments:** Resolution

**Approvals:**

  
\_\_\_\_\_  
Administrative

  
\_\_\_\_\_  
Budget

A RESOLUTION APPROVING THE THIRD AND FINAL ONE-YEAR RENEWAL OPTION OF THE AGREEMENT (BLANKET AGREEMENT) WITH HACH COMPANY AT AN ESTIMATED ANNUAL COST NOT TO EXCEED \$125,000 FOR LABORATORY SUPPLIES AND EQUIPMENT REPAIRS FOR THE WATER RESOURCES DEPARTMENT; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 19, 2012, City Council declared Hach Company to be a sole source supplier for laboratory supplies, equipment repair, chemicals, technical support, repair and replacement of analytical laboratory equipment for the Water Resources Department and approved the award of a one-year agreement (Blanket Agreement) with three one-year renewal options to Hach Company ("Vendor"); and

WHEREAS, on September 19, 2013 City Council approved the first one-year renewal option of the Agreement; and

WHEREAS, on November 6, 2014 City Council approved the second one-year renewal option of the Agreement; and

WHEREAS, the City desires to exercise the third and final one-year renewal option of the Agreement; and

WHEREAS, the Vendor has agreed to hold prices firm under the terms and conditions of the original agreement; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approval of the third and final one-year renewal option of the Agreement.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the third and final one-year renewal option of the Agreement with Hach Company at an estimated annual cost not to exceed \$125,000 for laboratory supplies and equipment repairs for the Water Resources Department, 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 renewal will be effective from the date of approval through October 31, 2016.

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:



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City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of August 20, 2015

Received  
JUL 31 15  
Mayor's  
Office

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

**Subject:** Approving the purchase of medical bill review services from Corvel Healthcare Corporation for medical bill review services for the Human Resources Department at an estimated annual cost of \$200,000.

**Explanation:** This purchase is being made from Pinellas County RFP No. 145-0125-B.

The vendor will review, process and pay bills submitted to Risk Management by Workers' Compensation medical providers. The vendor will also ensure services provided are appropriate and applicable discounts have been applied as per the state of Florida fee schedule and other discounting schedules and will process checks for payment upon approval. In addition, the vendor will also electronically file all approved medical bills with the Division of Workers' Compensation (DWC). These services also fulfill the requirements of the Florida Administrative Code (FAC) governing the provision of medical services, billing of such services, electronic filing of medical bills with the DWC and all other applicable administrative requirements.

The Procurement Department, in cooperation with the Human Resources Department, recommends for award utilizing Pinellas County Contract No. 145-0125-B:

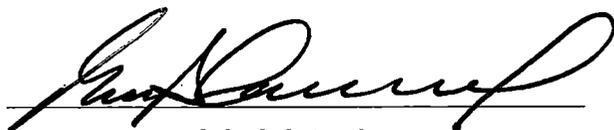
Corvel Healthcare Corporation .....\$200,000

The vendor has met the terms and conditions of Pinellas County RFP No. 145-0125-B dated February 10, 2015. The vendor has provided these services for the city in the past and has performed satisfactorily. This purchase is made in accordance with Section 2-256(2) of the Procurement Code which authorizes the Mayor or his designee to utilize competitively bid contracts of other governmental entities. This agreement will be effective from date of award through April 5, 2018.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Workers' Compensation (5129), Workers' Compensation Administration (0901201)

**Attachments:** Resolution

**Approvals:**



Administrative

Dennis L. Fuller FOR Jim Chisum 8-31-15

Budget

A RESOLUTION APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT TO CORVEL HEALTHCARE CORPORATION FOR MEDICAL BILL REVIEW SERVICES FOR THE HUMAN RESOURCES DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED \$200,000 UTILIZING PINELLAS COUNTY RFP NO. 145-0125-B; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a need for medical bill review services for the Human Resources Department; and

WHEREAS, pursuant to Section 2-256(2) of the Procurement Code the City is permitted to utilize competitively bid contracts of other governmental entities; and

WHEREAS, Corvel Healthcare Corporation has met the terms and conditions of Pinellas County RFP No. 145-0125-B; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Human Resources Department, recommends approval of this award.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the award of a three-year agreement to Corvel Healthcare Corporation for medical bill review services for the Human Resources Department at an estimated annual cost not to exceed \$200,000 utilizing Pinellas County RFP No. 145-0125-B is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that this agreement will be effective from the date of award through April 5, 2018.

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 August 20, 2015**

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

**Subject:** Renewing blanket purchase agreements for sod with Sunbelt Sod & Grading Company (SBE) and Tom's Sod Service, Inc., at an estimated annual cost of \$120,000.

**Explanation:** On September 5, 2013 City Council approved annual agreements for sod through August 31, 2014 with four one-year renewals. On August 28, 2014 City Council approved the first renewal option. This is the second renewal.

The vendors furnish sod that will be used to maintain parks, ball fields, golf courses and other facilities and projects. The material is also used to re-sod easements when maintaining the City's water and sewer system. Multiple awards are recommended due to the volume and variety of jobs. For small jobs, Tom's Sod furnishes sod for pick up; whereas Sunbelt furnishes, delivers and installs sod for job requiring a minimum of four pallets. The primary users are the Engineering & Capital Improvements, Parks & Recreation, Water Resources, and Stormwater, Pavement & Traffic Operations departments.

The Procurement Department Recommends:

Sod.....\$120,000

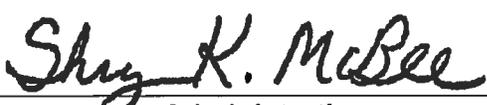
Tom's Service, Inc. (Clearwater, FL)  
Sunbelt Sod & Grading Company (Ruskin, FL)

The contractors have agreed to hold prices firm under the terms and conditions of Bid No. 7525, dated July 16, 2013. Administration recommends renewal of the agreement based upon the contractors' past satisfactory performance, demonstrated ability to comply with the terms and conditions of the contract, and no requested increase in unit prices. The Sunbelt Sod and Grading Company is also a certified SBE. The renewal will be effective from date of approval through August 31, 2016. Amounts paid to contractors pursuant to this renewal shall not exceed a combined total of \$120,000.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the General Fund (0001) [\$27,000], for various Parks and Recreation Department (190) divisions; Water Resources Operating Fund (4001) [\$20,000], for various Water Resources Department (420) divisions; and for various capital improvement projects in the General Capital Improvement Fund (3001) [\$44,000], Recreation & Culture Capital Improvement Fund (3029) [\$70,000] and the Water Resources Capital Projects Fund (4003) [\$10,000].

**Attachments:** Resolution

**Approvals:**

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

  
\_\_\_\_\_  
Budget

A RESOLUTION APPROVING THE SECOND ONE-YEAR RENEWAL OPTIONS OF AGREEMENTS (BLANKET AGREEMENTS) WITH SUNBELT SOD & GRADING COMPANY AND TOM'S SOD SERVICE, INC. FOR THE PURCHASE OF SOD AT AN ESTIMATED ANNUAL COST NOT TO EXCEED \$120,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On September 5, 2013 City Council approved the award of one-year agreements (Blanket Agreements) with four one-year renewal options to Sunbelt Sod & Grading Company and Tom's Sod Service, Inc. pursuant to Bid No. 7525 dated July 16, 2013; and

WHEREAS, On August 28, 2015 City Council approved the first one-year renewal options of the Agreements; and

WHEREAS, the City desires to exercise the second one-year renewal options of the Agreements; and

WHEREAS, the Procurement & Supply Management Department recommends approval of the second one-year renewal options of the Agreements; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the second one-year renewal options of the Agreements with Sunbelt Sod & Grading Company and Tom's Sod Service, Inc. for the purchase of sod at an estimated annual cost not to exceed \$120,000 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 these Agreements will be effective from the date of approval through August 31, 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 August 20, 2015**

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

**SUBJECT:** A resolution approving the Program for Public Information document that provides education to the public regarding flooding hazards within the City of St. Petersburg; and providing an effective date.

**EXPLANATION:**

The City of St. Petersburg formed a Program for Public Information (PPI) Committee (as recommended by FEMA) and over the last year such committee has met five times to identify, prepare, implement, and monitor a range of public information activities that meet specific local needs. Through this PPI planning process, projects are monitored, evaluated, and revised to improve their effectiveness by such committee. As a result of these meetings, a PPI document was developed. The PPI document must be approved by City Council. The Community Rating System (CRS) credits the implementation of public outreach projects identified in the PPI document.

**RECOMMENDATION:**

Administration recommends that City Council adopt the attached resolution..

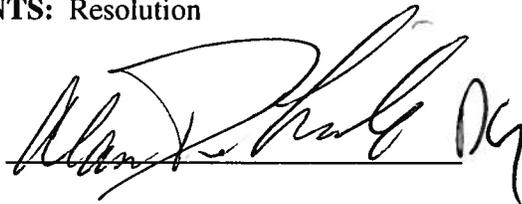
**COST/FUNDING/ASSESSMENT INFORMATION:**

There is no change required for the FY 16 proposed budget.

**ATTACHMENTS:** Resolution

**APPROVAL:**

Administration:

A handwritten signature in black ink, appearing to read "Alan V. Gerdes", is written over a horizontal line. The signature is stylized and cursive.

Resolution No. 2015-\_\_\_\_\_

A RESOLUTION APPROVING THE PROGRAM FOR PUBLIC INFORMATION DOCUMENT THAT PROVIDES EDUCATION TO THE PUBLIC REGARDING FLOODING HAZARDS WITHIN THE CITY OF ST. PETERSBURG; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg ("City") is dedicated to protecting the health and property of citizens; and

WHEREAS, the City formed a Program for Public Information Committee (as recommended by FEMA) and over the last year such committee has met five times to identify, prepare, implement, and monitor a range of public information activities that meet specific local needs regarding flooding hazards within St. Petersburg; and

WHEREAS, as a result of these meetings, a Program for Public Information document was developed, which document must be approved by the St. Petersburg City Council; and

WHEREAS, approval of the Program for Public Information document will increase the Community Rating System points and lead to a improved discount on flood insurance premiums within St. Petersburg; and

WHEREAS, Administration recommends approval of the Program for Public Information document.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Program for Public Information document that provides education to the public regarding flooding hazards within the City of St. Petersburg is hereby approved.

This resolution shall become effective immediately upon its adoption.

Approvals:

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

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



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

**SAINT PETERSBURG CITY COUNCIL**

**Meeting of August 20, 2015**

**TO: THE HONORABLE CHARLIE GERDES, CHAIR, AND MEMBERS OF CITY COUNCIL**

**SUBJECT:** Resolution approving the plat of *Perkins Overlook at Smacks Bayou*, generally located at 3840 Shore Acres Boulevard Northeast. (Our File: 15-20000001)

**RECOMMENDATION:** The Administration recommends **APPROVAL**.

---

**DISCUSSION:**

The applicant is requesting approval of a final plat which will plat one lot. The City Code requires that all unplatted, undeveloped land shall be platted prior to the issuance of a Certificate of Occupancy for any structure. The property is zoned Neighborhood Suburban (NS-1) and this will create one residential lot.

Attachments: Map, Aerial, Resolution, Engineering Conditions of Approval dated July 21, 2015

**APPROVALS:**

Administrative: \_\_\_\_\_

Budget: NA

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

*Alan DePaul*  
*[Signature]*

DG





City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Perkins Overlook at Smacks Bayou  
Case No.: 15-20000001  
Address: 3840 Shore Acres Boulevard  
Northeast





City of St. Petersburg, Florida  
Planning and Economic Development  
Department  
Perkins Overlook at Smacks Bayou  
Case No.: 15-2000001  
Address: 3840 Shore Acres Boulevard  
Northeast





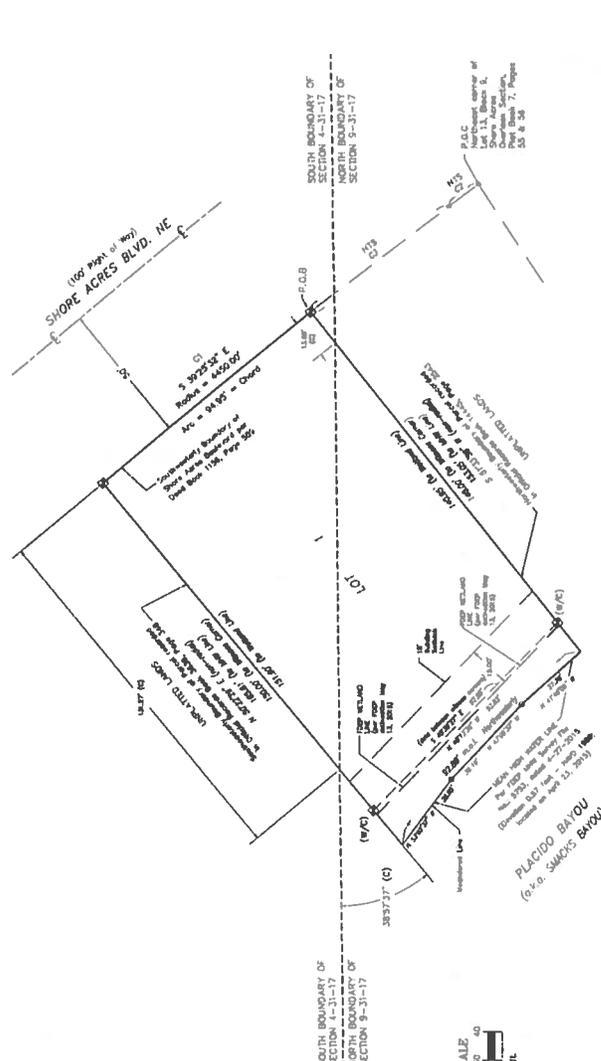
PLAT BOOK  
PAGE  
SHEET 7 OF 7

# Perkins Overlook at Smacks Bayou

LYING IN SECTIONS 4 & 9, TOWNSHIP 31 SOUTH, RANGE 17 EAST,  
CITY OF SAINT PETERSBURG, PINELLAS COUNTY, FLORIDA.

**EXPLANATORY NOTES:**

- 1.) Bearings are based on the ground for the metes-and-bounds of subject property bearing S 89°23'24" W, 11.00 feet bearing.
- 2.) All other bearings and distances are approximate and subject to adjustment. All other bearings and distances of this plat may or may not be subject to adjustment. The Pinellas County Planning Department has information regarding building and setbacks on development.

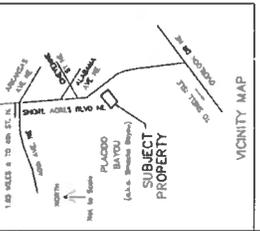


**CURVE TABLE**

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	S 89°23'24" W	11.00	11.00	S 89°23'24" W	0°00'00"
C2	S 89°23'24" W	11.00	11.00	S 89°23'24" W	0°00'00"
C3	S 89°23'24" W	11.00	11.00	S 89°23'24" W	0°00'00"

NOTES: THIS PLAT IS RECORDED IN ITS GRAPHIC FORM IN THE OFFICE OF THE COUNTY CLERK OF PINELLAS COUNTY, FLORIDA. THE GRAPHIC FORM OF THIS PLAT IS THE AUTHORITY FOR ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**Select Surveying, Inc.**  
Licensed Professional Surveyor  
718 W MLK BLVD - SUITE 100-B  
Tampa, Florida 33603  
PH: (813) 258-3210



**LEGEND**

- S SET 4"x4" CONCRETE MONUMENT SURVEYOR NO. 3423 (PERMANENT REFERENCE MONUMENT)
- (W/C) WITNESS CORNER - SET 4"x4" CONCRETE MONUMENT SURVEYOR NO. 3423 (PERMANENT REFERENCE MONUMENT)
- E CENTERLINE OF PLATTED RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- (C) CENTERLINE OF PLATTED RIGHT OF WAY
- NOT TO SCALE
- HTS HIGH TENSION TRANSMISSION TOWER
- DATUM 1988
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- MEAN HIGH WATER
- m.c.l. MEAN LOW WATER
- e.t.c. ETC.



SOUTH BOUNDARY OF SECTION 4-31-17  
NORTH BOUNDARY OF SECTION 9-31-17

PLACIDO BOUVOU (v.o.a. 5/16/05 84020)

SHORE ACRES BLVD. NE

P.O.B.

P.A.C.

SHORE ACRES BLVD. NE

PLACIDO BOUVOU (v.o.a. 5/16/05 84020)

SHORE ACRES BLVD. NE

PLACIDO BOUVOU (v.o.a. 5/16/05 84020)

SHORE ACRES BLVD. NE

PLACIDO BOUVOU (v.o.a. 5/16/05 84020)

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of August 20, 2015**

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

**SUBJECT:** A resolution authorizing the Mayor, or his Designee, to sell a vacated portion of an alley located north of 11<sup>th</sup> Avenue South between Union Street South and 22<sup>nd</sup> Street South to The Housing Authority of the City of St. Petersburg ("Housing Authority") for \$2,359; to execute a Quit Claim Deed to clear up title issues on two (2) adjacent parcels, located at approximately 2145 and 2149 - 11<sup>th</sup> Avenue South, that were previously conveyed to the Housing Authority in 2002; and to execute all documents necessary to effectuate same; and providing an effective date.

**EXPLANATION:** Real Estate and Property Management Department received a request from The Housing Authority of the City of St. Petersburg ("Housing Authority") to assist it in resolving two (2) title issues associated with its property located at 1048 – 22<sup>nd</sup> Street South, St. Petersburg that it is in the process of selling to Saint Petersburg College.

The first title issue relates to portions of an unimproved alley that runs north of 11<sup>th</sup> Avenue South between Union Street South and 22<sup>nd</sup> Street South consisting of ±2,361 square feet ("Subject Alley"), which is situated within the Housing Authority's site located at 1048 – 22<sup>nd</sup> Street South. The vacation process for the Subject Alley was initiated by the Housing Authority in 2002 when it received a Special Exception for the construction of its building at this location; however, no records were found showing that a vacation ordinance was ever adopted by the St. Petersburg City Council ("City Council") for the vacation of the Subject Alley. Further, due to the fact that the City acquired the Subject Alley via deed in 1926 and therefore owns the Subject Alley in fee simple title, in order to clear up this matter the Subject Alley would need to be vacated and then sold to the Housing Authority. Accordingly, the Real Estate and Property Management Department made application with the Planning and Economic Development Department for the Subject Alley to be vacated. The vacation of the Subject Alley was accomplished on June 11, 2015 via City Council approval of Ordinance No. 1070-V. Now that the Subject Alley has been vacated by the City, it is being sold to the Housing Authority for market value.

On May 19, 2015, the Subject Alley was appraised by Scott Seaman, McCormick Braun and Seaman, who stated an estimated market value of \$2,359. The contract price for the Subject Alley is \$2,359, with the Housing Authority paying all closing costs.

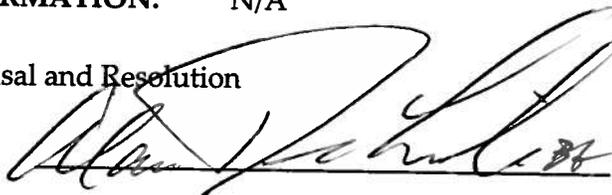
The second title issue relates to two (2) parcels of land located at approximately 2145 & 2149 - 11<sup>th</sup> Avenue South that the City conveyed to the Housing Authority in 2002 that were assembled into the Housing Authority's overall site plan for construction of its building located at 1048 - 22<sup>nd</sup> Street South. The City had previously acquired these two (2) parcels via escheat from Pinellas County in 2000. The Housing Authority's current title search revealed that the Pinellas County ("County") Tax Escheat deeds contained discrepancies in the legal descriptions, which were duplicated in the County's deeds to the City, and subsequently used in the City's deeds to the Housing Authority. In order to clear up this title issue, the City will need to execute a quit claim deed to the Housing Authority conveying any interest the City may inadvertently still have in these two (2) parcels.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to sell a vacated portion of an alley located north of 11<sup>th</sup> Avenue South between Union Street South and 22<sup>nd</sup> Street South to The Housing Authority of the City of St. Petersburg ("Housing Authority") for \$2,359; to execute a Quit Claim Deed to clear up title issues on two (2) adjacent parcels, located at approximately 2145 and 2149 - 11<sup>th</sup> Avenue South, that were previously conveyed to the Housing Authority in 2002; and to execute all documents necessary to effectuate same; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration, Appraisal and Resolution

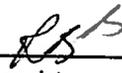
**APPROVALS:** Administration:



Budget:

N/A

Legal:

  
\_\_\_\_\_  
(As to consistency w/attached legal documents)

Legal: 00240761.doc V. 1



**APPRAISAL OF REAL PROPERTY**  
**EASEMENT AREA**



**LOCATED AT**

EAST OF 22ND ST. & N. OF 11TH AVE. S  
ST. PETERSBURG, FL. 33712

**FOR**

ST. PETERSBURG HOUSING AUTHORITY  
ATTN: MS. MELINDA PERRY  
2001 GANDY BOULEVARD  
ST. PETERSBURG, FL 33702

**AS OF**

MAY 19, 2015

**BY**

SCOTT W. SEAMAN, SRA  
STATE CERTIFIED GENERAL APPRAISER  
CERT GEN 1758  
LICENSED REAL ESTATE BROKER  
727-821-6601 EXT. 125  
SEAMAN@TAMPABAY.RR.COM

LAND APPRAISAL REPORT

File No. 15230

Borrower N/A Census Tract 287.00 Map Reference 25-31-16  
 Property Address EAST OF 22ND ST & N OF 11TH AVE S  
 City ST PETERSBURG County PINELLAS State FL Zip Code 33712  
 Legal Description SEE ATTACHED SURVEY  
 Sale Price \$ N/A Date of Sale N/A Loan Term yrs Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ -0- (yr) Loan charges to be paid by seller \$ N/A Other sales concessions  
 Lender/Client N/A Address  
 Occupant VACANT Appraiser SCOTT W SEAMAN, SRA Instructions to Appraiser \* MARKET VALUE\* EASEMENT AREA JOB # 4448 01

Location: Urban  Suburban  Rural   
 Built Up: Over 75%  25% to 75%  Under 25%   
 Growth Rate: Fully Dev.  Rapid  Steady  Slow   
 Property Values: Increasing  Stable  Declining   
 Demand/Supply: Shortage  In Balance  Oversupply   
 Marketing Time: Under 3 Mos  4-6 Mos  Over 6 Mos.   
 Present Land Use: 80% 1 Family  % 2-4 Family  % Apts  % Condo  % Commercial   
 % Industrial  % Vacant   
 Change in Present Land Use:  Not Likely  Likely (\*)  Taking Place (\*)  
 (\*) From To  
 Predominant Occupancy:  Owner  Tenant  20 % Vacant  
 Single Family Price Range: \$ 35,000 to \$ 100,000 Predominant Value \$ 50,000  
 Single Family Age: 10 yrs to 65 yrs. Predominant Age 35 yrs

Employment Stability  Good  Avg.  Fair  Poor  
 Convenience to Employment   
 Convenience to Shopping   
 Convenience to Schools   
 Adequacy of Public Transportation   
 Recreational Facilities   
 Adequacy of Utilities   
 Property Compatibility   
 Protection from Detrimental Conditions   
 Police and Fire Protection   
 General Appearance of Properties   
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): THE SUBJECT IS LOCATED NORTH SIDE OF 11TH AVENUE SOUTH, 154 FEET EAST OF 22ND S STREET SO IN ST PETERSBURG, FL THIS IS AN AREA OF SINGLE FAMILY PROPERTIES IN THE LOWER MODERATE VALUE RANGE & COMMERCIAL ALONG 22ND STREET SO. GENERAL MAINTENANCE IN THE AREA APPEARS TO BE AVERAGE AND ALL SUPPORTING FACILITIES ARE IN A 2 MILE RADIUS.

Dimensions N/A = 2,369 Sq. Ft. or Acres  Corner Lot  
 Zoning classification "CCT-1/LAND USE RES" Present Improvements  do  do not conform to zoning regulations  
 Highest and best use  Present use  Other (specify) SINGLE FAMILY RESIDENTIAL  
 Public Other (Describe) OFF SITE IMPROVEMENTS Topo AT STREET GRADE  
 Elec. Street Access  Public  Private Size AVERAGE FOR AREA  
 Gas PRIVATE Surface ASPHALT Shape IRREGULAR  
 Water Maintenance  Public  Private View RESIDENTIAL  
 San Sewer  Storm Sewer  Curb/Gutter Drainage APPEARS ADEQUATE  
 Underground Elect. & Tel.  Sidewalk  Street Lights  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): NO ADVERSE ITEMS WERE NOTED OVERALL SIZE, UTILITY AND ACCESS ARE AVERAGE FOR THE AREA. FLOOD PANEL 12103C0218G INDICATES ZONE X FLOOD ZONE DATED 9-3-03

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	EAST OF 22ND ST & N OF 11TH AVE S ST PETERSBURG	1429 24TH AVENUE S ST PETERSBURG	2217 26TH STREET S ST PETERSBURG	1209 10TH AVENUE S ST PETERSBURG	
Proximity to Subject		12 BLOCKS SE	15 BLOCKS S	10 BLOCKS E	
Sales Price	\$ N/A	\$ 2,500	\$ 2,000	\$ 10,000	
Price		\$ 0.39 PSF	\$ 0.24 PSF	\$ 1.69 PSF	
Data Source	INSPECTION	MLS #U7719726	MLS #05329072	MLS #U7722138	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust	DESCRIPTION	+(-)\$ Adjust
Location	5/15	1-15 REO		3-15 REO	
Site/View	AVERAGE	AVERAGE		AVERAGE	
ZONING	2,369 SF	8,498 SF		8,509 SF	
SHAPE	"CCT-1"	SIMILAR		SIMILAR	
VIEW	IRREGULAR	SIMILAR		SIMILAR	
DOMTC	RES/COMM	SIMILAR		SIMILAR	
Sales or Financing Concessions	N/A	N/A		N/A	
Net Adj. (Total)		CASH		CASH	
Indicated Value of Subject					
		\$ 0.39 PSF	\$ 0.24 PSF	\$ 1.69 PSF	

Comments on Market Data: NO ADJUSTMENTS WERE MADE FOR SALES 1 AND 2 BEING REO PROPERTIES AND BASED ON THE ABOVE SALES AND PLACING MOST WEIGHT ON SALE #3, WE ESTIMATE THE VALUE OF THE SUBJECT SITE TO BE 2,369 SF X \$1.00 PSF = \$2,369.

Comments and Conditions of Appraisal: BASED ON THE ABOVE SALES, WE ESTIMATED THE VALUE OF THE SUBJECT TO BE 2,369 SF X \$1.00 PSF = \$2,369.

Final Reconciliation: THE SALES COMPARISON APPROACH IS THE ONLY APPLICABLE APPROACH TO VALUE VACANT LAND

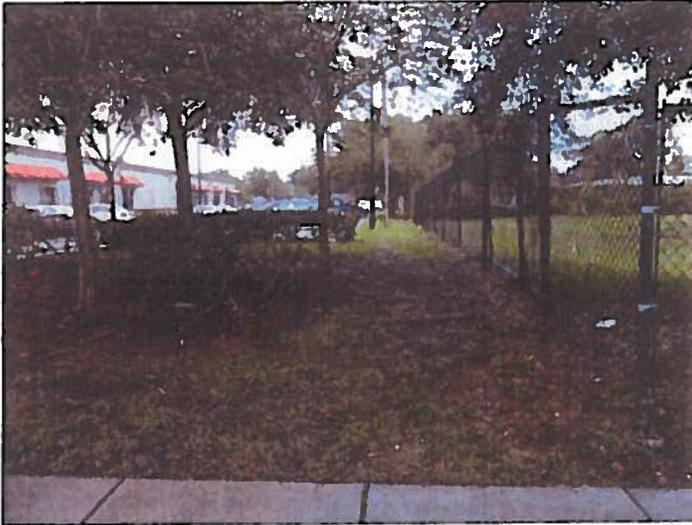
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF MAY 19, 2015 to be \$ 2,369

SCOTT W SEAMAN, SRA Appraiser(s)  Did  Did Not Physically Inspect Property  
 Review Appraiser (if applicable)

[Y2K]

**Subject Photo Page**

Borrower/Client	N/A				
Property Address	EAST OF 22ND ST. & N. OF 11TH AVE. S				
City	ST. PETERSBURG	County	PINELLAS	State	FL. Zip Code 33712
Client	ST. PETERSBURG HOUSING AUTHORITY				

**Subject Front**

Sales Price N/A  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location AVERAGE  
 View 2,368 SF  
 Site  
 Quality  
 Age

**Subject Rear****Subject Street**

Borrower/Client	N/A	File No.	15230
Property Address	EAST OF 22ND ST. & N. OF 11TH AVE. S.		
City	ST. PETERSBURG	County	PINELLAS
State	FL.	Zip Code	33712
Client	ST. PETERSBURG HOUSING AUTHORITY		

### APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

### Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I 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.
- Unless otherwise indicated, 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 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 Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time** (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 6-12 MONTHS

### Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

We 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.

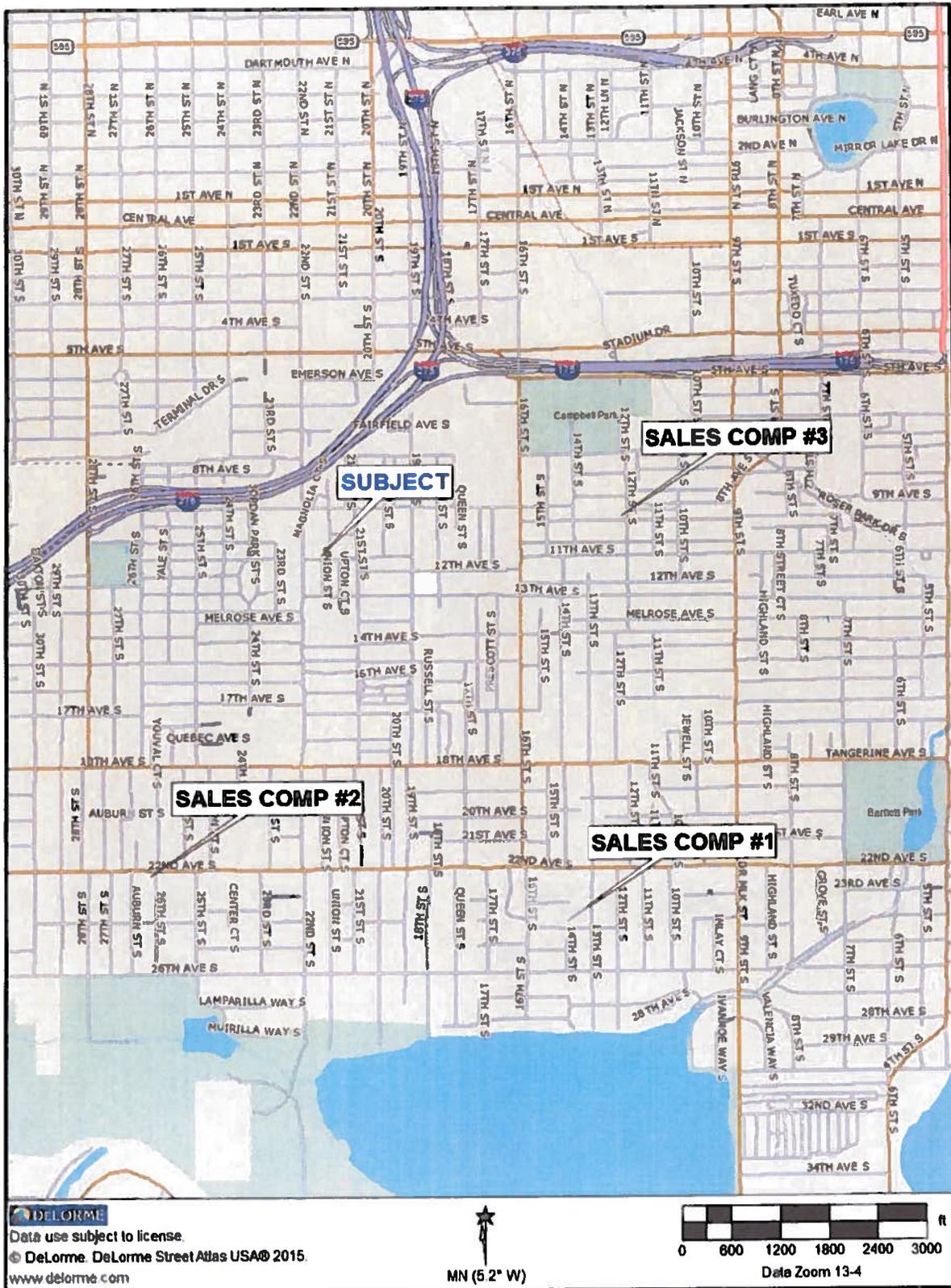
#### APPRAISER:

Signature:   
 Name: SCOTT W. SEAMAN, SRA  
 STATE CERTIFIED GENERAL APPRAISER  
 State Certification #: CERT GEN 0001758  
 or State License #:  
 State: FL Expiration Date of Certification or License: 11/16  
 Date of Signature and Report: MAY 22, 2015  
 Effective Date of Appraisal: MAY 19, 2015  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable):

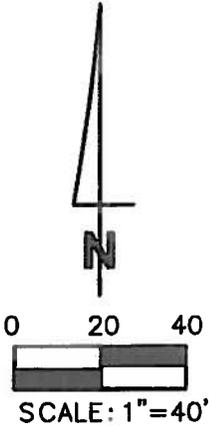
#### SUPERVISORY or CO-APPRAISER (If applicable):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable):

# SALES COMPARISON MAP



SECTION 25, TOWNSHIP 31S, RANGE 16E  
 PINELLAS COUNTY, FLORIDA  
 PROJECT NUMBER 4448-01

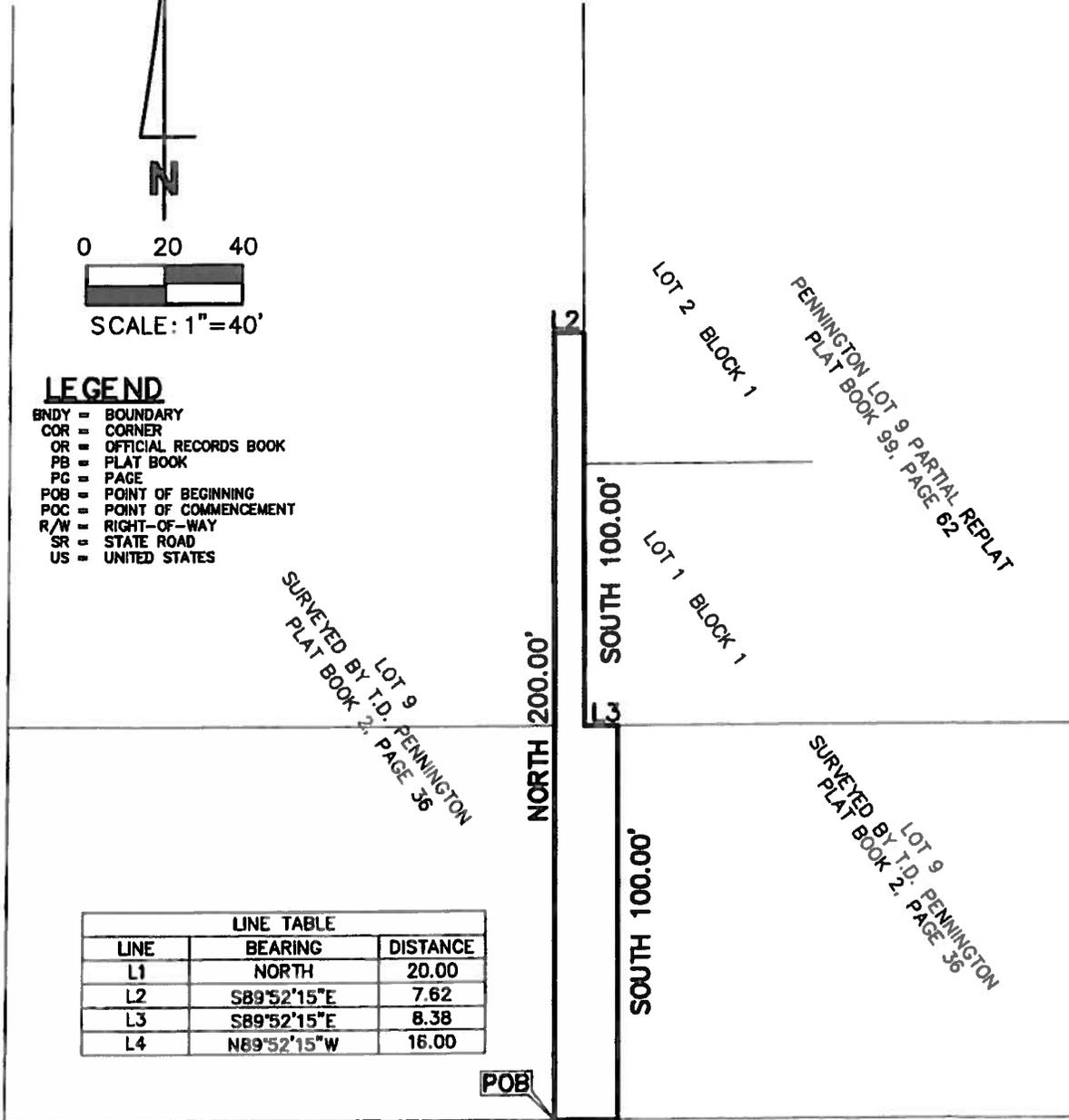


**LEGEND**

- 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

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

S 89°52'15" E 154.00'

SOUTH LINE OF LOT 9

11TH AVENUE SOUTH

POC  
 SOUTHWEST  
 CORNER LOT 9

POB

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	5-5-15	JDF	DHR

H:\N\4448\DWG\4448 S.DWG

**PENNINGTON SUBDIVISION  
 SOUTH ALLEY VACATION**



**POLARIS ASSOCIATES INC.**  
 PROFESSIONAL SURVEYING LB 6113  
 2185 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33785  
 (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, 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

**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	PENNINGTON SUBDIVISION SOUTH ALLEY VACATION	 <b>POLARIS ASSOCIATES INC.</b> PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
SKETCH & DESCRIPTION	5-5-15	JDF	DHR		
H: \JN\4448\DWG\4448 SOUTH VACATION.DWG					

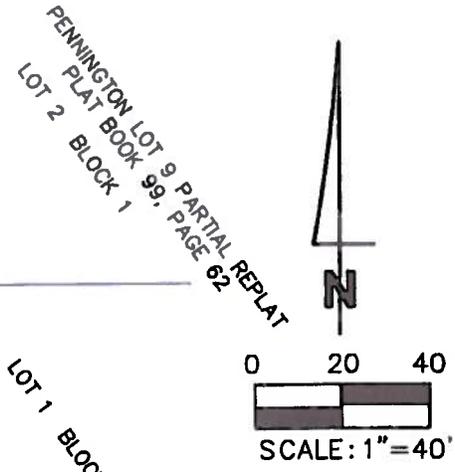
SURVEYED BY T.D. PENNINGTON  
 PLAT BOOK 2, PAGE 36 LOT 9

SECTION 25, TOWNSHIP 31S, RANGE 16E  
 PINELLAS COUNTY, FLORIDA  
 PROJECT NUMBER 4448-01

L1  
 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



**LEGEND**

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- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD
- US = UNITED STATES

NORTH 320.00'

LOT 1 BLOCK 1

SURVEYED BY T.D. PENNINGTON  
 PLAT BOOK 2, PAGE 36

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

WEST LINE OF LOT 9

NORTH RIGHT OF WAY LINE

S 89°52'15" E 161.62'

POC  
 SOUTHWEST  
 CORNER LOT 9

11TH AVENUE SOUTH

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKE TCH & 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 8113  
 2165 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33765  
 (727) 481-8113

SECTION 25, TOWNSHIP 31S, RANGE 16E  
 PINELLAS COUNTY, FLORIDA  
 PROJECT NUMBER 4448-01

**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

**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.

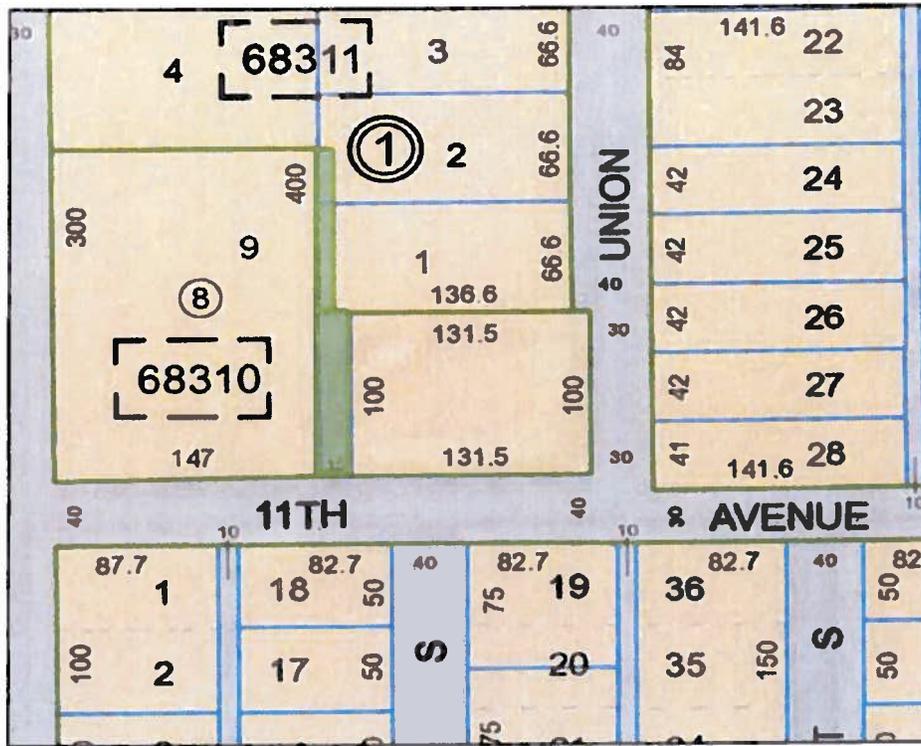
DAN H. RIZZUTO  
 PROFESSIONAL LAND SURVEYOR  
 LS 5227, STATE OF FLORIDA

SHEET 2 OF 2

**NOT A SURVEY**

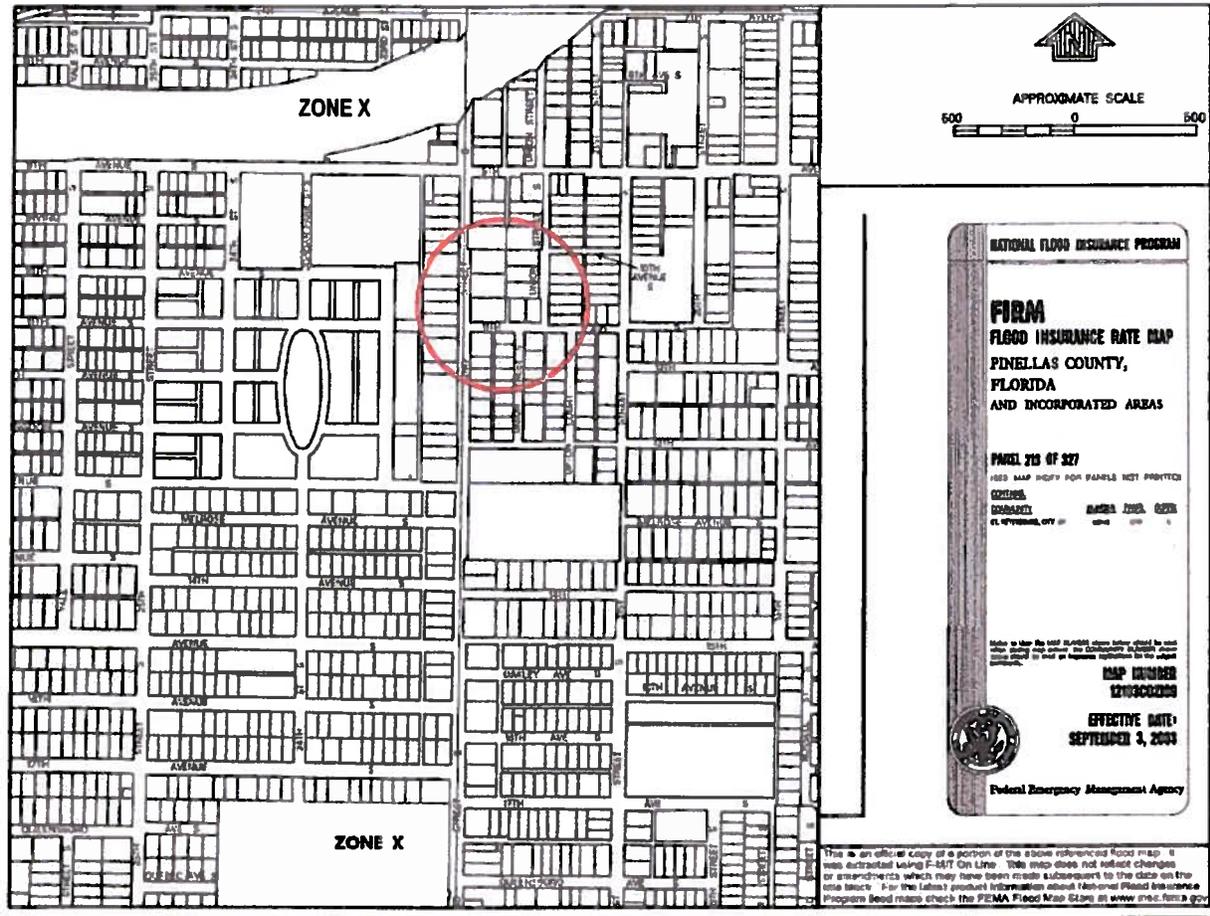
ITEM	DATE	BY	QC	PENNINGTON SUBDIVISION NORTH ALLEY VACATION	 <b>POLARIS ASSOCIATES INC.</b> PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
SKETCH & DESCRIPTION	5-5-15	JDF	DHR		
H:\JN\4448\DWG\4448 NORTH VACATION.DWG					

# SUBJECT PLAT MAP



**Alley to be vacated off of 11<sup>th</sup> Avenue  
and  
Union Street South**

# SUBJECT FLOOD MAP



## 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 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.
- \* 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.
- \* No one provided significant real property appraisal assistance to the person signing this certification.
- \* Scott W. Seaman, SRA inspected the subject property, analyzed the data and prepared the value conclusion.
- \* As of the date of this report, Scott W. Seaman, SRA has completed the continuing education program of the Appraisal Institute.

  
\_\_\_\_\_  
Scott W. Seaman, SRA  
Cert Gen RZ1758  
Licensed Real Estate Broker

Date: 5/22/15

**EXHIBIT "A"**

**APPRAISER QUALIFICATIONS**

## **APPRAISER QUALIFICATIONS**

**SCOTT W. SEAMAN**

**EDUCATION:** Bachelor of Science, 1981  
Florida State University, Tallahassee, Florida

**APPRAISAL COURSES:** Florida Law Update for Real Estate Appraisers/2014  
National USPAP/2014  
Front of House/Back of House/2013  
Critical Issues/2012  
Commercial Appraisal Productivity Seminar/2012  
Loss Prevention/2011  
Discounted Cash Flow Model/2011  
Business Practices & Ethics/2011  
Advanced Internet Search Strategies/2011  
Supervisor Trainee Roles & Rules/2010  
Property Tax Assessments/2009  
Subdivision Valuation/2009  
REO Appraisal: Appraisal of Residential Property Foreclosure  
Maintaining Control: Dealing w/Client Pressure/2008  
Developing & Growing an Appraisal Practice/2008  
Developing & Growing an Appraisal Practice/2005  
Florida Laws & Regulations/2005  
Market Analysis/2005

**TYPES OF PROPERTIES APPRAISED:** Office, Retail, Industrial, Multi-Family, ALF, Motel/Hotel, Special Purpose & Subdivisions

**PROFESSIONAL MEMBERSHIPS:** SRA Member Appraisal Institute, West Coast, FL Chapter  
Ethics and Counseling Regional Panel Member since 1993  
MAI Candidate West Coast, FL Chapter #M932499  
  
Pinellas Realtor Organization

**FLORIDA REGISTRATION:** State-Certified General Real Estate Appraiser RZ1758  
Licensed Real Estate Broker 0366435

**EMPLOYMENT:** McCormick, Braun & Seaman  
January 1996 to Present  
  
Glenn E. McCormick Company, Inc.  
Vice President/May 1985 - December 1995  
Appraisal and Consulting Firm, St. Petersburg, Florida  
  
City of St. Petersburg  
Acquisition Agent/January 1983 - April 1985  
Real Estate Department, St. Petersburg, Florida  
  
L.J. Parham, MAI  
Staff Appraiser/November 1983 - May 1984  
St. Petersburg, Florida

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BOARD



<b>LICENSE NUMBER</b>	
RZ1758	

The CERTIFIED GENERAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2016

SEAMAN, SCOTT WARNER  
1262 DR MARTIN LUTHER KING JR ST N  
ST. PETERSBURG FL 33705



ISSUED: 11/04/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1411040002916

Resolution No. 2015 - \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO SELL A VACATED PORTION OF AN ALLEY LOCATED NORTH OF 11<sup>TH</sup> AVENUE SOUTH BETWEEN UNION STREET SOUTH AND 22<sup>ND</sup> STREET SOUTH TO THE HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG ("HOUSING AUTHORITY") FOR \$2,359; TO EXECUTE A QUIT CLAIM DEED TO CLEAR UP TITLE ISSUES ON TWO (2) ADJACENT PARCELS, LOCATED AT APPROXIMATELY 2145 AND 2149 - 11<sup>TH</sup> AVENUE SOUTH, THAT WERE PREVIOUSLY CONVEYED TO THE HOUSING AUTHORITY IN 2002; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Real Estate and Property Management Department received a request from The Housing Authority of the City of St. Petersburg ("Housing Authority") to assist it in resolving two (2) title issues associated with its property located at 1048 – 22<sup>nd</sup> Street South, St. Petersburg that it is in the process of selling to Saint Petersburg College; and

WHEREAS, the first title issue relates to portions of an unimproved alley that runs north of 11<sup>th</sup> Avenue South between Union Street South and 22<sup>nd</sup> Street South consisting of ±2,361 square feet ("Subject Alley"), which is situated within the Housing Authority's site located at 1048 – 22<sup>nd</sup> Street South; and

WHEREAS, the vacation process for the Subject Alley was initiated by the Housing Authority in 2002 when it received a Special Exception for the construction of its building at this location; however, no records were found showing that a vacation ordinance was ever adopted by the St. Petersburg City Council ("City Council") for the vacation of the Subject Alley; and

WHEREAS, due to the fact that the City acquired the Subject Alley via deed in 1926 and therefore owns the Subject Alley in fee simple title, in order to clear up this matter the Subject Alley would need to be vacated and then sold to the Housing Authority; and

WHEREAS, the Real Estate and Property Management Department made application with the Planning and Economic Development Department for the Subject Alley to be vacated which was accomplished on June 11, 2015 by City Council approval of Ordinance No. 1070-V; and

WHEREAS, on May 19, 2015, the Subject Alley was appraised by Scott Seaman, McCormick Braun and Seaman, who stated an estimated market value of \$2,359 which is the contract price, with the Housing Authority paying all closing costs; and

WHEREAS, the second title issue relates to two (2) parcels of land located at approximately 2145 & 2149 - 11<sup>th</sup> Avenue South that the City conveyed to the Housing Authority in 2002 that were assembled into the Housing Authority's overall site plan for construction of its building located at 1048 - 22<sup>nd</sup> Street South; and

WHEREAS, the City had previously acquired these two (2) parcels via escheat from Pinellas County in 2000; and

WHEREAS, the Housing Authority's current title search revealed that the Pinellas County ("County") Tax Escheat deeds contained discrepancies in the legal descriptions, which were duplicated in the County's deeds to the City, and subsequently used in the City's deeds to the Housing Authority; and

WHEREAS, in order to clear up this title issue, the City will need to execute a quit claim deed to the Housing Authority conveying any interest the City may inadvertently still have in these two (2) parcels.

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 sell a vacated portion of an alley located north of 11<sup>th</sup> Avenue South between Union Street South and 22<sup>nd</sup> Street South to The Housing Authority of the City of St. Petersburg ("Housing Authority") for \$2,359; to execute a Quit Claim Deed to clear up title issues on two (2) adjacent parcels located at approximately 2145 and 2149 - 11<sup>th</sup> Avenue South, that were previously conveyed to the Housing Authority in 2002; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
\_\_\_\_\_

City Attorney (Designee)

Legal: 00240761.doc V. 1

APPROVED BY:

  
\_\_\_\_\_

Bruce E. Grimes, Director

Real Estate and Property Management

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of August 20, 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 License Agreement with Bay Point Little League, Inc., a Florida non-profit corporation, for the use of a concession stand/restroom building located within a portion of City-owned Lake Vista Park for a period of thirty-six (36) months for a fee of \$36.00; to waive the reserve for replacement requirement; 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 and Property Management received a request from Bay Point Little League, Inc. ("Licensee") to renew its license agreement for the use of a concession stand/restroom building located within a portion of City-owned Lake Vista Park ("Premises"). The Licensee, a youth baseball organization, has utilized the Premises since 1994.

The Licensee has executed a new License Agreement ("License") for a term of thirty-six (36) months, subject to City Council approval, with the terms and conditions providing it with the same basic rights and privileges it has enjoyed during the preceding term. The fee is one dollar (\$1.00) per month or thirty-six dollars (\$36.00) for the entire term. The Licensee is responsible for all interior and exterior maintenance of the building and utilities including, but not limited to, water, electric, telephone, internet, cable/satellite television, sewer, gas, trash collection and stormwater fees, in addition to any applicable taxes, with the exception of the maintenance and cleaning of the restrooms which is performed by the City due to the need to have the restrooms available to the general public in addition to the use by the Licensee. Additionally, the Licensee will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises. The License may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination.

City Council Resolution No. 79-740A, dated October 4, 1979, establishes policies for the sale and leasing of City-owned park and waterfront property. This resolution requires that when leasing City property to a non-profit, private organization ". . . the organization pays operating costs plus a reserve for replacement." Due to the limited financial resources of the organization, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs. These terms and conditions are consistent with prior leases with this and other non-profit organizations. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

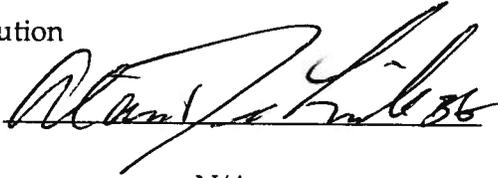
Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for three (3) years or less on residentially-zoned property with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned (NS-E) Neighborhood Suburban Estate.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Bay Point Little League, Inc., a non-profit corporation, for the use of a concession stand/restroom building located within a portion of City-owned Lake Vista Park for a period of thirty-six (36) months for a fee of \$36.00; to waive the reserve for replacement requirement; 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:



Budget:

N/A

Legal:



(As to consistency w/attached legal documents)

Legal: 00240750.doc V. 1

# ILLUSTRATION



A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH BAY POINT LITTLE LEAGUE, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE USE OF A CONCESSION STAND /RESTROOM BUILDING LOCATED WITHIN A PORTION OF CITY-OWNED LAKE VISTA PARK FOR A PERIOD OF THIRTY-SIX (36) MONTHS FOR A FEE OF \$36.00; TO WAIVE THE RESERVE FOR REPLACEMENT REQUIREMENT; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bay Point Little League, Inc. ("Licensee") desires to continue to license certain City-owned property, which is classified as Park Property on the City Park and Waterfront map, for the use of a concession stand/restroom building; and

WHEREAS, the proposed License Agreement ("License") will be for a term of thirty-six (36) months for a fee of \$36.00, to be paid at the commencement of the License; and

WHEREAS, the Licensee is responsible for all interior and exterior maintenance of the building and utilities including, but not limited to, water, electric, telephone, internet, cable/satellite television, sewer, gas, trash collection and stormwater fees, in addition to any applicable taxes, with the exception of the maintenance and cleaning of the restrooms which is performed by the City due to the need to have the restrooms available to the general public in addition to the use by the Licensee; and

WHEREAS, the Licensee will maintain a commercial general liability insurance policy in the amount of \$ 1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises; and

WHEREAS, the License may be terminated without cause by either party by providing written notice no less than ninety (90) days prior to the scheduled date of termination; and

WHEREAS, due to the limited financial resources of the organization, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs; and

WHEREAS, the License is in accordance with the policies established in Resolution No. 79-740A with the exception that the reserve for replacement requirement is being waived to reduce the organization's operating costs; and

WHEREAS, these terms and conditions are consistent with prior leases with this and other non-profit organizations; and

WHEREAS, under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances; and

WHEREAS, Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for three (3) years or less on residentially-zoned property with approval by an affirmative vote of at least six (6) members of City Council; and

WHEREAS, the subject property is zoned (NS-E) Neighborhood Suburban Estate.

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Petersburg, Florida, that the Mayor, or his Designee, is authorized to execute a License Agreement with Bay Point Little League, Inc., a Florida non-profit corporation, for the use of a concession stand/restroom building located within a portion of City-owned Lake Vista Park for a period of thirty-six (36) months for a fee of \$36.00; and to waive the reserve for replacement requirement; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

\_\_\_\_\_  
City Attorney (Designee)  
Legal: 00240750.doc V. 1

APPROVED BY:

  
\_\_\_\_\_  
Michael Jefferis, Director  
Parks & Recreation

APPROVED BY:

  
\_\_\_\_\_  
Bruce E. Grimes, Director  
Real Estate and Property Management

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of August 20, 2015

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

**SUBJECT:** Approving a resolution approving a First Amendment to the Construction Manager at Risk Agreement ("CMAR") with the Haskell Company for additional pre-construction phase services associated with the Biosolids to Energy Project to include State Revolving Fund Assistance and the Southwest Water Reclamation Facility Gas Generator and Electrical Improvements Project, in an amount not to exceed \$106,000; approving a supplemental appropriation in the amount of \$132,000 which includes the CMAR Agreement costs as well as additional engineering project management costs in the amount of \$25,144, from the unappropriated balance of the Water Resources Capital Project Fund (4003) to the WRF SW Biosolids CMAR FY15 Project (14855); and providing an effective date.

**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 compressed 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).

On November 24, 2014, the City Council approved a Construction Manager at Risk Agreement ("CMAR") between the City and The Haskell Company ("Haskell") for preconstruction phase services for the new Biosolids to Energy Project for the not to exceed authorized amount of \$227,438. The scope of services for the CMAR Agreement included preconstruction phase services for the following:

- Two new primary clarifiers
- New flow splitter facility
- Gravity belt thickeners capacity expansion
- Two new digesters and modifications to existing Digester No. 3
- Waste heat to biosolids heat recovery system
- Fats, oil and grease receiving station that uses primary clarifier odor control system
- New dewatering facility
- Electrical and boiler building
- Facilities for the cleaning of biogas to pipeline quality natural gas
- New Odor Control Facilities

On June 4, 2015, the City Council approved Amendment No. 1 to Task Order 12-04-BV/W for the lump sum fee of \$91,917 to provide for the professional design services to modify the current two CHP generator design and to rewrite and resubmit the FDEP Air Permit. The single gas powered CHP generator will result in a lower capital and operating cost for the Gas Generator and Electrical Improvement project as compared to the two generator design.

The CHP generator is an integral part of the Biosolids to Energy Project. The CHP generator 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.

Amendment No. 1 to the CMAR Agreement modifies the Scope of Services to include preconstruction phase services to assist the City in obtaining Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) Funding for the Biosolids to Energy Project and consists of development of contract documents for FDEP review, response to FDEP requests for information, development of up to one amendment to adjust contract documents, up to one telephone conference with FDEP and attendance of up to one meeting with FDEP. In addition, Amendment No. 1 includes preconstruction phase services related to the Generator and Electrical Improvements Project, including but not limited to drawing and design coordination with Brown and Caldwell, AECOM and Carollo for SRF drawing submittal and SRF schedule updates, pre-application meeting with FDEP for the August public meeting. The scope of services also includes milestone cost estimates from the 95% design documents, provide value engineering, engineering and constructability review, and develop a Guaranteed Maximum Price (GMP) for the Southwest Water Reclamation Facility Gas and Electrical Improvements Project, including demolition of old plant facilities, as designed by Black and Veatch (B&V). An additional appropriation is needed to fund this Amendment No. 1 to the CMAR Agreement and additional Engineering project management costs related to this project in the amount of \$25,144. The total appropriation of \$132,000 will cover this Amendment No. 1 to the CMAR Agreement and the Engineering costs.

**RECOMMENDATION:** Administration recommends that City Council approve Amendment No. 1 to the Construction Manager at Risk ("CMAR") Agreement between the City of St. Petersburg, Florida and The Haskell Company ("Haskell") for additional CMAR preconstruction phase services associated with the Biosolids to Energy Project to include State Revolving Fund ("SRF") assistance and the Southwest Water Reclamation Facility Gas Generator and Electrical Improvements Project, in an amount not to exceed \$106,856; authorizing the Mayor or his designee to execute Amendment No. 1 to the CMAR Agreement (Engineering Project No. 15032-111; Oracle No. 14855). An additional appropriation is needed to fund this Amendment No. 1 to the CMAR Agreement and additional Engineering project management costs related to this project in the amount of \$25,144. The total appropriation of \$132,000 will cover this Amendment No. 1 to the CMAR Agreement and the Engineering costs. Approving a supplemental appropriation in the amount of \$132,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) to the WRF SW Biosolids CMAR FY15 Project (14855) to cover the total CMAR Agreement and Engineering costs; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds will be available following a supplemental appropriation in the amount of \$132,000 from the unappropriated balance of the Water Resources Capital Project Fund (4003) to the WRF SW Biosolids CMAR FY15 Project (14855).

**ATTACHMENTS:** Resolution

**APPROVALS:**

hpk

TBC

Administrative

Budget

RESOLUTION NO. 2015- \_\_\_\_\_

A RESOLUTION APPROVING A FIRST AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH THE HASKELL COMPANY FOR ADDITIONAL PRE-CONSTRUCTION PHASE SERVICES ASSOCIATED WITH THE BIOSOLIDS TO ENERGY PROJECT TO INCLUDE STATE REVOLVING FUND ASSISTANCE AND THE SOUTHWEST WATER RECLAMATION FACILITY GAS GENERATOR AND ELECTRICAL IMPROVEMENTS PROJECT, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED AND SIX THOUSAND DOLLARS (\$106,000); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF ONE HUNDRED THIRTY TWO THOUSAND DOLLARS (\$132,000) WHICH INCLUDES THE CMAR AGREEMENT COSTS AS WELL AS ADDITIONAL ENGINEERING COSTS IN THE AMOUNT OF TWENTY FIVE THOUSAND AND ONE HUNDRED FORTY FOUR DOLLAR (\$25,144) FROM THE UNAPPROPRIATED BALANCE OF THE WATER RESOURCES CAPITAL PROJECT FUND (4003) TO THE WRF SW BIOSOLIDS CMAR PROJECT (14855); AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** On November 24, 2014, City Council approved a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("CMAR Agreement") between the City of St. Petersburg, Florida and The Haskell Company ("Haskell") for preconstruction and construction phase services for the Biosolids to Energy Project and authorized payment to Haskell in the amount of Two Hundred Twenty-Seven Thousand Four Hundred and Thirty-Eight Dollars (\$227,438) for the preconstruction phase services; and

**WHEREAS,** The City and Haskell would like to enter into Amendment No. 1 to the CMAR Agreement to include additional preconstruction phase services associated with the Biosolids to Energy Project for State Revolving Fund ("SRF") assistance and for the Southwest Water Reclamation Facility Gas Generator and Electrical Improvements Project, in an amount not to exceed \$106,856; and

**WHEREAS,** funding for the above-referenced Amendment No. 1 will require a transfer of \$132,000 from Water Resources Capital Project Fund (4003) to the WRF SW Biosolids CMAR FY 15 Project (14855).

**WHEREAS**, an additional appropriation is needed to fund this Amendment No. 1 to the CMAR Agreement and additional Engineering project management costs related to this project in the amount of \$25,144. The total appropriation of \$132,000 will cover this Amendment No. 1 to the CMAR Agreement and the Engineering costs.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of St. Petersburg, Florida, that the First Amendment to the Construction Manager at Risk Agreement between the City of St. Petersburg, Florida and Haskell for additional preconstruction phase services associated with the Biosolids to Energy Project to include State Revolving Fund assistance and the Southwest Water Reclamation Facility Gas Generator and Electrical Improvements Project in an amount not to exceed One Hundred and Six Thousand Dollars (\$106,000) is hereby approved.

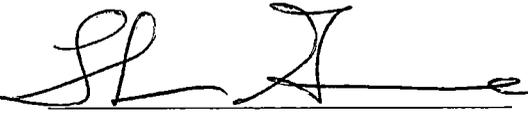
**BE IT FURTHER RESOLVED** that there is hereby approved the following supplemental appropriation from the unappropriated balance of the Water Resources Capital Project Fund (4003) to the WRF SW Biosolids CMAR Project (14855) for fiscal year 2015 as follows:

Water Resources Capital Project Fund (4003)  
WRF SW Biosolids CMAR Project (14855) \$132,000

This resolution shall become effective immediately upon its adoption.

APPROVALS:

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

  
\_\_\_\_\_  
Budget

  
\_\_\_\_\_  
Administration

## MEMORANDUM

**TO:** The Honorable Charlie Gerdes, Chair and Members of City Council  
**FROM:** Jacqueline M. Kovilaritch, City Attorney   
**DATE:** August 5, 2015  
**RE:** Vacant Assistant City Attorney Position

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With the departure of Michael Flegiel, our office is an attorney short of our normal strength. I have recommended, and the Mayor has appointed, an individual whom we feel is highly qualified for the open position. Danielle Weaver-Rogers is a 2013 Stetson University law school graduate who has been admitted to the Florida Bar and has been working in the City Attorney's Office since February 2015, first as a Stetson Fellow and then as a Legal Intern. Prior to attending law school, Danielle earned a Bachelor of Arts degree in Political Science with a minor in Professional and Technical Writing from the University of South Florida.

Your August 20, 2015 City Council meeting agenda will include a consent agenda item requesting that you confirm Danielle Weaver-Rogers as an Assistant City Attorney to take effect on Monday, August 24, 2015.

If you have any questions regarding this appointment, please let me know.

### Attachments

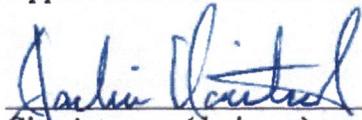
cc: Mayor Rick Kriseman

A RESOLUTION OF THE CITY COUNCIL OF  
ST. PETERSBURG, FLORIDA CONFIRMING  
THE APPOINTMENT OF DANIELLE WEAVER-  
ROGERS AS AN ASSISTANT CITY  
ATTORNEY; AND PROVIDING FOR AN  
EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that  
this Council confirms the appointment by the Mayor, made upon the recommendation of the City  
Attorney, of Danielle Weaver-Rogers as an Assistant City Attorney.

This resolution shall take effect immediately upon its adoption.

Approved as to form and content:

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

# COUNCIL MEETING

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

CITY OF ST. PETERSBURG

## REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL

THURSDAY, April 2, 2015, AT 8:30 A.M.

\*\*\*\*\*

Chair Charles Gerdes called the meeting to order with the following members present: Charles Gerdes, Darden Rice, Steven Kornell, Karl Nurse, Wengay M. Newton, Sr., Bill Dudley and Amy Foster, City Administrator Gary Cornwell, City Attorney John Wolfe, Chief Assistant City Attorney Jacqueline Kovilaritch, City Clerk Chan Srinivasa and Deputy City Clerk Cathy Davis were also in attendance. Absent: None

A moment of silence was observed to remember the following fallen officer of the St. Petersburg Police Department who was killed in the line of duty: Officer James A. Krupp – April 15, 1964.

Councilmember Dudley 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 approve the agenda with the following changes as amended:  
Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the approval of the Consent Agenda Councilmember Dudley moved with a second by Councilmember Kornell that the following resolutions be adopted approving the attached Consent Agenda.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. Trevor Burgess, 1700 Northshore Drive, spoke regarding historic preservation.
2. Evan Jones, 2314 Woodlawn Circle W., spoke regarding the Tampa Bay Rays MOU.
3. Dan Harvey, spoke regarding the Pier, Waterfront Master Plan and the Tampa Bay Rays.

In connection with the Energy, Natural Resources & Sustainability Committee report, Councilmember Rice moved with the second of Councilmember Kennedy that the following resolution be adopted:

2015-148 A resolution approving the City's joining the Solar Ready Program, updating the City's website as necessary and developing solar ready guidelines.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Energy, Natural Resources & Sustainability Committee report, Councilmember Rice 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 the Council receive and file the Energy, Natural Resources & Sustainability Committee report presented by Councilmember Rice.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Budget, Finance & Taxation Committee report, Councilmember Kennedy moved with the second of Councilmember Newton that the following resolution be adopted:

2015-145 Resolution accepting the recommendation of the Budget, Finance and Taxation Council Committee to not perform a management evaluation for Fiscal Year 2014.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Budget, Finance & Taxation Committee report, Councilmember Kennedy 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 the Council receive and file the Budget, Finance & Taxation Committee report presented by Councilmember Kennedy.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

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. A presentation was made by Elizabeth Abernethy, Zoning Official regarding the following Appeal of the Development Review Commission (DRC) approval of a modification to a previously approved Site Plan to construct an 18-story, 29-unit multi-family development located at 176 – 4th Avenue Northeast. (City File 15-31000003 Appeal).

Representing the Appellant, Michael Levy, Attorney Jackson Bowman gave a (10) minute presentation regarding the Appeal of the Development Review Commission (DRC) approval of a modification to a previously approved Site Plan to construct an 18-story, 29-unit multi-family development located at 176 – 4th Avenue Northeast. (City File 15-31000003 Appeal).

The Applicant, Brian Taub gave a (10) minute presentation regarding the Appeal of the Development Review Commission (DRC) approval of a modification to a previously approved Site Plan to construct an 18-story, 29-unit multi-family development located at 176 – 4th Avenue Northeast. (City File 15-31000003 Appeal).

The Chair asked if there were any persons present wishing to be heard. There was no response.

Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

2015-147      A resolution denying the appeal received on March 13, 2015 (Michael Levy Appeal) and upholding the Development Review Commission's approval of a modification to a previously approved site plan to construct an 18-story, 29-unit multi-family development located at 176 4<sup>th</sup> Avenue Northeast.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Nays. None. Absent. None.

The Chair recessed the meeting at 10:07 a.m. and reconvened the meeting at 10:16 a.m.

The Clerk read the title of proposed Ordinance 157-H Amending St. Petersburg City Code, Chapter 16, Section 16.30.070, Land Development Regulations ("LDRs") pertaining to the Historic Preservation Ordinance. (City File LDR 2014-07). Councilmember Kennedy moved with the second of Councilmember Dudley that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Setting April 16, 2015 as the public hearing date for the following proposed Ordinance(s):

**PROPOSED ORDINACE 157-H**

AN ORDINANCE AMENDING THE HISTORIC AND ARCHAEOLOGICAL PRESERVATION OVERLAY SECTION OF THE ST. PETERSBURG CITY CODE; PROVIDING FOR SUBSTANTIAL INCREASES IN THE REQUIREMENTS OF MANY ASPECTS OF HISTORIC PRESERVATION; DECREASING THE REQUIREMENTS FOR DESIGNATION OF AN HISTORIC DISTRICT; ADDING NOTIFICATION REQUIREMENTS FOR NON-OWNER INITIATED APPLICATIONS; PROVIDING FOR ADDITIONAL CONSIDERATION OF THE SEVEN FACTORS OF INTEGRITY; PROVIDING FOR DESIGNATION OF SPECIAL PROPERTIES; PROVIDING FOR A PROCESS TO MODIFY HISTORIC DISTRICTS; PROVIDING FOR ADDITIONAL REQUIREMENTS BEFORE ALLOWING THE DEMOLITION OF EXISTING STRUCTURES; PROVIDING FOR ADDITIONAL REQUIREMENTS FOR GROUND DISTURBING ACTIVITY AT ARCHAEOLOGICAL SITES; REQUIRING A CERTIFICATE TO DIG FOR POSSIBLE ARCHAEOLOGICAL SITES; PROVIDING FOR PROHIBITED PRACTICES AT ARCHAEOLOGICAL SITES; MODIFYING PROCEDURES AND REQUIREMENTS TO OBTAIN AD VALOREM TAX EXEMPTIONS; AMENDING DEFINITIONS AND PROVIDING FOR NEW DEFINITIONS; MODIFYING PROCEDURES AND REQUIREMENTS FOR TRANSFERS OF DEVELOPMENT RIGHTS FOR HISTORIC PROPERTIES; PROVIDING FOR FEES; PROVIDING FOR PENALTIES; PROVIDING FOR CLARIFICATION OF EXISTING LANGUAGE; CORRECTING TYPOGRAPHICAL INCONSISTENCIES; PROVIDING AN EFFECTIVE DATE.

The Chair asked if there were any persons present wishing to be heard. The following persons came forward:

1. Robert Griendling, 126 15<sup>th</sup> Avenue N.E., spoke in opposition of the ordinance.
2. Theresa Richardson, 636 17<sup>th</sup> Avenue N.E., spoke in opposition of the ordinance.
3. Lee Allen, 33 6<sup>th</sup> Street South, spoke in opposition of the ordinance.
4. Peter Belmont, 102 Foreham Place North, spoke in opposition of the ordinance.
5. Monica Kile, 365 17<sup>th</sup> Avenue N.E., spoke in opposition of the ordinance.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

The Chair recessed the meeting at 12:10 p.m. and reconvened the meeting at 12:20 p.m.

The Clerk read the title of proposed Ordinance 158-H amending Chapter 27 of the St. Petersburg City Code by deleting Section 27-609 relating to performance bonds. 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 Setting April 16, 2015 as the public hearing date for the following proposed Ordinance(s):

**PROPOSED ORDINANCE NO. 158-H**

AN ORDINANCE AMENDING CHAPTER 27 OF THE ST. PETERSBURG CITY CODE BY DELETING SECTION 27-609 RELATING TO PERFORMANCE BONDS; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

The Clerk read the title of proposed Ordinance 159-H amending Section 21-54 of the Municipal Code of Ordinances; strengthening the protections available to plant life in City parks. Councilmember Dudley 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 Setting April 16, 2015 as the public hearing date for the following proposed Ordinance(s):

**PROPOSED ORDINANCE NO. 159-H**

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING SECTION 21-54 OF THE MUNICIPAL CODE OF ORDINANCES; STRENGTHENING THE PROTECTIONS AVAILABLE TO PLANT LIFE IN CITY PARKS; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with a new business item requesting City Council to fund the Boley Centers "Read to Me" initiative with an additional \$50,000 for a total of \$100,000 to provide 20 afterschool jobs for at-risk-youth. Councilmember Newton indicated that the funds saved from staff conducting an internal City of St. Petersburg City Council Efficiency study. Councilmember Newton 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 refer to the City of St. Petersburg Legal Department to draft a resolution to bring back before the City of St. Petersburg City Council adjusting the \$50,000 appropriation.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Naves. Kennedy. Absent. None.

In connection with a new business item, Councilmember Newton 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 refer to the Budget, Finance and Taxation Committee for consideration to add the City's purchase of the Kuttler Estate adjacent to Abercrombie Park on the Boca Ciega Bay waterfront to the Weeki Wachee list of projects.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with a new business item, Councilmember Nurse 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 refer to a Council Workshop for discussion the anticipated Memorandum of Use Agreement between the City of St. Petersburg and the Tampa Bay Rays and requesting a member of the Rays organization to attend the Workshop to be set for May 7, 2015.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Public Services & Infrastructure Committee report, the Clerk read the title of proposed Ordinance 160-H amending the St. Petersburg City Code; applying parking limitations to all streets where signs are officially posted; providing that moving a vehicle from one space to another on the same block face without traveling through an intersection constitutes a continuous parking period; providing for definitions; and providing for additional clarifying language. Councilmember Kennedy 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 Setting May 7, 2015 as the public hearing date for the following proposed Ordinance(s):

**PROPOSED ORDINANCE NO. 160-H**

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE; APPLYING PARKING LIMITATIONS TO ALL STREETS WHERE SIGNS ARE OFFICIALLY POSTED; PROVIDING THAT MOVING A VEHICLE FROM ONE SPACE TO ANOTHER ON THE SAME BLOCK FACE WITHOUT TRAVELING THROUGH AN INTERSECTION CONSTITUTES A CONTINUOUS PARKING PERIOD; PROVIDING FOR DEFINITIONS; PROVIDING FOR ADDITIONAL CLARIFYING LANGUAGE; AND PROVIDING FOR AN EFFECTIVE DATE.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Public Services & Infrastructure Committee report, Councilmember Dudley 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 Public Services & Infrastructure Committee report presented by Councilmember Dudley.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Housing Services Committee report, Councilmember Nurse 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 Housing Services Committee report presented by Councilmember Nurse.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Committee of the Whole report, the Clerk read the title of proposed Ordinance 161-H amending the St. Petersburg City Code by adding Article III to Chapter 15, prohibiting wage theft; providing for definitions; establishing a procedure for the processing of wage theft complaints; providing for a hearing; and providing for penalties. Councilmember Rice 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 Setting April 16, 2015 as the public hearing date for the following proposed Ordinance(s) as amended:

**PROPOSED ORDINANCE NO. 161-H**

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE BY ADDING ARTICLE III TO CHAPTER 15, PROHIBITING WAGE THEFT; PROVIDING FOR DEFINITIONS; ESTABLISHING A PROCEDURE FOR THE PROCESSING OF WAGE THEFT COMPLAINTS; PROVIDING FOR A HEARING; PROVIDING FOR PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Committee of the Whole report, Councilmember Rice 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 Committee of the Whole report presented by Councilmember Foster.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with a Legal item, City Attorney John Wolfe announced an Attorney/Client Session for April 9, 2015 in the case of Edward Chabala v. City of St. Petersburg, Case No.14-000771CI.

In connection with a Legal item, Councilmember Rice moved with the second of Councilmember Nurse that the following resolution be adopted:

2015 -146      Approving the issuance by the Maryland Health and Higher Educational Facilities Authority of its Revenue Bonds, The Johns Hopkins Health System Issue, Series 2015A, pursuant to and in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended.

Roll Call. Ayes. Dudley. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Naves. None. Absent. None.

In connection with the Open Forum portion of the agenda, no person(s) came forward.

# CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

## Consent Agenda A April 2, 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)

- 2015-129      1. Renewing a blanket purchase agreement with the School Board of Pinellas County, a sole source supplier, to provide transportation services for the Parks and Recreation Department at an estimated annual cost of \$628,000.

### (Public Works)

- 2015-130      2. Authorizing the Mayor of his designee to execute Task Order No. 12-06-CH2/UIW, to the Agreement between the City of St. Petersburg and CH2M Hill, Inc. in the amount of \$548,341, for rehabilitation services for the Southwest Water Reclamation Facility (SWWRF) Injection Well System Acidization. (Oracle No. 14827)
- 2015-131      3. Authorizing the Mayor or his designee to execute Change Order No. 2 in the amount of \$119,614.19 to the Agreement with Rowland Inc. for Sanitary Sewer Force Main Repairs at Gandy Boulevard between Dr. Martin Luther King Jr. Street (9th Street) and Roosevelt Boulevard ("Agreement") for a total contract amount of \$685,905.64. (Engineering Project No. 14068-111, Oracle No. 14498)

# CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda B  
April 2, 2015

**(Procurement)**

2015-132

1. Awarding a contract to Kelly Brothers, Inc. in the amount of \$294,402.56 for the construction of the Central Avenue Over Booker Creek Bridge Rehabilitation (Bridge 157123) project (Engineering Project No. 13052-110; Oracle No. 13720); approving a rescission of \$225,000 from the unencumbered appropriation in the Neighborhood and Citywide Infrastructure Capital Improvement Fund (3027) for the MLK St South over Booker Creek Project (14548); and approving a supplemental appropriation in the amount of \$225,000 from the unappropriated balance of the Neighborhood and Citywide Infrastructure Capital Improvement Fund (3027), resulting from this rescission, to the Central Ave Bridge/Booker Creek Project (13720).

2015-133

2. Accepting a proposal from Boley Centers, Inc. for the management of the Summer Youth Intern Program (SYIP) for the Community Services Department at an estimated annual cost of \$275,000.

2015-134

3. Renewing a blanket purchase agreement with Pinellas County Schools Food Service for the after school snack program for the Parks & Recreation Department at an estimated annual cost of \$163,059.

**(City Development)**

4. Resolutions approving issuance of the historic property ad valorem tax exemption for the following properties and forwarding to the Pinellas County Board of County Commissioners:

2015-135

- (a) Cade Allen Residence located at 3601 Foster Hill Drive North. (City File AVT #14-90400001)

2015-136

- (b) Washington-Harden Grocery Building located at 901-03 22nd Street South. (City File AVT #13-90400002A)

2015-137

- (c) Moure Building located at 909-13 22nd Street South. (City File AVT #13-90400002B)

5. Plat of Colonnade:

2015-138

- (a) Approving a plat of Colonnade, generally located near the intersection of 5th Street North and 53rd Avenue North. (City File 14-20000007)

- 2015-139
- (b) Approving the termination of an agreement and waiver and release of any reversionary rights to the previously vacated 5th Street North, generally located within the 30-foot vacated right-of-way of 5th Street North between 52nd Avenue North and 53rd Avenue North. (City File 14-20000007).

**(Public Works)**

- 2015-140
6. Resolution finding that \$11,641.64 is an amount sufficient to pay for the maintenance of the City of St. Petersburg On Street Bicycle Lanes Project ("Project"), on Bayshore Drive, from Dali Boulevard / 5th Avenue South to 1st Avenue South, over its useful life of fifteen (15) years; authorizing a supplemental appropriation in the amount of \$11,641.64 from the unappropriated balance of the General Fund to fund future maintenance required by the Local Agency Program Agreement ("Agreement") between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg, Florida ("City"); providing that the maintenance funds shall be considered encumbered for the useful life of the project with only authorized expenditures being for maintenance of the Project; finding that execution of the Agreement shall not be considered an unlawful act under Florida Statute §166.241; authorizing the Mayor or his designee to execute the Agreement between the City and FDOT for participation by FDOT in the construction activities of the Project in an amount not to exceed \$893,600; and authorizing a supplemental appropriation in the amount of \$893,600 from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants CIP Fund (3004), resulting from these additional revenues, to the Priority Projects (13966). (FPN 424532 1 58/68 01) (Engineering Project No. 13030-112; Oracle No. 13966)

**(Miscellaneous)**

- 2015-141
7. Approving the City's Local Housing Assistance Plan under the State Housing Initiatives Partnership ("SHIP") Program For FY 2015/16 through FY 2017/18 ("Proposed Plan"); accepting the SHIP Affordable Housing Advisory Committee's Affordable Housing Incentives Recommendations Report ("Report"); authorizing the submission of the Proposed Plan, including the Housing Incentive Strategies recommended in the Report, to the Florida Housing Finance Corporation; authorizing the Mayor or his designee to execute all documents necessary to effectuate the Proposed Plan; and to expend funds in accordance with the Proposed Plan upon its approval by the Florida Housing Finance Corporation; finding that five percent (5%) of the SHIP Local Housing Distribution plus five percent (5%) of Ship Program Income is insufficient to pay the administrative costs of the City's SHIP Program; authorizing up to ten percent (10%) of the City's SHIP Local Housing Distribution plus ten percent (10%) of the City's SHIP Program Income for administrative costs of the City's SHIP Program; establishing a procedure whereby the FHA Mortgage Limits or the results of a SHIP approved methodology; whichever is lower, shall be used to establish the City's maximum purchase price under the SHIP and HOME programs; and providing that new City maximum purchase price limits shall be established in the future by the Administration without further action by the St. Petersburg City Council when a new maximum purchase price limit is determined using this procedure.

- 2015-142 8. Authorizing the Mayor or his designee to accept a grant from the Florida Department of Highway Safety and Motor Vehicles ("FDHSMV") and the Federal Motor Carrier Safety Administration ("FMCSA") in the amount of \$45,000 to fund the Police Department's purchase of portable computing devices and mounting hardware to enable the department to increase e-crash reporting, and to execute a grant agreement and all other documents necessary to effectuate this transaction; and approving a supplemental appropriation in the amount of \$45,000 from the increase in the unappropriated balance of the Operating Fund (0001), resulting from these additional revenues, to the Police Department, Information & Technology Services (140-1401), Federal Motor Carrier Safety Administration ("FMCSA") Safety Data Improvement Project ("SADIP") Grant (tbd).
  
- 2015-143 9. Confirming the appointment of Carol Jones as a regular member to the Social Services Allocations Committee to fill an unexpired three-year term ending September 30, 2016; and confirming the appointment of Armanda Lampley as a regular member to the Social Services Allocations Committee to serve an unexpired three-year term ending September 30, 2015.
  
- 2015-144 10. Confirming the appointment of David L. Herzik as a Code Enforcement Special Magistrate to serve an unexpired three-year term ending December 31, 2016.

There being no further business the meeting was adjourned at 1:42 p.m.

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Charles Gerdes, Chair-Councilmember  
Presiding Officer of the City Council

ATTEST: \_\_\_\_\_  
Chan Srinivasa, City Clerk

# COUNCIL MEETING

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

CITY OF ST. PETERSBURG

## REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL THURSDAY, April 9, 2015, AT 3:02 P.M.

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Chair Charles Gerdes called the meeting to order with the following members present: Charles Gerdes, Darden Rice, Steven Kornell, Karl Nurse, Wengay M. Newton, Sr., Bill Dudley, and James Jim Kennedy, Jr., and Amy Foster. Mayor Richard Kriseman, City Administrator Gary Cornwell, City Attorney John Wolfe, Chief Assistant City Attorney Jacqueline Kovilaritch, City Clerk Chan Srinivasa and Deputy City Clerk Cathy E. Davis were also in attendance. Absent: None

In connection with the approval of the meeting agenda 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:

- ADD C-9 Sunshine Ambassador Certificate Presentation to Recognize Chauncey Swinton, Barrington Williams and Richard Canty, Three Job Corps students for their vigilant efforts in preventing an attack on an individual.
- ADD C-10 Presentation on the City Builders Summer Camp Program – St. Petersburg Museum of History.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a St. Pete's Promise Presentation, Jozelle Johnson, Mayor's Schools Administration addressed the Council and Introduced the Assistant Principle, IB Coordinator and IB Student who all commented briefly regarding the programs and curriculum of the James B. Sanderlin PK-8 World School.

In connection with a Tampa Bay Rowdies Presentation, Mayor Kriseman presented proclamation proclaiming April 11, 2015 as "Tampa Bay Rowdies Day" in the City of St. Petersburg. Mr. Farrukh Quraishi, President and General Manager commented briefly and presented videos of the team and improvements to Al Lang Stadium. Mr. Quraishi introduced Thomas Rongen, Head Coach who also commented briefly regarding the team and thanked the Mayor and Council for the recognition.

In connection with Proclamation recognizing St. Peters' 2nd Annual Earth Day, Mayor Kriseman presented proclamation recognizing April 18, 2015 as "Earth Day" in the City of St. Petersburg

In connection with Proclamation recognizing Water Conservation Month, Mayor Kriseman presented proclamation proclaiming the month of April 2015 as "Water Conservation Month" in the City of St. Petersburg.

In connection with Presentation recognizing Jeff Hollis, Golf Courses Director, for receiving the Player Development Leader Award from the North Florida PGA, Sherry McBee, and Community Services Administrator commented briefly regarding the City's Golf Courses and Programs offered. Jeff Hollis, Golf Courses Director commented briefly regarding the award and thanked Mayor and Council for the recognition.

In connection with Proclamation recognizing Fair Housing Month, Mayor Kriseman presented proclamation proclaiming the month of April 2015 as "Fair Housing Month" in the City of St. Petersburg. Joshua Johnson, Housing & Community Services Director, commented briefly and thanked Mayor and Council for the recognition.

In connection with a Sunshine Ambassador Certificate Presentation in Recognition of the Essence of Ebony Pearls 2015 Debutante Scholarship Cotillion, Councilmember Newton introduced Debra Figgs-Sanders representing the Alpha Kappa Alpha Sorority, Inc., Veta Upsilon Omega Chapter, St. Petersburg commented briefly regarding the program and introduced award recipients of the 2015 Essence of Ebony Pearls 2015 Debutante Scholarship Cotillion.

In connection with a Sunshine Ambassador Certificate Presentation in Recognition of the 2015 Junior Sungoddess Finalists, Councilmember Newton commented briefly and introduced Jill Wilkerson, representing the Suncoasters who commented briefly regarding the program and introduced finalists Ms. Lauren Crandle, Jr. Sungoddess, Ms. Sasha Silva and Ms. Melissa Prizey 2015 Junior Sungoddess. Ms. Crandle commented briefly and asked that the Council continue to support the arts. Ms. Prizey commented briefly stating that the Sungoddess program is a service program and thanked Mayor and Council for the recognition.

In connection with a Sunshine Ambassador Certificate Presentation to Recognize Chauncey Swinton, Barrington Williams, and Richard Canty, three Job Corps students, for their vigilant efforts in preventing an attack on an individual. Mr. Larry Deisler, Center Director commented briefly regarding the incident which occurred and thanked each of the students for their heroic efforts in assisting a citizen in distress. Councilmember Newton commented briefly and presented each student with a Sunshine Ambassador Certificate.

In connection with Presentation regarding the City Builders Summer Camp Program St. Petersburg Museum of History, Councilmember Rice introduced Rui Farias, Executive Director St. Petersburg Museum of History and Nevin D. Sitler, MA, Director of Education and Outreach commented briefly regarding the Summer Camp Program.

4/9/15

In connection with report item regarding Pier Process Update, Mayor Kriseman gave a brief report and presented a brief 2014 video containing his introduction of the "New Pier Process". Mayor Kriseman further commented regarding "Technical Criteria" that would be used during the new process.

In connection with a Legal Item, Chair Gerdes announced the commencement of an Attorney/Client Session, pursuant to Florida Statute 286.011(8), held in conjunction with the lawsuit styled Edward Chabala v. City of St. Petersburg, Case No. 14-000771-CI and announced those who would be attendance.

The meeting was closed at 5:26 p.m.

The meeting was reopened at 6:25 p.m. and the Attorney/Client Session was terminated with the following members present Charles Gerdes, Darden Rice, Steven Kornell, Karl Nurse, Wengay M. Newton, Sr., Bill Dudley, James Kennedy, Jr., and Amy Foster. Absent. None. Councilmember Kennedy moved with a second by Councilmember Rice that the following resolution be adopted:

15-149 Authorizing the City Attorney's Office to make offer of Judgment in the Lawsuit styled Edward Chabala v. City of St. Petersburg, Case No. 14-000771-CI In the amount of \$125,000.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Kennedy. Dudley. Nays. Gerdes. Absent. None.

There being no further business, the meeting was adjourned at 6:30 p.m.

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Charles Gerdes, Chair-Councilmember  
Presiding Officer of the City Council

ATTEST: \_\_\_\_\_  
Cathy E. Davis, Deputy City Clerk



# COUNCIL MEETING

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

CITY OF ST. PETERSBURG

## REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL

THURSDAY, April 16, 2015, AT 3:00 P.M.

\*\*\*\*\*

Chair Charles Gerdes called the meeting to order with the following members present: Charles Gerdes, Darden Rice, Steven Kornell, Karl Nurse, Wengay M. Newton, Sr., Bill Dudley and Amy Foster, Mayor Richard Kriseman, City Administrator Gary Cornwell, City Attorney John Wolfe, Chief Assistant City Attorney Jacqueline Kovilaritch, City Clerk Chan Srinivasa and Deputy City Clerk Cathy Davis were also in attendance. Absent: None

Councilmember Dudley 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 approve the agenda with the following changes as amended with item CB-7 moved to reports and Legal item H-1 deleted:

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

In connection with the approval of the Consent Agenda Councilmember Kornell moved with a second by Councilmember Nurse that the following resolutions be adopted approving the attached Consent Agenda.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. John Dehmel, 6650 10<sup>th</sup> Avenue North, spoke regarding the BF&T report and the Apprentice Ordinance.

2. Thomas English, 1831 MLK Street South, spoke regarding Negro Baseball League and Little League Baseball victims and Thomas "Jet" Jackson Recreation Center.
3. Jack Jarrell, 2198 Sunset Circle, Largo, FL, spoke regarding the BF&T report and the Apprentice Ordinance.
4. Aaron Carmella, 625 Grove Street North, spoke regarding the BF&T report and the Apprentice Ordinance.
5. Harvey William "Bill" Hugunin, spoke regarding and all weather golf driving range enclosure.
6. Barry Brown, 1501 23<sup>rd</sup> Avenue South, spoke regarding the demotion and removal of Paul Morrison from the Thomas "Jet" Jackson Recreation Center.
7. Debi Mazor, 300 2<sup>nd</sup> Avenue S.E. #30, spoke regarding the tree removal ordinance and the construction project at the St. Petersburg Free Clinic located at 820 4<sup>th</sup> Avenue North.
8. Tom Tito, 622 12<sup>th</sup> Avenue South, spoke regarding job training.

The Clerk read the title of proposed Ordinance 162-H providing for the amendment of the Truck Routes section of the St. Petersburg City Code; modifying the definition of restricted vehicles to align with State maximum lengths; and clarifying the designated streets and hours for truck use as depicted on the truck routes map. 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 Setting May 7, 2015 as the public hearing date for the following proposed Ordinance(s):

**PROPOSED ORDINANCE NO. 162-H**

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE TRUCK ROUTES SECTION OF THE ST. PETERSBURG CITY CODE; MODIFYING THE DEFINITION OF RESTRICTED VEHICLES TO ALIGN WITH STATE MAXIMUM LENGTHS; CLARIFYING THE DESIGNATED STREETS AND HOURS FOR TRUCK USE AS DEPICTED ON THE TRUCK ROUTES MAP; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

In connection with the First Reading of the proposed Ordinance 162-H, 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 the Council requesting staff to bring back a report to the Public Services & Infrastructure Committee regarding the regulations and enforcement of truck routes in neighborhoods.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

In connection with the Budget, Finance & Taxation Committee report, Councilmember Kennedy moved with the second of Councilmember Rice that the following resolution be adopted:

2015-160 Resolution of the City of St. Petersburg, Florida authorizing the issuance of not to exceed \$50,000,000 in aggregate principal amount of City of St. Petersburg, Florida Public Service Tax Revenue Bonds, Series 2015 for the purpose of financing, refinancing and/or reimbursing the costs of any design, and the planning, site preparation, acquisition, installation, construction, and equipping of a City-owned municipal pier, as more particularly described herein; pledging Public Service Tax Revenues to secure payment of the principal of and interest on such Bonds; making certain covenants and agreements for the benefit of the Holders of such Bonds; authorizing Bond validation; authorizing certain officials and employees of the City to take all actions required in connection with the sale, issuance and delivery of such Bonds; and making certain covenants and agreements in connection therewith.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

In connection with the Budget, Finance & Taxation Committee report and proposed Ordinance 164-H, 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 Setting May 7, 2015 as the first reading and May 21, 2015 as the public hearing date for the following proposed Ordinance(s):

**PROPOSED ORDINANCE NO. 164-H**

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE BY ADDING SECTION 2-299 TO DIVISION 7, CHAPTER 2, ARTICLE V, REQUIRING CONTRACTORS TO EMPLOY DISADVANTAGED WORKERS ON MAJOR CONSTRUCTION PROJECTS; PROVIDING THE AUTHORITY FOR THE POD TO PROMULGATE POLICIES AND PROCEDURES TO IMPLEMENT, MONITOR AND ENFORCE THIS REQUIREMENT; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nayas. None. Absent. None.

In connection with the Budget, Finance & Taxation Committee the Clerk read the title of proposed Ordinance 165-H amending the St. Petersburg City Code by adding section 2-299 to division 7, Chapter 2, Article V, requiring contractors to employ disadvantaged workers on major construction projects; providing the authority for the POD to promulgate policies and procedures to implement, monitor and enforce this requirement; and providing an effective date., 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 Setting May 7, 2015 as the public hearing date for the following proposed Ordinance(s):

**PROPOSED ORDINANCE NO. 165-H**

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE BY ADDING DIVISION 7 TO CHAPTER 2, ARTICLE V, REQUIRING CONTRACTORS TO EMPLOY APPRENTICES ON MAJOR CONSTRUCTION PROJECTS; PROVIDING THE AUTHORITY FOR THE POD TO PROMULGATE POLICIES AND PROCEDURES TO IMPLEMENT, MONITOR AND ENFORCE THIS REQUIREMENT; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nayas. None. Absent. None.

In connection with the Budget, Finance & Taxation Committee report, 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 the Council refer to the Budget, Finance and Taxation Committee the discussion of make apprenticeship program a perquisite pre-procurement in order to do business with the City.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nayas. None. Absent. None.

In connection with the Budget, Finance & Taxation Committee report, Councilmember Kennedy moved with the second of Councilmember Rice requesting the removal of Childs Park Lake and the Rubber Track from the Weekie Wachee Project List.

Roll Call. Ayes. None. Nays. Rice. Kornell. Newton. Gerdes. Kennedy. Dudley. Absent. Foster. Nurse. Motion failed.

In connection with the Budget, Finance & Taxation Committee report, Councilmember Kennedy moved with the second of Councilmember Dudley 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 Budget, Finance & Taxation Committee report presented by Councilmember Kennedy.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

The Chair recessed the meeting for a break at 4:51 P.M.

The Chair reconvened the meeting at 4:59 P.M. and began the meeting with the Land Use & Transportation report.

In connection with the Land Use & Transportation 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 the Council receive and file the Land Use & Transportation report presented by Councilmember's Kennedy and Rice.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a report presented by Sophia Sorolis, Economic Development Manager regarding Project B4112128871, a confidential project, Councilmember Kennedy moved with the second of Councilmember Newton that the following resolution be adopted:

2015-161 A resolution recommending that Project B4112128871 ("Project"), a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry ("QTI") Business pursuant to Section 288.106, Florida Statutes.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with the Public Art Commission report, Councilmember Rice 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 receive and file the Public Art Commission report presented by Councilmember Rice.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Nays. None. Absent. Kennedy.

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. Newton. Foster. Gerdes. Dudley. Nays. None. Absent. Kennedy.

In connection with a report presented by Bruce Grimes, Director Real Estate and Property Management regarding Harborage Marina Lease – Extension of Term, Councilmember Rice moved with the second of Councilmember Kennedy that the following resolution be adopted:

2015-162 A resolution confirming previous City Council interpretations of Ordinance 673- G approved by voters by referendum which authorized the September 27, 2007 lease between the City of St. Petersburg and the Harborage Marina, LLC which interpretation allows for amendments to the original lease; and providing an effective date.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Nays. None. Absent. None.

In connection with a report presented by Bruce Grimes, Director Real Estate and Property Management regarding Harborage Marina Lease – Extension of Term, Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

2015-163 A resolution authorizing the Mayor or his designee, to execute a fourth amendment to the City of St. Petersburg's September 27, 2007 lease agreement with Harborage Marina, L.L.C., amending the lease term to September 27, 2037; and to execute all documents necessary to effectuate this resolution; and providing an effective date.

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 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 Homeless Leadership Board report presented by Councilmember Foster.

Roll Call. Ayes. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. Rice.

In connection with the EDGE Business District Association Update, Barbara Voglewede and Roger Curlin gave a PowerPoint Presentation on the current parking conditions within the EGDE District. Councilmember Nurse 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 request that staff report back on the May 7, 2015 City Council meeting with recommendations regarding the use of Special Event parking within the EDGE Business District for the remainder of the calendar year.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

The Chair recessed the meeting for a meal break at 6:27 P.M.

The Chair reconvened the meeting at 6:55 P.M. and began the meeting with the Public Hearings portion of the agenda.

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 Nurse moved with the second of Councilmember Kornell that the following resolutions be adopted:

- 2015-164      Confirming the preliminary assessment for Lot Clearing Number 1549.
- 2015-165      Confirming the preliminary assessment for Building Securing Number 1198.
- 2015-166      Confirming the preliminary assessment for Building Demolition Number 425.

Roll Call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. Newton.

In connection with public hearings regarding the Countywide Local Mitigation Strategy, the Chair asked if there were any persons present wishing to be heard and there was no response. Councilmember Nurse moved with the second of Councilmember Rice that the following resolutions be adopted:

- 2015-167      Resolution adopting the Countywide Local Mitigation Strategy; and making the Local Mitigation Strategy serve as the City of St. Petersburg's Floodplain Management Plan.

Roll Call. Ayes. Rice. Kornell. Nurse. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. Newton.

In connection with public hearings regarding proposed Ordinance 158-H amending Chapter 27 of the St. Petersburg City Code by deleting Section 27-609 relating to performance bonds, the Chair asked if there were any persons present wishing to be heard and there was no response. Councilmember Rice 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 158-H, entitled:

**PROPOSED ORDINANCE NO. 158-H**

AN ORDINANCE AMENDING CHAPTER 27 OF THE ST. PETERSBURG CITY CODE BY DELETING SECTION 27-609 RELATING TO PERFORMANCE BONDS; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

In connection with public hearings regarding Ordinance 159-H amending Section 21-54 of the Municipal Code of Ordinances strengthening the protections available to plant life in City parks., the Chair asked if there were any persons present wishing to be heard and there was no response. Councilmember Dudley 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 159-H, entitled:

**PROPOSED ORDINANCE NO. 159-H**

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING SECTION 21-54 OF THE MUNICIPAL CODE OF ORDINANCES; STRENGTHENING THE PROTECTIONS AVAILABLE TO PLANT LIFE IN CITY PARKS; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

In connection with public hearings regarding Ordinance 161-H amending the St. Petersburg City Code by adding Article III to Chapter 15, prohibiting wage theft; providing for definitions; establishing a procedure for the processing of wage theft complaints; providing for a hearing; and providing for penalties, the Chair asked if there were any persons present wishing to be heard and the following person(s) came forward:

1. Robert Snurpus, 305 Dr. MLK Street South #222, spoke in favor of the wage theft ordinance.
2. John Dubrule, 501 First Avenue North, representing Gulfcoast Legal Services and spoke in favor of the wage theft ordinance.
3. Jane Walker, 226 6<sup>th</sup> Street South, representing Daystar Life Center and spoke in favor of the wage theft ordinance.

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 proposed Ordinance 161-H, entitled:

**PROPOSE ORDINANCE NO. 161-H**

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE BY ADDING ARTICLE III TO CHAPTER 15, PROHIBITING WAGE THEFT; PROVIDING FOR DEFINITIONS; ESTABLISHING A PROCEDURE FOR THE PROCESSING OF WAGE THEFT COMPLAINTS; PROVIDING FOR A HEARING; PROVIDING FOR PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Kennedy. Dudley. Naves. None. Absent. None.

In connection with a Community Redevelopment Agency item, Chairman Gerdes recessed the April 16, 2015 City of St. Petersburg City Council meeting at 7:27 P.M. and convened as the Community Redevelopment Agency.

In connection with a Community Redevelopment Agency item, Chairman Gerdes adjourned the April 16, 2015 Community Redevelopment Agency at 7:33 P.M. and reconvened as the City of St. Petersburg City Council.

In connection with a report item regarding the approving of a supplemental appropriation of \$50,000 from Management Evaluation Fiscal Year 2015 to the Community Services Department for the Read to Me Early Childhood Program, Councilmember Newton moved with the second of Councilmember Kornell that the following resolution be adopted:

2015-168 Approving a supplemental appropriation of \$50,000 from Management Evaluation Fiscal Year 2015 to the Community Services Department for the Read to Me Early Childhood Program.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Nays. Kennedy. Absent. None.

In connection with the Public Services & Infrastructure Committee report, the Clerk read the title of proposed Ordinance 163-H amending Chapter 16 of the St. Petersburg City Code by increasing penalties for improper disposal of grass clippings, tree trimmings, and other vegetative material by commercial persons or entities; amending Chapter 27 to establish increased penalties for certain discharges into the stormwater system; and correcting a typographical error in section 27-432. 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 Setting May 7, 2015 as the public hearing date for the following proposed Ordinance(s):

**PROPOSED ORDINANCE NO. 163-H**

AN ORDINANCE AMENDING CHAPTER 16 OF THE ST. PETERSBURG CITY CODE BY INCREASING PENALTIES FOR IMPROPER DISPOSAL OF GRASS CLIPPINGS, TREE TRIMMINGS, AND OTHER VEGETATIVE MATERIAL BY COMMERCIAL PERSONS OR ENTITIES; AMENDING CHAPTER 27 TO ESTABLISH INCREASED PENALTIES FOR CERTAIN DISCHARGES INTO THE STORMWATER SYSTEM; CORRECTING A TYPOGRAPHICAL ERROR IN SECTION 27-432; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Nays. Kennedy. Absent. None.

In connection with the Public Services & Infrastructure Committee report, Councilmember Dudley 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 Public Services & Infrastructure Committee report presented by Councilmember Dudley.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Nays. Kennedy. Absent. None.

In connection with the Youth Services Committee report, Councilmember Foster 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 receive and file the Youth Services Committee report presented by Councilmember Foster.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Naves. Kennedy. Absent. None.

In connection with a new business item, Councilmember Dudley 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 refer to the Public Services and Infrastructure Committee for a report from the Legal Department regarding the current Door-to-Door Solicitation Ordinance.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Naves. Kennedy. Absent. None.

In connection with a new business item, 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 Council refer to the Public Services and Infrastructure Committee for consideration of possible ordinance and regulation changes to make St. Petersburg a more Pedalpub city to include the downtown carriages as amended.

The Chair asked if there were any persons present wishing to be heard. The following person(s) came forward:

1. Chad Bertelson, 334 2<sup>nd</sup> Avenue South, spoke regarding easing the restrictions on the Pedalpub.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Naves. Kennedy. Absent. None.

In connection with a new business item, Councilmember Rice moved with the second of Councilmember Kornell that the following resolution be adopted:

2015-169      Respectfully request a vote to amend the date of the second reading for the Historic Designation Ordinance from July 23, 2015 to August 20, 2015.

Roll Call. Ayes. Rice. Kornell. Nurse. Newton. Foster. Gerdes. Dudley. Naves. Kennedy. Absent. None.

4/16/15

In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. Karen Lieberman, 253 Sunlit Cove Drive N.E., spoke regarding the Hard to Hire Ordinance on behalf of FAST.
2. Maria Jose- Hays, spoke regarding the Wage Theft Ordinance and the EDGE District and the parking

# CONSENT



# AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A  
April 16, 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)**

- 2015-150 1. Awarding a contract to Layne Inliner, LLC in the amount of \$1,870,000 for Sanitary Sewer CIPP Lining – FY15. (Engineering Project No. 15030-111; Oracle No. 14803)
- 2015-151 2. Renewing a blanket purchase agreement with Infinity Staffing Solutions, LLC dba Lyneer Staffing Solutions, formerly known as Tri-State Employment Services Inc., for temporary staffing services at an estimated annual cost of \$650,000.

**(Public Works)**

- 2015-152 3. Gandy Boulevard Limited Access Road Improvements Project:
- (a) Authorizing the Mayor or his designee to execute Amendment No. 1 to the Utility Work Agreement (“UWA”) 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 (“Project”), in the amount of \$1,192,217 for a total revised cost of \$2,892,217; to relocate identified City utilities at an estimated cost of \$544,000; approving the inclusion of the Oak Street Stormwater Drainage Improvement in the utility work to be performed under the UWA in the amount of \$300,000; authorizing the relocation of a disputed portion of the City’s 24” water main located in Dr. Martin Luther King Jr. Street North at City expense in the estimated amount of \$348,217, subject to a reservation of the City’s rights to seek reimbursement of those costs from FDOT at a later date; authorizing the Mayor or his designee to execute all documents necessary to effectuate these transactions; rescinding unencumbered appropriations from the Water Resources Capital Projects Fund (4003), the DIS Belcher 38-54 Ave FY15 Project (14799) in the amount of \$700,000 and the PC Haines 54-28 St FY15 Project (14800) in the amount of \$350,000; approving a supplemental appropriation in the amount of \$1,050,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003) resulting from these rescissions to the DIS FDOT Gandy Overpass FY 13/14/15 Project (13853); rescinding unencumbered appropriation from the Stormwater Drainage Capital Projects Fund (4013), MLK & Gateway Mall SDI Project (12859) in the amount of \$300,000; approving an appropriation of \$300,000 from the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from this rescission to the Gandy Blvd & Oak Street NE SDI Project (14923); and approving the expenditure. (FPID# 256931-2-52-01) (Engineering Project No. 14069-111; Oracle Nos. 13853, 13854 and Engineering Project 15054-110; Oracle No. 14923)

- (b) Authorizing the Mayor or his designee to execute Amendment No. 2 to Task Order No. 12-04-GH/W with Greeley and Hansen, LLC in the amount not to exceed \$100,000 for professional engineering and construction inspection services for the relocation 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 Task Order amount of \$368,690; and approving the expenditure. (Engineering Project No. 14069-111; Oracle No. 13853 and 13854); FPID 256913-2-52-01.

2015-153

# CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda B  
April 16, 2015

**(Procurement)**

- 2015-154 1. Accepting a proposal from Parkson Corporation, a sole source provider, to rehabilitate two bar screens for the Water Resources Department at a cost not to exceed \$194,864.

**(City Development)**

- 2015-155 2. Resolution appointing and reappointing representatives and officers to the Enterprise Zone Development Agency (EZDA).
- 2015-156 3. Authorizing the Mayor or his designee to execute a License Agreement with Gary and Cortney Webb to use and fence a portion of a City-owned property located in Safety Harbor for the City's 36-Inch Water Transmission Main for a period of five (5) years at an aggregate fee of \$250.00.
- 2015-157 4. Authorizing the Mayor or his designee to execute a thirty-six (36) month lease agreement with The Canterbury School of Florida, Inc., a Florida not-for-profit corporation, for the use of an area outside the referendum approved leased premises, as illustrated and legally described in the attached Exhibit "A" as Subject Area of Short Term Lease. *(Requires affirmative vote of at least six (6) members of City Council.)*

**(Miscellaneous)**

- 2015-158 5. Resolution decreasing the size of the Consolidated Plan Ad Hoc Application Review Committee ("Committee") to eight (8) members; and confirming the Mayor's appointments to the Committee for FY 2015/2016.
- 2015-159 6. Approving an agreement with St. Anthony's Hospital, Inc. for a three (3) year term with one (1) three-year renewal option to stage the triathlon event in the City of St. Petersburg; and authorizing the Mayor or his designee to execute the agreement and all documents necessary to effectuate this transaction.

There being no further business the meeting was adjourned at 8:35 p.m.

\_\_\_\_\_  
Charles Gerdes, Chair-Councilmember  
Presiding Officer of the City Council

ATTEST: \_\_\_\_\_  
Chan Srinivasa, City Clerk

