COUNCIL MEETING

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

CITY OF ST. PETERSBURG

May 5, 2016
8:30 AM

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

1. If you are speaking under the Public Hearings, Appeals or Open Forum sections of the agenda, please observe the time limits indicated on the agenda.

2. Placards and posters are not permitted in the Chamber. Applause is not permitted except in connection with Awards and Presentations.

3. Please do not address Council from your seat. If asked by Council to speak to an issue, please do so from the podium.

4. Please do not pass notes to Council during the meeting.

5. Please be courteous to other members of the audience by keeping side conversations to a minimum.

6. The Fire Code prohibits anyone from standing in the aisles or in the back of the room.

7. If other seating is available, please do not occupy the seats reserved for individuals who are deaf/hard of hearing.

GENERAL AGENDA INFORMATION

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

If you are deaf/hard of hearing and require the services of an interpreter, please call our TDD number, 892-5259, or the Florida Relay Service at 711 as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, and every effort will be made to provide that service for you. If you are a person with a disability who needs an accommodation in order to participate in this/these proceedings or have any questions, please contact the City Clerk's Office at 893-7448.

May 5, 2016
8:30 AM

A. Meeting Called to Order and Roll Call.

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

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

Firefighter Robert F. Parker - May 10, 1969

Detective Wayne M. Barry - May 23, 1923

Officer Frank A. Pike - May 19, 1933

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

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.

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

Public Hearings

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

1. Ordinance 1079-V approving the vacation of a portion of a 15-foot east/west right-of-way lying south of Farm 57, Pinellas Farms as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part, located north of the intersection of 22nd Avenue North and Tyrone Boulevard North and immediately north of the parcel located at 2201 Tyrone Boulevard North. (City File 14-33000015)

2. Ordinance 1080-V approving the vacation of a 20-foot wide portion of unimproved Weedon Drive Northeast adjacent to Lot 1 Florida Riviera Weedon Park, Plat 10 and Lot 22 Weedon Cove, Block 1, located southeast of 701 Weedon Drive Northeast. (City File 16-33000003)

3. Approving the following Annual Action Plan Substantial Amendments ("Amendments"): 1) to the FY 2011/2012 Annual Action Plan to reduce the HOME Investment Partnership ("HOME") Community Housing Development Organization ("CHDO") project funding previously available to Homes for Independence, Inc. ("HFI") by $79,829.00 and reallocate the funds to the City's homeowner Rehabilitation Assistance Program ("RAP") and to allow HFI to retain its existing CHDO Proceeds Account for the purpose of conducting repairs to its existing CHDO units, 2) to the FY 2012/2013 Annual Action Plan to reduce the HOME CHDO operating funding previously available to HFI by $922.69 and reallocate the funds to the City's RAP program, and 3) to the FY 2013/2014 Annual Action Plan to delete the HOME projects related to HFI by $225,000 of CHDO project funding and $16,701.68 of CHDO operating funding, and to allocate the corresponding combined amount of $241,701.68 to the CHDO fund for Pinellas Affordable Living, Inc. ("PAL, Inc."); and authorizing the Mayor or his designee to submit the Amendments to the U.S. Department of Housing and Urban Development and to execute all documents necessary to implement this resolution and the Amendments.

E. Reports

1. Land Use & Transportation: (Councilmember Kennedy) (Oral)

   (a) Pinellas Planning Council (PPC).

   (b) Metropolitan Planning Organization (MPO).

   (c) Tampa Bay Transportation Management Area (TBTMA).

   (d) MPO Action Committee.

   (e) PSTA - (Vice-Chair Rice)

   (f) Tampa Bay Area Regional Transportation Authority (TBARTA) - (Vice-Chair Rice)

2. Public Art Commission - (Oral) (Councilmember Kornell)

3. Approval of a Development and South Core Parking Agreement in support of the new James Museum. [Deferred to June 2, 2016 meeting.]

4. Resolution approving a supplemental appropriation in the amount of $500,000 from the unappropriated balance of the General Fund (0001), derived of settlement funds from the 2010 Deepwater Horizon Oil Spill (BP Settlement), to the Mayor's Office (0001-020) for the establishment and implementation of a city-wide tree planting program. [Deferred to May 19, 2016 meeting]

5. Acquisition of a portion of St. Petersburg Country Club Property.

6. Resolution authorizing the Mayor or his designee to execute Task Order No. 12-12-KCA/GC to the Architect/Engineering Agreement between the City of St. Petersburg and Kisinger Campo and Associates, Corp. in the amount of $165,500 for professional planning services to develop an action plan for the Warehouse Arts District.

7. Impact of St. Vincent de Paul shelter on 5th Avenue North and the surrounding neighborhoods. – (Oral) (Councilmember Nurse)

8. Awarding a contract to Cutler Associates, Inc., in the amount of $1,250,000, for design - build services for the Regional Skate Park at Campbell Park and providing an effective date (Engineering/CID Project No. 15230-017; Oracle Project No. 14893).

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

Setting May 19, 2016 as the public hearing date for the following proposed Ordinance(s):

1. Amending the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use for an estimated 0.75 acre area located approximately 290-feet west of 34th Street, at 2500 – 34th Street North, (City File FLUM-38)

2. Approving the designation of the Sargent House, located at 806 – 18th Avenue Northeast, as a local historic landmark. (City File HPC 16-90300001)

G. New Business

1. Requesting a report to City Council concerning what action we take in regard to vicious dogs, preventing dog fighting, and any conversations we may have or have had with the county relative to increasing the budget for animal control. (Councilmember Kornell)

2. Referring to the budget workshop on May 10 a discussion of a master plan for south St. Petersburg and budgeting adequate funds for the plan. (Councilmember Kornell)

3. Referring to the BF&T Committee to add to the Weeki Wachee Project List improvements to Mangrove Bay Golf Course. (Councilmember Kennedy)

H. Council Committee Reports

1. Energy, Natural Resources & Sustainability Committee (4/14/16)

2. Budget, Finance & Taxation Committee (4/28/16)

   (a) Resolution accepting the proposal and approving the award of an agreement to Cherry Bekaert LLP to perform external audit services; authorizing the Budget, Finance and Taxation Committee Chair to negotiate and finalize an agreement with Cherry Bekaert LLP; and providing an effective date.

3. Public Services & Infrastructure Committee (4/28/16)

   (a) An Ordinance of the City of St. Petersburg, Florida, creating City Code Article VII Sections 20-51 and 20-52; making possession of twenty grams or less of cannabis and the possession of drug paraphernalia as defined herein a City Code violation; making other misdemeanors a City Code violation; removing a law enforcement officer's discretion concerning whether to use this process; providing for waiver of speedy trial; and providing for procedures; and providing for civil penalties including fines, community service and education programs.

   (b) An Ordinance of the City of St. Petersburg, Florida, creating City Code Article VII Sections 20-51 and 20-52; making possession of twenty grams or less of cannabis and the possession of drug paraphernalia as defined herein a City Code violation; making

other misdemeanors a City Code violation; removing a law enforcement officer's discretion concerning whether to use this process; providing for waiver of speedy trial; and providing for procedures; and providing for civil penalties including fines, community service and education programs.

4. Housing Services Committee (4/28/16)

I. Legal

J. Open Forum

K. Adjournment

CONSENT AGENDA

COUNCIL MEETING **CITY OF ST. PETERSBURG**

Consent Agenda A
May 5, 2016

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 Cutler Associates, Inc., in the amount of $1,250,000, for design - build services for the Regional Skate Park at Campbell Park and providing an effective date (Engineering/CID Project No. 15230-017; Oracle Project No. 14893). [MOVED TO REPORTS AS E-8]

CONSENT AGENDA

COUNCIL MEETING CITY OF ST. PETERSBURG

Consent Agenda B
May 5, 2016

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

(Procurement)

1. Awarding two-year blanket purchase agreements to Mid-State Machine and Fabrication Corporation, and Mader Electric, Inc. for machine shop work at an estimated cost of $200,000.

2. Approving the purchase of two trailered easement machines for the Water Resources Department from Environmental Products of Florida Corporation at a total cost of $117,013.80.

(Public Works)

3. Acknowledging the selection of George F. Young, Inc., Kimley-Horn and Associates, Inc. and Sprinkle Consulting, Inc. to provide miscellaneous professional services for Traffic Calming, Bicycle/Pedestrian and Development of Regional Impact Projects for the City of St. Petersburg ("City"); and authorizing the Mayor or his designee to execute the City's standard form architect/engineering agreement.

(Miscellaneous)

4. Confirming the appointment of Joseph Baldwin as a regular member to the Social Services Allocations Committee to fill an unexpired three-year term ending September 30, 2018.

5. Confirming the appointment of Susana Weymouth as a regular member to the Arts Advisory Committee to serve an unexpired three-year term ending September 30, 2018.

6. Approval of City Council minutes of April 7, April 14, and April 21, 2016 City Council meetings.

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

Budget, Finance & Taxation Committee
Thursday, April 28, 2016, 8:00 a.m., Room 100

Public Services & Infrastructure Committee
Thursday, April 28, 2016, 9:15 a.m., Room 100

Housing Services Committee
Thursday, April 28, 2016, 10:30 a.m., Room 100

CRA/Agenda Review
Thursday, April 28, 2016, 1:30 p.m., Room 100

Committee of the Whole: Capital Improvement Plan
Thursday, April 28, 2016, 2:30 p.m. or immediately following Agenda Review, Room 100

CITY OF ST. PETERSBURG
Board and Commission Vacancies

Civil Service Board
2 Alternate Members
(Term expires 6/30/17)

Nuisance Abatement Board
2 Alternate Members
(Terms expire 8/31/16 and 11/30/16)

City Beautiful Commission
4 Regular Members
(Terms expire 12/31/16 and 12/31/18)

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.

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SAINT PETERSBURG CITY COUNCIL

Meeting of May 5, 2016

TO: The Honorable Amy Foster, Chair, and Members of City Council

SUBJECT: Ordinance approving a vacation of a portion of a 15 foot east west right-of-way lying South of Farm 57, Pinellas Farms as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part. Located north of the intersection of 22nd Avenue North and Tyrone Boulevard North and immediately north of the parcel located at 2201 Tyrone Boulevard North. (City File No.: 14-33000015)

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

RECOMMENDED CITY COUNCIL ACTION:
1) Conduct the second reading and public hearing; and
2) Approve the proposed ordinance.

The Request: The request is to vacate a 15 foot portion of an east west right-of-way north of the intersection of 22nd Avenue North and Tyrone Boulevard North and immediately north of the parcel located at 2201 Tyrone Boulevard North. This is an unused portion of right-of-way located between the subject parcel and a parcel to the north belonging to the Pinellas County School Board. This property was dedicated by plat to the City for use as right of way, and later declared surplus and available for sale. A Purchase and Sale Agreement was approved by City Council on February 18, 2016 which allows for the applicant to apply for the vacation of the right-of-way. This vacation is a condition of the approved Purchase and Sale Agreement.

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

Agency Review: This request was routed to City Departments and utility agencies for review. Verizon Florida, LLC indicated that they have facilities in the area that would require an easement. TECO/Peoples Gas indicated that they may have facilities which could be affected. The Florida Department of Transportation requested an easement over their existing facilities.

Public Comments: No calls were received from the public in response to this application.

DRC Action/Public Comments: On April 6, 2016, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 7-0 to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the author.

RECOMMENDATION:

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

1. Prior to recording the vacation ordinance, the applicant shall comply with the Engineering Conditions of Approval in the Engineering memorandum dated August 28, 2015.

2. Prior to recording the vacation ordinance, the applicant shall grant an easement acceptable to the Florida Department of Transportation to protect their existing facilities.

3. Prior to recording the vacation ordinance, the applicant shall grant a private easement or obtain a letter of no objection from Verizon Florida, LLC and TECO/Peoples Gas.

4. Prior to recording the vacation ordinance, the applicant shall replat the subject property along with the vacated portion of the right-of-way.

5. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: DRC Staff Report, Attachment A – Parcel Map, Attachment B – Aerial Map, Attachment C – Engineering Memorandum dated August 28, 2015, Exhibit "A" – Sketch and Legal – 2 pages

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF A PORTION OF A 15 FOOT EAST WEST RIGHT-OF-WAY LYING SOUTH OF FARM 57, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART. LOCATED NORTH OF THE INTERSECTION OF 22ND AVENUE NORTH AND TYRONE BOULEVARD NORTH AND IMMEDIATELY NORTH OF THE PARCEL LOCATED AT 2201 TYRONE BOULEVARD NORTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission on April 6, 2016 (City File No. 14-33000015):

Legal Description: See attached Exhibit "A" – Sketch and Legal – 2 pages.

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

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

1. Prior to recording the vacation ordinance, the applicant shall comply with the Engineering Conditions of Approval in the Engineering memorandum dated August 28, 2015.

2. Prior to recording the vacation ordinance, the applicant shall grant an easement acceptable to the Florida Department of Transportation to protect their existing facilities.

3. Prior to recording the vacation ordinance, the applicant shall grant a private easement or obtain a letter of no objection from Verizon Florida, LLC and TECO/Peoples Gas.

4. Prior to recording the vacation ordinance, the applicant shall replat the subject property along with the vacated portion of the right-of-way.

5. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

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

LEGAL:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT:

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

REVISED 04.05.16
VACATION OF RIGHT-OF-WAY
PUBLIC HEARING

According to Planning & Economic Development Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **April 6, 2016, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 14-33000015

ATLAS SHEET: P-12 / P-14

REQUEST: Vacation of a portion of a 15 foot east west right-of-way lying South of Farm 57, Pinellas Farms as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part. Located north of the intersection of 22nd Avenue North and Tyrone Boulevard North and immediately north of the parcel located at 2201 Tyrone Boulevard North.

APPLICANT: Tyrone 22, LLC
C. Donovan Smith
171 Church Street, Suite 300
Charleston, SC 29401

City of St. Petersburg
Real Estate and Property Management
P.O. Box 2482
St. Petersburg, FL 33714

ADDRESS / PARCEL ID NO.: 2201 Tyrone Boulevard North / 17/31/16/30168/001/0000

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

DISCUSSION:

Request The request is to vacate a 15 feet portion of an east west right-of-way north of the intersection of 22nd Avenue North and Tyrone Boulevard North and immediately north of the parcel at 2201 Tyrone Boulevard North. This is an unused portion of right-of-way located between the subject parcel and a parcel to the north belonging to the Pinellas County School Board. This property was dedicated by plat to the City for use as right of way, and later declared surplus and available for sale. A Purchase and Sale Agreement was approved by City Council on February 18, 2016 which allows for the applicant to apply for the vacation of the right-of-way. This vacation is a condition of the approved Purchase and Sale Agreement.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Sketch and Legal Description (Exhibit "A" – 2 pages). The applicant's goal is to consolidate the property for redevelopment.

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

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

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

A. Land Development Regulations

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

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

This request was routed to City Departments and utility agencies for review. Verizon Florida, LLC indicated that they have facilities in the area that would require an easement. TECO/Peoples Gas indicated that they may have facilities which could be affected. Suggested conditions of approval at the end of this report address these concerns.

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

The vacation of this segment of right-of-way will not impair or deny access to any lot of record. The applicant is the owner of the only abutting lot.

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

The vacation of this segment of right-of-way will not adversely impact the existing roadway network.

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

The City's Transportation and Real Estate Departments have determined that there is no present or future use for this portion of the right-of-way.

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

As part of the Real Estate transaction mentioned above, the City has been granted additional right-of-way to the east of the subject site. No other factors have been raised for consideration.

B. Comprehensive Plan

There are no policies in the City's Comprehensive Plan which apply to this request.

C. Adopted Neighborhood or Special Area Plans

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

Comments from Agencies and the Public: This request was routed to City Departments and utility agencies for review. Verizon Florida, LLC indicated that they have facilities in the area that would require an easement. TECO/Peoples Gas indicated that they may have facilities which could be affected. No calls were received from the public in response to this application.

RECOMMENDATION:

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

1. Prior to recording the vacation ordinance, the applicant shall comply with the Engineering Conditions of Approval in the Engineering memorandum dated August 28, 2015.

2. Prior to recording the vacation ordinance, the applicant shall grant an easement acceptable to the Florida Department of Transportation to protect their existing facilities.

3. Prior to recording the vacation ordinance, the applicant shall grant a private easement or obtain a letter of no objection from Verizon Florida, LLC and TECO/Peoples Gas.

4. Prior to recording the vacation ordinance, the applicant shall replat the subject property along with the vacated portion of the right-of-way.

5. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:

4-5-16

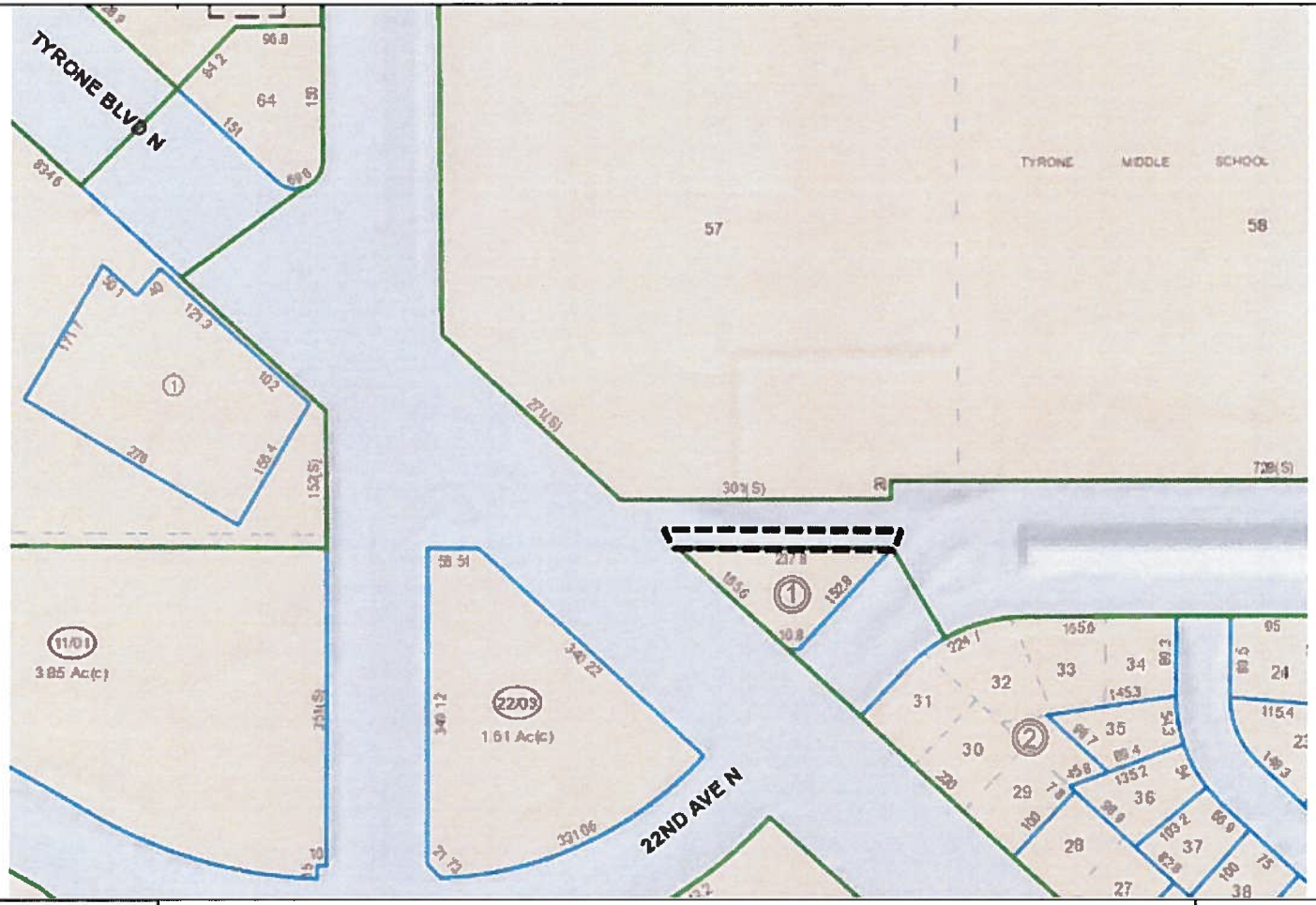
KATHRYN YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official DATE
Development Review Services Division
Planning & Economic Development Department

REPORT APPROVED BY:

4-5-16

ELIZABETH ABERNETHY, AICP, Zoning Official (POD) DATE
Planning and Economic Development
Development Review Services Division

Attachments: A – Parcel Map, B – Aerial Map, C – Engineering Memorandum dated August 28, 2015
Exhibit "A" – Sketch and Legal – 2 pages



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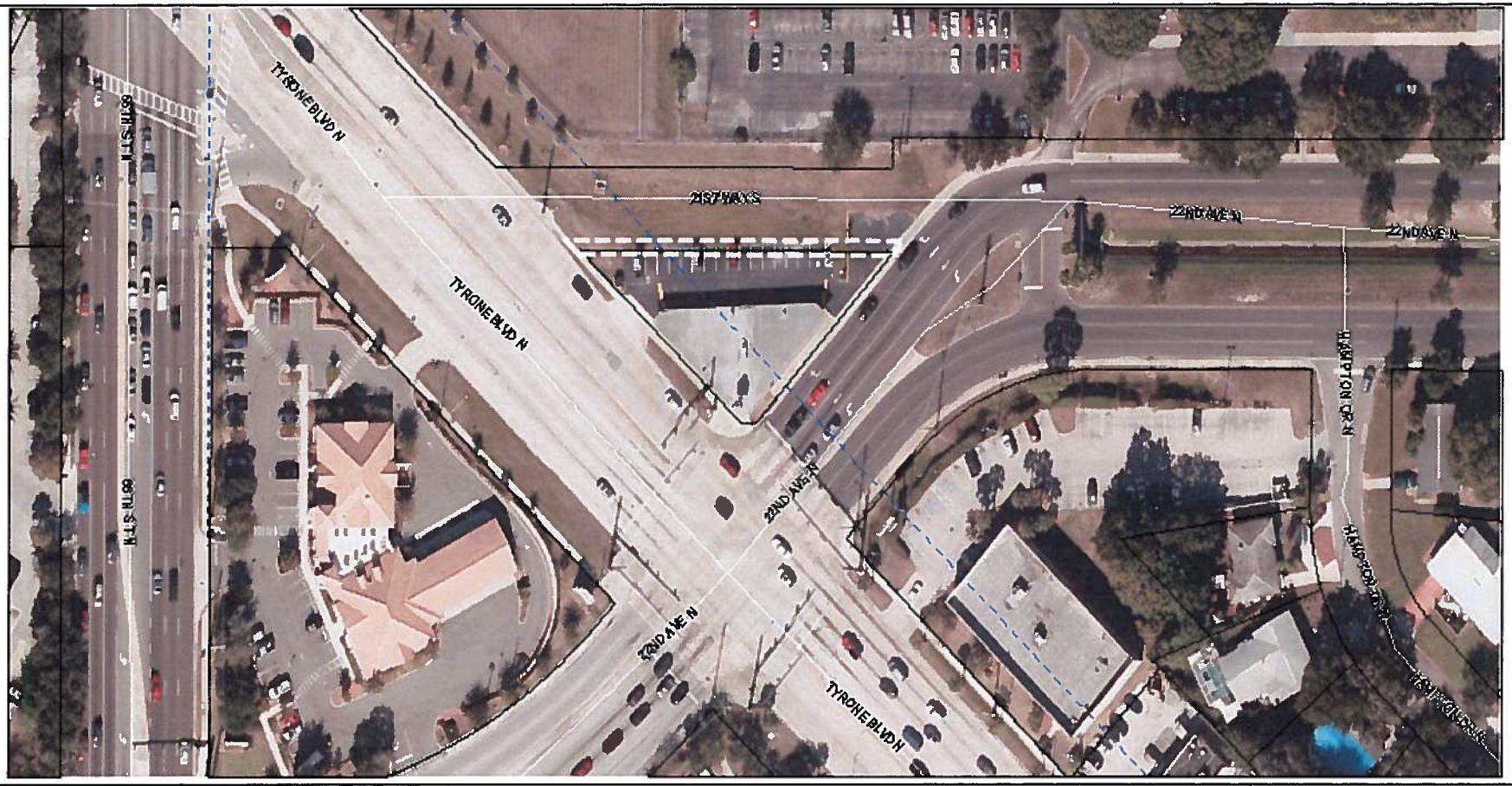
City of St. Petersburg, Florida
Development Review Services
Attachment "A"
Case No.: 14-33000015
Address: 2201 Tyrone Boulevard North

N↑
(nts)



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City of St. Petersburg, Florida
Development Review Services
Attachment "B"
Case No.: 14-33000015
Address: 2201 Tyrone Boulevard North

N↑
(nts)

Attachment "C"

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Crook, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE August 28, 2015

SUBJECT: Right-of-Way Vacation

FILE: 14-33000015

LOCATION: 2205 Tyrone Boulevard North
PIN: 17/31/16/30168/001/0000
ATLAS: P-12, P-14
PROJECT: Right-of-Way Vacation

REQUEST: Approval of a right of way vacation.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the right of way vacation provided that the following are added as conditions of approval:

1. A replat is required as a condition of this right of way vacation and an easement of sufficient width for maintenance of the existing FDOT box culvert must be dedicated to FDOT on the replat. The applicant shall coordinate directly with FDOT to determine necessary easement width.

2. The applicant shall as a condition of the required replat dedicate additional right of way for 22nd Avenue North along the eastern frontage of the property sufficient to provide for a future intersection improvement to create a second right turn from 22nd Avenue North to Tyrone Boulevard.

NED/PHF/jw

pc: Kelly Donnelly
Reading File
Correspondence File
2015 Right of way Vacation File – 14-33000015
Subdivision File, GARDEN MANOR – SECTION ONE

DESCRIPTION SKETCH
(Not a Survey)

Exhibit "A"

DESCRIPTION: Platted Right-of-Way (to be vacated)

A portion of 15 foot right-of-way lying South of FARM 57, PINELLAS FARMS as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part of, lying in Section 8, Township 31 South, Range 16 East, being more particularly described as follows:

BEGIN at the Northwest corner of BLOCK 1, GARDEN MANOR - SECTION ONE, as recorded in Plat Book 31, Pages 44 and 45 of the Public Records of Pinellas County, Florida, said point being on the Northeasterly right-of-way line of TYRONE BOULEVARD as shown on Florida Department of Transportation Right-of-Way Map Section 1501-112 (202); thence N.47°45'00"W., 22.23 feet along said Northeasterly right-of-way line of TYRONE BOULEVARD to the Southerly boundary line of FARM 57, PINELLAS FARMS as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part of; thence N.89°49'00"E., 251.78 feet along said Southerly boundary line of FARM 57; thence S.41°32'13"W., 20.09 feet to the Northerly boundary line of said BLOCK 1, said line also being the Southerly line of Section 8, Township 31 South, Range 16 East; thence S.89°49'00"W., 222.00 feet along said Northerly boundary line of Block 1, same being said Southerly boundary line of Section 8 to the POINT OF BEGINNING.

Containing 3,553 square feet, more or less.

SHEET 1 OF 2

NOTE:
SEE SHEET 2 FOR SKETCH AND LEGEND.

NOTES:

1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913.

2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper

3. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.
Revised per comments	3-22-16	MAC	FR	2140048

Drawn: JMP | Checked: | Client No: ___

Original No.: 2140048 | Current No.: 2140048

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code.

Scott R Fowler 3/22/16

SCOTT R. FOWLER — DATE OF SIGNATURE

FLORIDA REGISTERED LAND SURVEYOR NO. 5185

Drawing Date: 08-18-14

Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lesc.com

LANDMARK ENGINEERING & SURVEYING CORPORATION

8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

Sec.: 8 Twp.: 31 S. Rge.: 16 E.

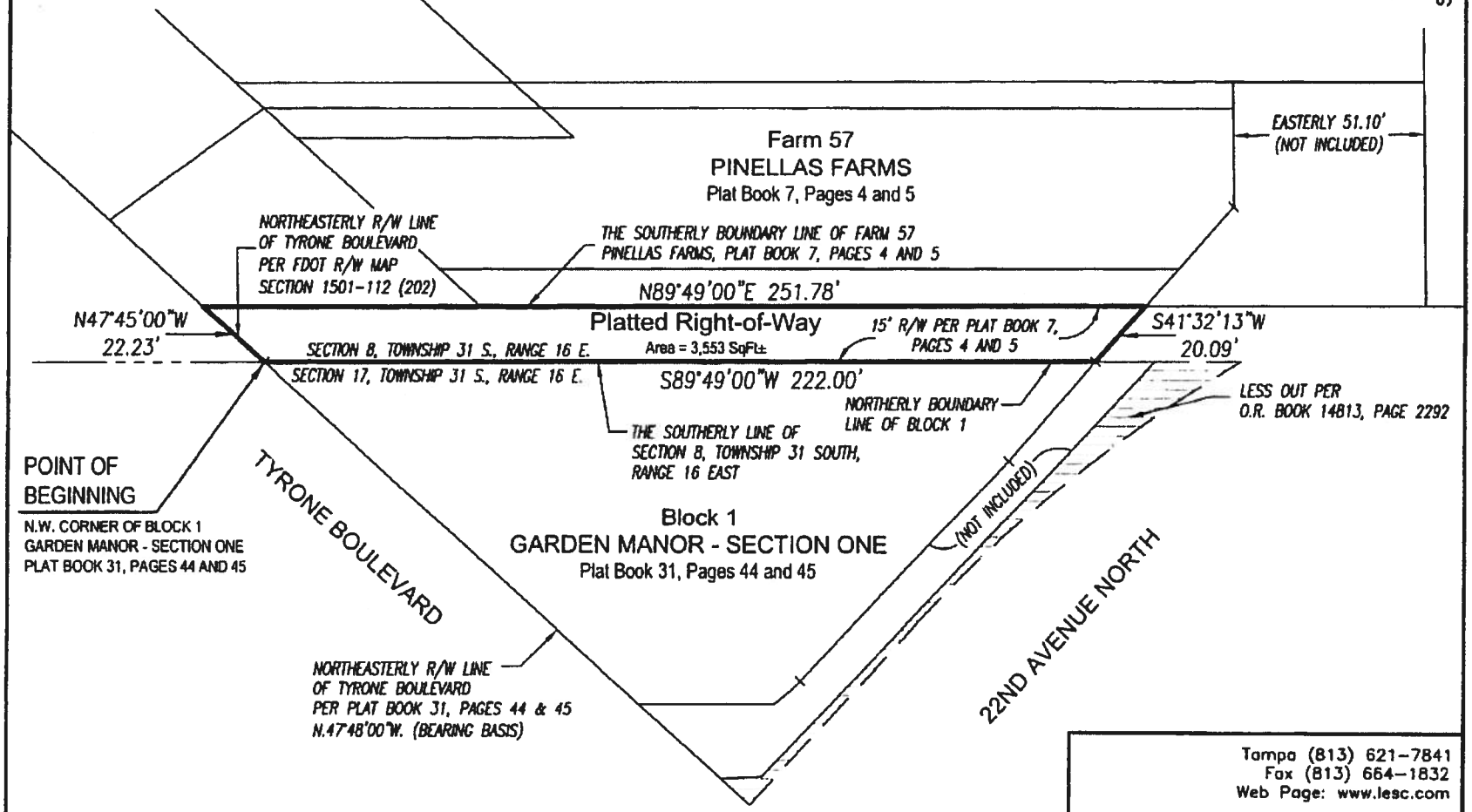
DESCRIPTION SKETCH
(Not a Survey)

LEGEND:
SEC. = SECTION TWP. = TOWNSHIP RGE. = RANGE
PB = PLAT BOOK PG'S = PAGES
(P) = PLAT R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS
CCR = CERTIFIED CORNER RECORDS
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
SQFT = SQUARE FEET

BASIS OF BEARINGS:
NORTHEASTERLY R/W LINE OF TYRONE BOULEVARD BEARS N.47°45'00"W., (PLAT BOOK 31, PAGES 44 AND 45)

NORTH

SCALE: 1" = 40'



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LANDMARK
ENGINEERING & SURVEYING CORPORATION
8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

SHEET 2 OF 2

NOTE:
SEE SHEET 1 FOR DESCRIPTION AND NOTES

Drawn: MAC
Job No.: 2140048

Sec.: 8 Twp.: 31 S. Rge.: 16 E.

DESCRIPTION SKETCH
(Not a Survey)

Exhibit "A"

DESCRIPTION: Platted Right-of-Way (to be vacated)

A portion of 15 foot right-of-way lying South of FARM 57, PINELLAS FARMS as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part of, lying in Section 8, Township 31 South, Range 16 East, being more particularly described as follows:

BEGIN at the Northwest corner of BLOCK 1, GARDEN MANOR - SECTION ONE, as recorded in Plat Book 31, Pages 44 and 45 of the Public Records of Pinellas County, Florida, said point being on the Northeasterly right-of-way line of TYRONE BOULEVARD as shown on Florida Department of Transportation Right-of-Way Map Section 1501-112 (202); thence N.47°45'00"W., 22.23 feet along said Northeasterly right-of-way line of TYRONE BOULEVARD to the Southerly boundary line of FARM 57, PINELLAS FARMS as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part of; thence N.89°49'00"E., 251.78 feet along said Southerly boundary line of FARM 57; thence S.41°32'13"W., 20.09 feet to the Northerly boundary line of said BLOCK 1, said line also being the Southerly line of Section 8, Township 31 South, Range 16 East; thence S.89°49'00"W., 222.00 feet along said Northerly boundary line of Block 1, same being said Southerly boundary line of Section 8 to the POINT OF BEGINNING

Containing 3,553 square feet, more or less.

NOTE:
SEE SHEET 2 FOR SKETCH AND LEGEND

NOTES:

1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913.
2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper
3. No instruments of record reflecting easements rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

SHEET 1 OF 2

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.
Revised per comments	3-22-16	MAC		2140048

Drawn: JMP | Checked: | Client No: ___
Original No.: 2140048 | Current No.: 2140048

SURVEYORS CERTIFICATE
The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code.

Scott R Fowler 3/22/16
SCOTT R. FOWLER — DATE OF SIGNATURE
FLORIDA REGISTERED LAND SURVEYOR NO. 5185
Drawing Date: 08-18-14

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Sec.: 8 Twp.: 31 S. Rge.: 16 E.

DESCRIPTION SKETCH
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LEGEND:
SEC. = SECTION TWP. = TOWNSHIP RGE. = RANGE
PB = PLAT BOOK PG'S = PAGES
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O.R. = OFFICIAL RECORDS
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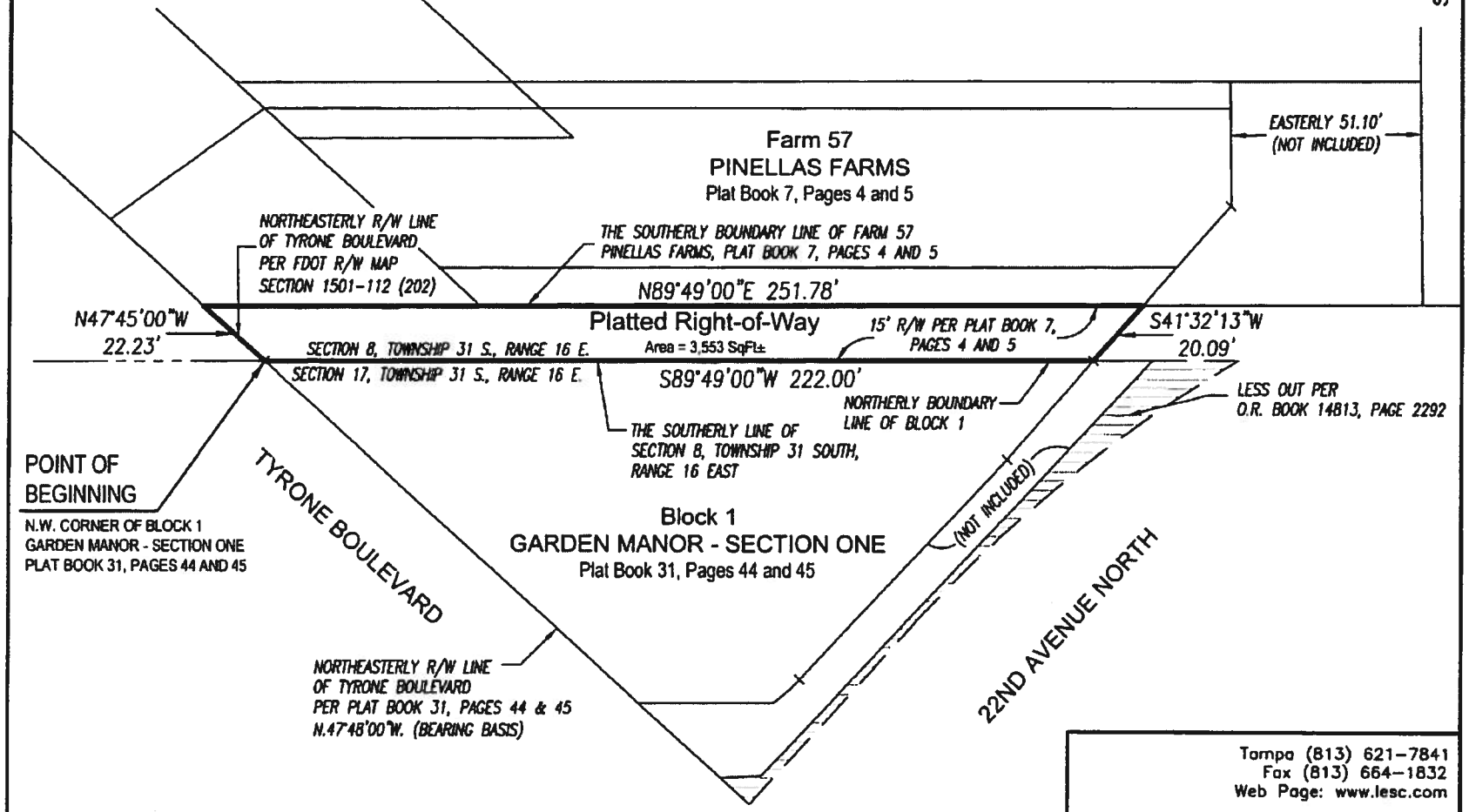
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
SQFT = SQUARE FEET

BASIS OF BEARINGS:
NORTHEASTERLY R/W LINE OF TYRONE BOULEVARD BEARS N.47°45'00"W., (PLAT BOOK 31, PAGES 44 AND 45)

NORTH

SCALE: 1" = 40'



SHEET 2 OF 2

NOTE:
SEE SHEET 1 FOR DESCRIPTION AND NOTES

Drawn: MAC
Job No.: 2140048

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Sec.: 8 Twp.: 31 S. Rge.: 16 E.

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SAINT PETERSBURG CITY COUNCIL

Meeting of May 5, 2016

TO:	The Honorable Amy Foster, Chair, and Members of City Council
SUBJECT:	Ordinance approving a vacation of a 20-foot wide portion of unimproved Weedon Drive Northeast adjacent to Lot 1 Florida Riviera Weedon Park, Plat 10 and Lot 22 Weedon Cove, Block 1. Located southeast of 701 Weedon Drive Northeast. (City File No.: 16-33000003)
RECOMMENDATION:	The Administration and the Development Review Commission recommend **APPROVAL**.

RECOMMENDED CITY COUNCIL ACTION:
1) Conduct the second reading and public hearing; and
2) Approve the proposed ordinance.

The Request: The request is to vacate an unimproved 20 foot wide portion of Weedon Drive Northeast located immediately north and west of Lot 1 Florida Riviera Weedon Park.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Sketch and Legal Description (Exhibit "A"). The applicant's goal is to obtain additional land in order to have a larger buildable area on the adjacent Lot 1.

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

Agency Review: This request was routed to City Departments and utility agencies for review. Verizon Florida, LLC and Duke Energy Transmission indicated that they have facilities in the area that would require an easement.

Public Comments: Three calls were received from the public in response to this application, one noted concerns with mangrove trimming and the Duke Utility line, the other two requested more information, but did not indicate an objection.

DRC Action/Public Comments: On April 6, 2016, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the

request. After the public hearing, the DRC voted 7-0 to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the author.

RECOMMENDATION:

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

1. Prior to recording the vacation ordinance, the applicant shall provide an easement to Verizon Florida, LLC and an easement to Duke Energy or obtain a letter of no objection.

2. Plans for development of the adjacent vacant Lot (Lot 1, Florida Riviera Weedon Park Plat 10) shall demonstrate compliance with the applicable protection of, and setback from, the adjacent wetland areas.

Attachments: DRC Report, Attachment A – Parcel Map, Attachment B – Aerial Map, Attachment C – Subdivision Plat, Attachment D - Engineering Comments dated March 7, 2016, Exhibit "A" – Sketch and Legal Description – 2 pages

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF A 20-FOOT WIDE PORTION OF UNIMPROVED WEEDON DRIVE NORTHEAST ADJACENT TO LOT 1 FLORIDA RIVIERA WEEDON PARK, PLAT 10 AND LOT 22 WEEDON COVE, BLOCK 1. LOCATED SOUTHEAST OF 701 WEEDON DRIVE NORTHEAST; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission on April 6, 2016 (City File No. 16-33000003):

Legal Description: See Attached Exhibit "A" Sketch and Legal – 2 pages.

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

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

1. Prior to recording the vacation ordinance, the applicant shall provide an easement to Verizon Florida, LLC and an easement to Duke Energy or obtain a letter of no objection.

2. Plans for development of the adjacent vacant Lot (Lot 1, Florida Riviera Weedon Park Plat 10) shall demonstrate compliance with the applicable protection of, and setback from, the adjacent wetland areas.

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

LEGAL:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT:

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

VACATION OF RIGHT-OF-WAY
PUBLIC HEARING

According to Planning & Economic Development Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **April 6, 2016, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	16-33000003
PLAT SHEET:	D-46
REQUEST:	Approval of a vacation of a 20-foot wide portion of unimproved Weedon Drive Northeast adjacent to Lot 1 Florida Riviera Weedon Park, Plat 10 and Lot 22 Weedon Cove, Block 1. Located southeast of 701 Weedon Drive Northeast.
OWNER:	Robert Whirley 701 Weedon Drive Northeast Saint Petersburg, Florida 33702-2761
ADDRESSES &:	700 Weedon Drive Northeast; 20-30-17-28656-000-0010
PARCEL ID NOS.:	701 Weedon Drive Northeast; 20-30-17-95730-001-0220
LEGAL DESCRIPTION:	On File
ZONING:	Neighborhood Suburban Estates (NSE)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate an unimproved 20 foot wide portion of Weedon Drive Northeast located immediately north and west of Lot 1 Florida Riviera Weedon Park.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Sketch and Legal Description (Exhibit "A"). The applicant's goal is to obtain additional land in order to have a larger buildable area on the adjacent Lot 1.

A previous application in 2008 (Case No. 08-33000013) for the entire 40 foot width of the right-of-way was denied by the DRC and it was suggested at the time that a vacation of 20 feet could be supported.

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

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

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

A. Land Development Regulations

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

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

This request was routed to City Departments and utility agencies for review. Verizon Florida, LLC and Duke Energy Transmission indicated that they have facilities in the area that would require an easement. Suggested conditions of approval at the end of this report address these concerns.

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

The vacation of this segment of right-of-way will not impair or deny access to any lot of record, Lot 1 is the only affected Lot and will still have access to the improved portion of Weedon Drive Northeast through this vacated portion of the right-of-way.

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

The subject section of Weedon Drive Northeast was dedicated via plat in 1925 (Florida Riviera Part of Plat No. 10 known as Weedon Park). The vacation of this unimproved segment of right-of-way will not adversely impact the existing roadway network. There are no dedications on the plat which would be affected if the requested vacation is approved. Access to the waterfront will still be available through the remaining 20 foot portion of Weedon Drive Northeast.

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

Staff found no evidence that the right-of-way is currently needed or used for public access either vehicular or pedestrian. The City's Transportation and Real Estate Departments have determined that there is no present or future use for this portion of the right-of-way for transportation. There may be a need for pedestrian public access in the future which can be accommodated in the remaining 20 feet of dedicated right-of-way.

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

No other factors have been raised for consideration.

B. Comprehensive Plan

Coastal Management Element Policy 7.5 states, *"The City shall require the retention of public right-of-way adjacent to the waterfront in the platting and replatting of land unless comparable waterfront access is provided."*

While this case will not be subject to replat requirements, this goal will be met by retaining a 20 foot wide portion of this unimproved right-of-way for pedestrian access.

C. Adopted Neighborhood or Special Area Plans

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

Comments from Agencies and the Public This request was routed to City Departments and utility agencies for review. Verizon Florida, LLC and Duke Energy Transmission indicated that they have facilities in the area that would require an easement. Three calls were received from the public in response to this application, one noted concerns with mangrove trimming and the Duke Utility line, the other two requested more information, but did not indicate an objection.

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

1. Prior to recording the vacation ordinance, the applicant shall provide an easement to Verizon Florida, LLC and an easement to Duke Energy or obtain a letter of no objection.

2. Plans for development of the adjacent vacant Lot (Lot 1, Florida Riviera Weedon Park Plat 10) shall demonstrate compliance with the applicable protection of, and setback from, the adjacent wetland areas.

REPORT PREPARED BY:

3-30-16

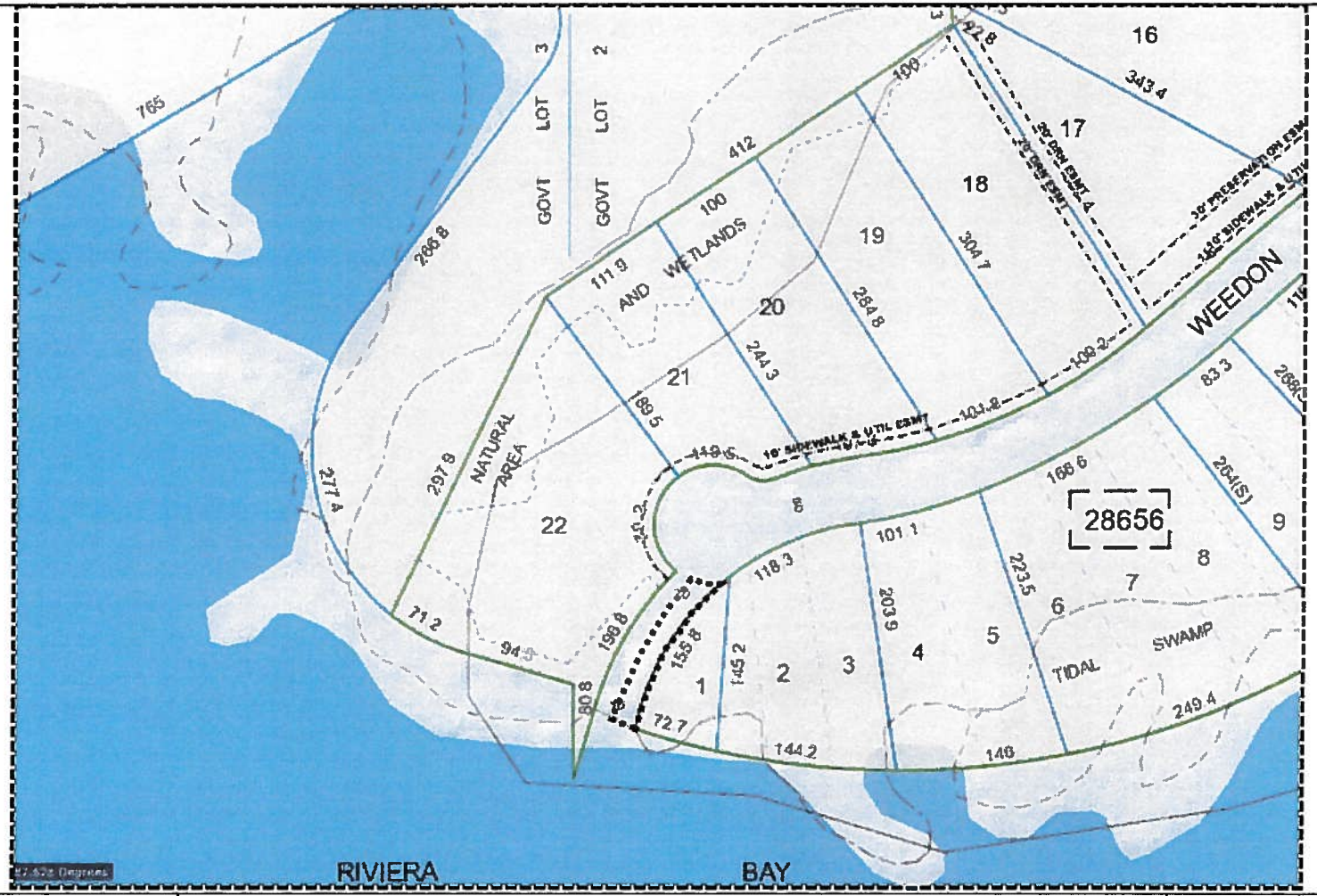
KATHRYN YOUNKIN, AICP, LEED, AP BD+C, Deputy Zoning Official — DATE
Development Review Services Division
Planning & Economic Development Department

REPORT APPROVED BY:

3-30-16

ELIZABETH ABERNETHY, AICP, Zoning Official (POD) — DATE
Planning and Economic Development
Development Review Services Division

Attachments: A – Parcel Map, B – Aerial Map, C – Subdivision Plat, D - Engineering Comments dated March 7, 2016, Exhibit "A" – Sketch and Legal Description – 2 pages



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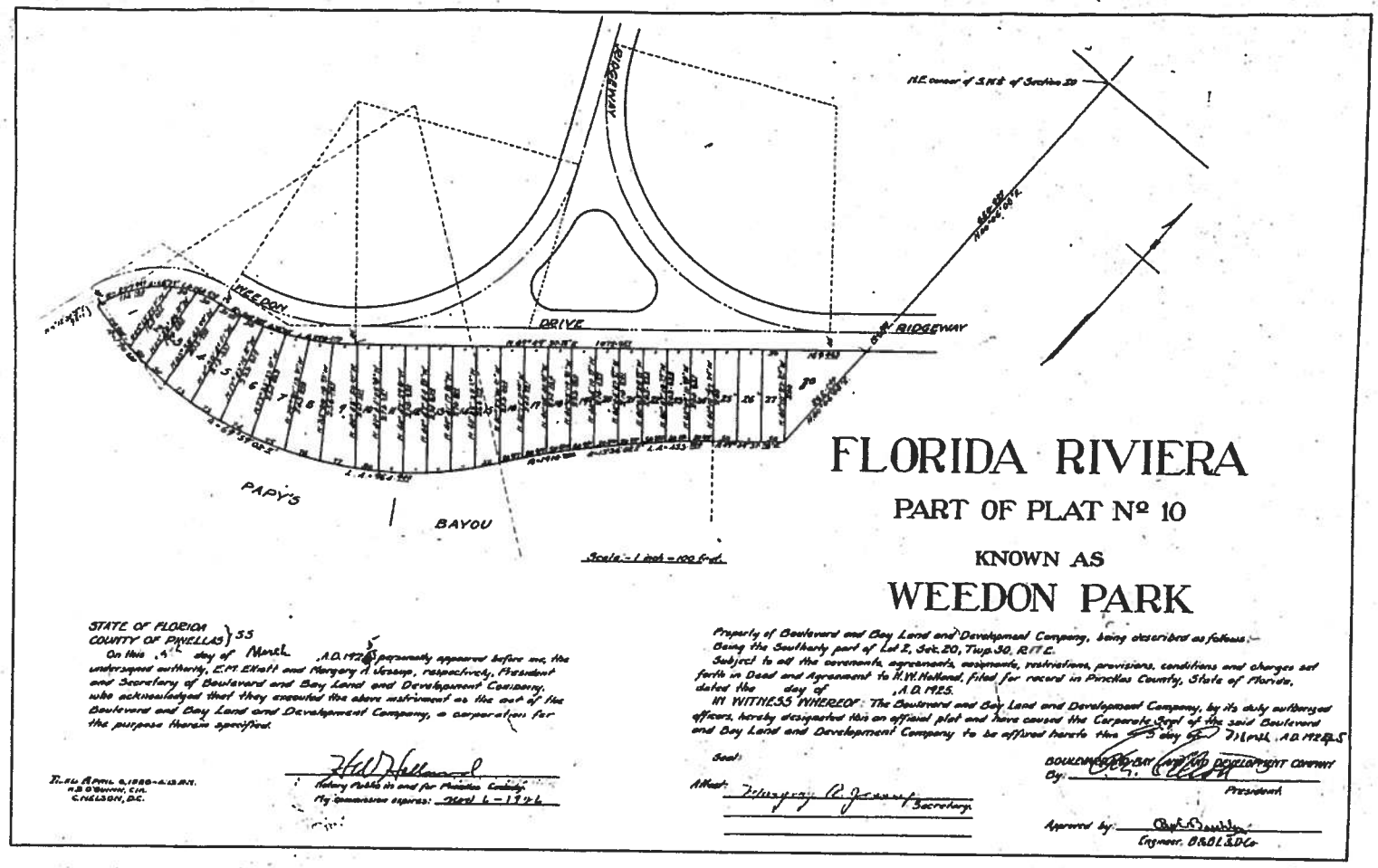
City of St. Petersburg, Florida
Development Review Services
Attachment "A"
Case No.: 16-33000003
Address: 700 & 701 Weedon Drive Northeast

N↑
(nts)

st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Development Review Services
Attachment "B"
Case No.: 16-33000003
Address: 700 & 701 Weedon Drive Northeast

N↑
(nts)



st.petersburg
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City of St. Petersburg, Florida
Development Review Services
Attachment "C"
Case No.: 16-33000003
Address: 700 & 701 Weedon Drive Northeast

N↑
(nts)

Attachment "D"

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: March 7, 2016

SUBJECT: Right-of-Way Vacation

FILE: 16-33000003

LOCATION: 700 – 701 Weedon Drive Northeast
PIN: 20/30/17/28565/000/0100; 20/30/17/95730/001/0220
ATLAS: D-46
PROJECT: Right-of-Way Vacation

REQUEST: Approval of a vacation of a portion of unimproved Weedon Drive Northeast adjacent to Lot 1 Florida Riviera Weedon Park, Plat 10 and Lot 22 Weedon Cove, Block 1.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the partial right-of-way vacation with the exception that it will create a substandard half width right of way. The basis for City acceptance of the partial right of way vacation is to preservc the northern half of the right of way for public access to the waterfront rather than for future roadway construction.

NED/MJR/jw

pc: Kelly Donnelly
Reading File
Correspondence File

SECTION 20, TOWNSHIP 30 SOUTH, RANGE 17 EAST

DESCRIPTION AND SKETCH

PARTIAL RIGHT-OF-WAY VACATION

Exhibit "A"

DESCRIPTION:

THE SOUTHEASTERLY 1/2 OF A 40 FOOT WIDE PLATTED RIGHT-OF-WAY ADJACENT TO LOT 22, BLOCK 1, WEEDON COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 54 AND 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOT 1, FLORIDA RIVIERA, PART OF PLAT NO. 10, KNOWN AS WEEDON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 8 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID 40 FOOT RIGHT-OF-WAY BEING THE SOUTHERLY EXTENSION OF WEEDON DRIVE N.E., THAT PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF TANGENCY OF AFORESAID LOT 1, WEEDON PARK FOR A POINT OF BEGINNING, THENCE RUN S.16°16'40"W. A DISTANCE OF 9.69 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE RUN N.73°42'02"W. 20.00 FEET; THENCE RUN N.16°16'58"E. A DISTANCE OF 9.73 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 247.47 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 131.63 FEET, HAVING A CHORD BEARING OF N.31°31'35"E. AND A CHORD DISTANCE OF 130.08 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 33.57 FEET, HAVING A CHORD BEARING OF N.87°14'16"E. AND HAVING A CHORD DISTANCE OF 32.94 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AFORESAID LOT 1, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 227.469 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 146.14 FEET, HAVING A CHORD BEARING OF S.34°41'00"W. AND A CHORD DISTANCE OF 143.64 FEET TO THE AFOREMENTIONED POINT OF TANGENCY OF LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 2910 SQUARE FEET.

REVISED: 2/11/16
PREPARED: 10/08/15

FOR: BOB WHIRLEY

THIS IS NOT A SURVEY

This Legal Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-Way, and other matters of record.

NOTE: Legal Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job#: 1510-17
Drawn: DS

I hereby certify that the Legal Description and Sketch represented herein meets the requirements of Chapter 5J-17.052, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor & Mapper Registration No. 1269
Certificate of Authorization No. 760

JOHN C. BRENDLA No. 4269 STATE OF FLORIDA PROFESSIONAL SURVEYOR

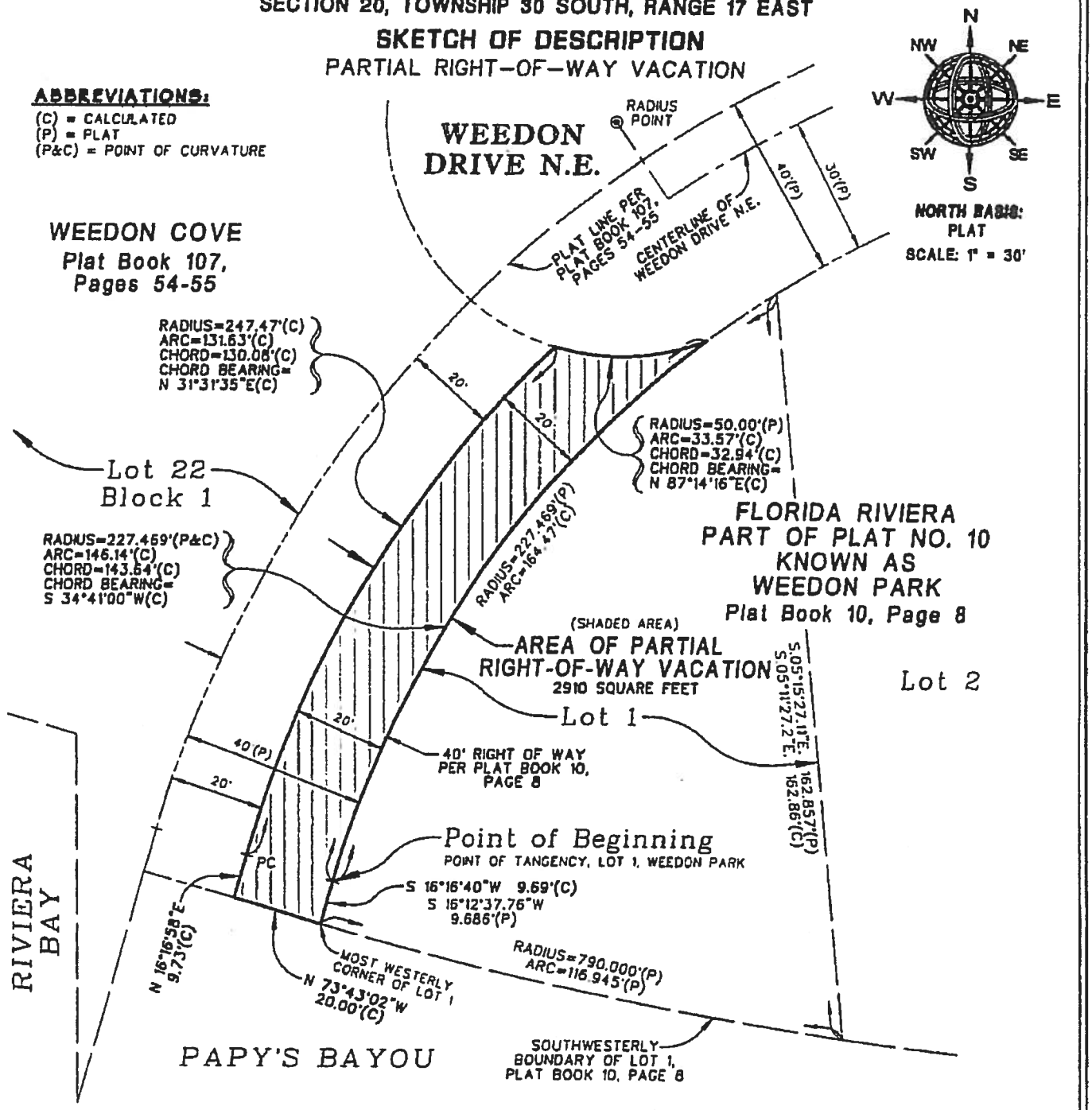
Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SECTION 20, TOWNSHIP 30 SOUTH, RANGE 17 EAST

SKETCH OF DESCRIPTION

PARTIAL RIGHT-OF-WAY VACATION

ABBREVIATIONS:
(C) = CALCULATED
(P) = PLAT
(P&C) = POINT OF CURVATURE



REVISED: 2/11/16
PREPARED: 10/08/15

FOR: BOB WHIRLEY

THIS IS NOT A SURVEY

Job#: 1510-17
Drawn: DS

Basis of Bearings:
TANGENT RIGHT-OF-WAY PORTION OF LOT 1, WEEDON PARK, AS BEING S.16°16'40"W., CALCULATED.

Geometry Note:
BEARINGS AND DISTANCES SHOWN HEREON AS CALCULATED (C), ARE BASED ON FIELD MEASURED GEOMETRY.

Prepared by:
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SECTION 20, TOWNSHIP 30 SOUTH, RANGE 17 EAST

DESCRIPTION AND SKETCH

PARTIAL RIGHT-OF-WAY VACATION

Exhibit "A"

DESCRIPTION:

THE SOUTHEASTERLY 1/2 OF A 40 FOOT WIDE PLATTED RIGHT-OF-WAY ADJACENT TO LOT 22, BLOCK 1, WEEDON COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 54 AND 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOT 1, FLORIDA RIVIERA, PART OF PLAT NO. 10, KNOWN AS WEEDON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 8 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID 40 FOOT RIGHT-OF-WAY BEING THE SOUTHERLY EXTENSION OF WEEDON DRIVE N.E., THAT PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF TANGENCY OF AFORESAID LOT 1, WEEDON PARK FOR A POINT OF BEGINNING, THENCE RUN S.16°16'40"W. A DISTANCE OF 9.69 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE RUN N.73°42'02"W. 20.00 FEET; THENCE RUN N.16°16'58"E. A DISTANCE OF 9.73 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 247.47 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 131.63 FEET, HAVING A CHORD BEARING OF N.31°31'35"E. AND A CHORD DISTANCE OF 130.08 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 33.57 FEET, HAVING A CHORD BEARING OF N.87°14'16"E. AND HAVING A CHORD DISTANCE OF 32.94 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AFORESAID LOT 1, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 227.469 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 146.14 FEET, HAVING A CHORD BEARING OF S.34°41'00"W. AND A CHORD DISTANCE OF 143.64 FEET TO THE AFOREMENTIONED POINT OF TANGENCY OF LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 2910 SQUARE FEET.

REVISED: 2/11/16
PREPARED: 10/08/15

FOR: BOB WHIRLEY

THIS IS NOT A SURVEY

This Legal Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-Way, and other matters of record.

NOTE: Legal Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job#: 1510-17
Drawn: DS

I hereby certify that the Legal Description and Sketch represented hereon meets the requirements of Chapter 5J-17.052, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor & Mapper Registration No. 1269
Certificate of Authorization No. 760

JOHN C. BRENDLA
STATE OF FLORIDA
REGISTERED LICENSED SURVEYOR

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

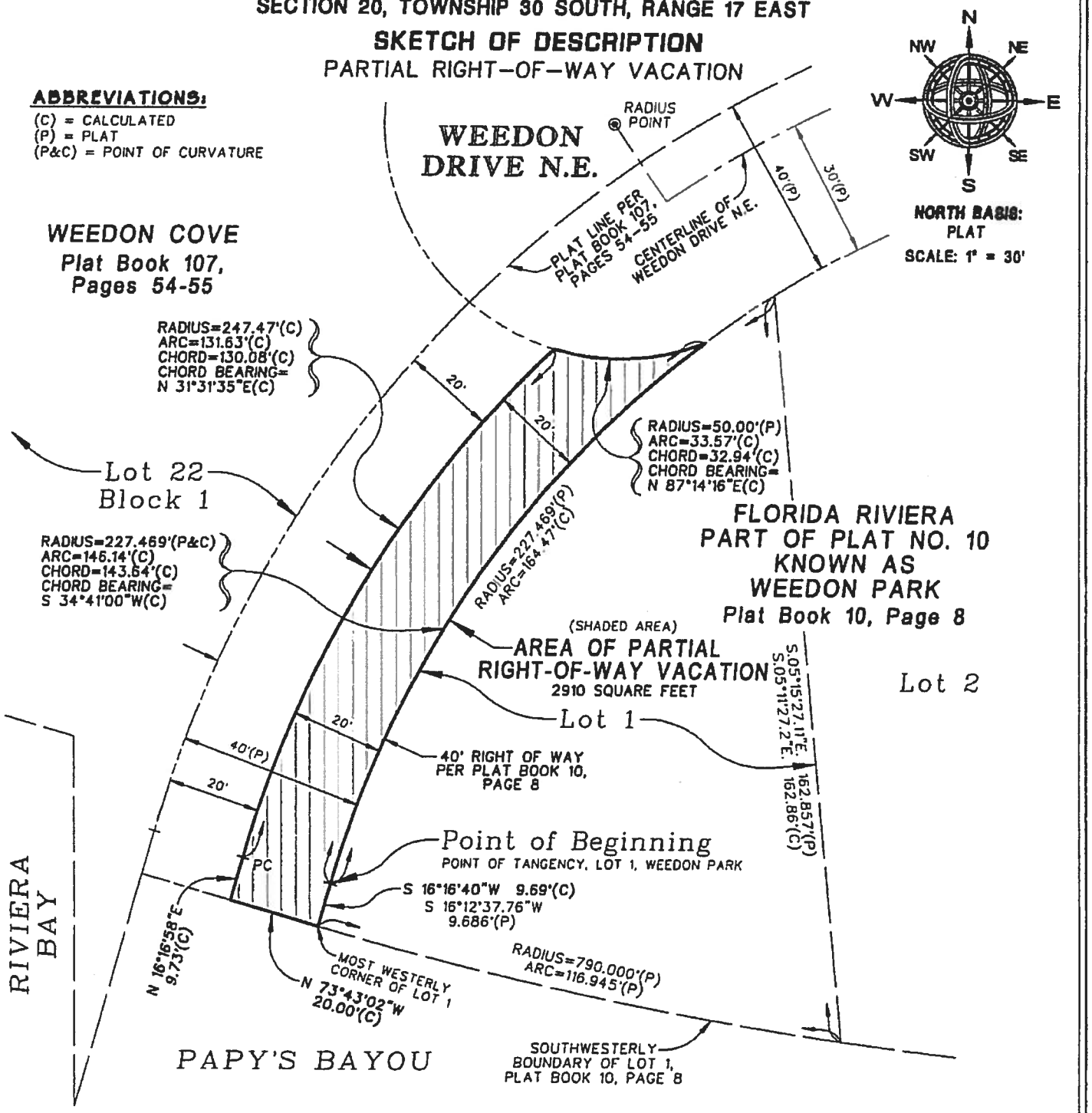
SECTION 20, TOWNSHIP 30 SOUTH, RANGE 17 EAST

SKETCH OF DESCRIPTION

PARTIAL RIGHT-OF-WAY VACATION

ABBREVIATIONS:

(C) = CALCULATED
(P) = PLAT
(P&C) = POINT OF CURVATURE



REVISED: 2/11/16
PREPARED: 10/08/15

FOR: BOB WHIRLEY

THIS IS NOT A SURVEY

Job#: 1510-17
Drawn: DS

Basis of Bearings:
TANGENT RIGHT-OF-WAY PORTION OF LOT 1, WEEDON PARK, AS BEING S.16°16'40"W., CALCULATED.

Geometry Note:
BEARINGS AND DISTANCES SHOWN HEREON AS CALCULATED (C), ARE BASED ON FIELD MEASURED GEOMETRY.

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phone (727) 576-7546 ~ fax (727) 577-9932

Resolution No. 2016- _____

A RESOLUTION APPROVING THE FOLLOWING ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENTS: 1) TO THE FY 2011/2012 ANNUAL ACTION PLAN TO REDUCE THE HOME INVESTMENT PARTNERSHIP ("HOME") COMMUNITY HOUSING DEVELOPMENT ORGANIZATION ("CHDO") PROJECT FUNDING PREVIOUSLY AVAILABLE TO HOMES FOR INDEPENDENCE, INC. ("HFI") BY $79,829.00 AND REALLOCATE THE FUNDS TO THE CITY'S HOMEOWNER REHABILITATION ASSISTANCE PROGRAM ("RAP") AND TO ALLOW HFI TO RETAIN ITS EXISTING CHDO PROCEEDS ACCOUNT FOR THE PURPOSE OF CONDUCTING REPAIRS TO ITS EXISTING CHDO UNITS, 2) TO THE FY 2012/2013 ANNUAL ACTION PLAN TO REDUCE THE HOME CHDO OPERATING FUNDING PREVIOUSLY AVAILABLE TO HFI BY $922.69 AND REALLOCATE THE FUNDS TO THE CITY'S RAP PROGRAM, AND 3) TO THE FY 2013/2014 ANNUAL ACTION PLAN TO DELETE THE HOME PROJECTS RELATED TO HFI BY $225,000 OF CHDO PROJECT FUNDING AND $16,701.68 OF CHDO OPERATING FUNDING, AND TO ALLOCATE THE CORRESPONDING COMBINED AMOUNT OF $241,701.68 TO THE CHDO FUND FOR PINELLAS AFFORDABLE LIVING, INC. ("PAL, INC."); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SUBMIT THE AMENDMENTS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND TO EXECUTE ALL DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION AND THE AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has established the need to provide and sustain affordable housing opportunities for low and moderate income households as a priority in its 2013-2014 Annual Action Plan; and

WHEREAS, On September 25, 2013 The U.S. Department of Housing and Urban Development ("HUD") approved the City of St. Petersburg's FY 2013/2014 Annual Action Plan which provided funding for Homes for Independence, Inc. ("HFI") to carry out its Community Housing Development Organization ("CHDO") development activities using the HUD HOME program; and

WHEREAS, HFI has received previous funding for CHDO activities in the City's FY 2011/12 and FY 2012/13 Annual Actions Plans, some of which has not been expended; and

WHEREAS, HUD changed the HOME program definition of a CHDO in late 2013 and provided subsequent training and guidance regarding these changes during 2014; and

WHEREAS, after hiring a new Executive Director, it has been determined that HFI will not be able to make the changes to their organization that would be required in order to be re-certified as a CHDO and its prior unexpended funding now needs to be recaptured and reallocated, requiring Substantial Amendments to the FY 2013/2014, FY 2011/2012 and FY 2012/2013 Annual Action Plans ("Amendments"); and

WHEREAS, the Amendments will provide that the funds made available as a result of the reduction to the HFI CHDO funding will be reallocated to both the City's homeowner Rehabilitation Program and to Pinellas Affordable Living, Inc.'s CHDO development, the Preserves; and

WHEREAS, the Amendments were published on April 1, 2016 for comment for a thirty day period; and

WHEREAS, the thirty-day comment period has expired and no comments have been received as of this writing; and

WHEREAS, Administration recommends that approval of the Amendments is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the following Annual Action Plan Substantial Amendments: 1) to the FY 2011/2012 Annual Action Plan to reduce the HOME Investment Partnership ("HOME") Community Housing Development Organization ("CHDO") project funding previously available to Homes for Independence, Inc. ("HFI") by $79,829.00 and reallocate the funds to the City's homeowner Rehabilitation Assistance Program ("RAP") and to allow HFI to retain its existing CHDO Proceeds account for the purpose of conducting repairs to its existing CHDO units, 2) to the FY 2012/2013 Annual Action Plan to reduce the HOME CHDO operating funding previously available to HFI by $922.69 and reallocate the funds to the City's RAP program, and 3) to the FY 2013/2014 Annual Action Plan to delete the HOME projects related to HFI by $225,000 of CHDO project funding and $16,701.68 of CHDO operating funding, and to allocate the corresponding combined amount of $241,701.68 to the CHDO fund for Pinellas Affordable Living, Inc. ("PAL, Inc.") are approved; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to submit the Amendments to the U.S. Department of Housing and Urban Development and to execute all documents necessary to implement this resolution and the Amendments.

This resolution shall be come effective immediately upon its adoption.

Approvals:

Legal: _____ Administration: _____

Director, Housing and Community Development

Legal: 00265831.doc V. 2

ST. PETERSBURG CITY COUNCIL
Meeting of May 5, 2016

TO: The Honorable Amy Foster, Chair and Members of City Council

SUBJECT: A resolution approving the following Annual Action Plan Substantial Amendments ("Amendments"): 1) to the FY 2011/2012 Annual Action Plan to reduce the HOME Investment Partnership ("HOME") Community Housing Development Organization ("CHDO") project funding previously available to Homes for Independence, Inc. ("HFI") by $79,829.00 and reallocate the funds to the City's homeowner Rehabilitation Assistance Program ("RAP") and to allow HFI to retain its existing CHDO Proceeds Account for the purpose of conducting repairs to its existing CHDO units, 2) to the FY 2012/2013 Annual Action Plan to reduce the HOME CHDO operating funding previously available to HFI by $922.69 and reallocate the funds to the City's RAP program, and 3) to the FY 2013/2014 Annual Action Plan to delete the HOME projects related to HFI by $225,000 of CHDO project funding and $16,701.68 of CHDO operating funding, and to allocate the corresponding combined amount of $241,701.68 to the CHDO fund for Pinellas Affordable Living, Inc. ("PAL, Inc."); authorizing the Mayor or his designee to submit the Amendments to the U.S. Department of Housing and Urban Development and to execute all documents necessary to implement this resolution and the Amendments; and providing an effective date.

EXPLANATION: On September 25, 2013 The U.S. Department of Housing and Urban Development ("HUD") approved the City of St. Petersburg's FY 2013/2014 Annual Action Plan which provided funding for Homes for Independence, Inc. ("HFI") to carry out its Community Housing Development Organization ("CHDO") development activities using the HUD HOME program. HFI has received previous funding for CHDO activities in the City's FY 2011/12 and FY 2012/13 Annual Actions Plans, some of which has not been expended.

In 2013, the federal HOME Investment Partnership ("HOME") Program made significant changes to the definition of a CHDO. Clarifications to this change and subsequent training provided by the federal government in 2014 and a change of Executive Director in 2015 made it apparent that Homes for Independence, Inc. ("HFI") could no longer be re-certified as a CHDO. As a result of this de-certification, any funding previously allocated to HFI that was not expended needs to be recaptured and reallocated. In order to ensure that the City of St. Petersburg's HOME expenditure and commitment deadlines are met, Administration recommends that the oldest funding be reallocated to the City's homeowner Rehabilitation Assistance Program ("RAP") so the funds can be quickly expended to assist clients.

The more recent funding will be reallocated to Pinellas Affordable Living, Inc. ("PAL, Inc."), the housing development subsidiary of Boley Centers, for the development of their proposed Preserves at Clam Bayou Apartments ("The Preserves").

On August 6, 2015 City Council approved the 2015/2016 Annual Action Plan, which included funding for The Preserves in the amount of $230,000 as one the projects reviewed and recommended for approval. However, the State funding anticipated to be available to construct the 24 proposed units was not awarded, and PAL, Inc. has reconfigured the development into phases. The HOME

program funds, together with assistance from the Pinellas County Land Trust, will combine to fund construction of the first phase of 8 units, while PAL, Inc. will continue the pursuit of funds to build the remaining 16 units. PAL, Inc. has successfully completed three other developments using this same phased funding/construction strategy.

In order to accomplish the funding for the first phase of The Preserves, Administration requests approval of a Substantial Amendment to the FY 2013/2014 Annual Action Plan to recapture the HOME CHDO funds currently available for Homes for Independence, Inc. by $225,000 and to recapture the HOME CHDO operating funds currently available in the for HFI by $16,701.68, and to reallocate those funds to PAL, Inc. The Administration will also bring a later City Council item to award the remaining funds for the phase 1 construction out of the HOME multi-family development strategy. This will allow the City to sign a development agreement and to meet its HOME commitment deadline of October 31, 2016.

A notice regarding the Amendments was available for review and was published on April 1, 2016 for a thirty day comment period in order to comply with HUD's citizen participation requirements. The comment period has expired, and City Council must now hold a public hearing prior to taking action on the attached resolution.

RECOMMENDATION: The Administration recommends approval of the attached resolution approving the following Annual Action Plan Substantial Amendments: 1) to the FY 2011/2012 Annual Action Plan to reduce the HOME Investment Partnership ("HOME") Community Housing Development Organization ("CHDO") project funding previously available to Homes for Independence, Inc. ("HFI") by $79,829.00 and reallocate the funds to the City's homeowner Rehabilitation Assistance Program ("RAP") and to allow HFI to retain their existing CHDO Proceeds account for the purpose of conducting repairs to their existing CHDO units, 2) to the FY 2012/2013 Annual Action Plan to reduce the HOME CHDO operating funding previously available to HFI by $922.69 and reallocate the funds to the City's RAP program, and 3) to the FY 2013/2014 Annual Action Plan to delete the HOME projects related to HFI by $225,000 of CHDO project funding and $16,701.68 of CHDO operating funding, and to allocate the corresponding combined amount of $241,701.68 to the CHDO fund for Pinellas Affordable Living, Inc. ("PAL, Inc."); authorizing the Mayor or his designee to submit the Amendments to the U.S. Department of Housing and Urban Development and to execute all documents necessary to implement this resolution and the Amendments; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds are available in HOME Fund (1113), Projects (13789-01), (13995), (14202) and if approved will be moved to HOME Fund (1113) Projects (14952) and (14971).

Attachments: Resolution
Approvals:

Administration: _____

Budget: _____
Legal: 00265832.doc V. 2

Item E-3 backup will be provided at a later date.

Approval of a Development and South Core Parking Agreement in support of the new James Museum.

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www.stpete.org

MEMORANDUM
City of St. Petersburg City Council
Meeting of May 5, 2016

To: The Honorable Amy Foster, Chair and Members of City Council

Date: April 20, 2016

Subject: Resolution approving a supplemental appropriation in the amount of $500,000 from the unappropriated balance of the general fund (0001), derived of settlement funds from the 2010 Deepwater Horizon Oil Spill (BP Settlement), to the mayor's office (0001-020) for the establishment and implementation of a city-wide tree planting program

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Background

In an effort to increase the city's tree canopy which in turn contributes to increased environmental, health, and economic benefits, some preliminary work was completed by Former Mayor David Fischer and the Parks & Recreation Department to identify tree planting areas on city property and right-of-way. The BP Settlement was identified as a sensible funding source to re-initiate tree plantings and contribute to preliminary steps for long-term urban forestry planning. Councilmember Nurse referred a resolution to allocate $500,000 of BP Settlement funds. On March 3, 2016, City Council requested additional information from the Office of Sustainability on how a $500,000 allocation would be spent for a successful tree planting program. The summary below outlines additional scope and budget information for the allocation.

Scope and Budget Outline

The scope and budget outline in Table 1 below was developed with input from the Office of Sustainability, the Parks & Recreation Department, Former Mayor David Fischer, Morelli Landscaping, Inc., and community members from City Beautiful Commission and the St. Petersburg Sustainability Council. In addition, technical input from University of Florida IFAS Extension, City of Tampa Department of Natural Resources, and local consultants was gathered to create tasks and steps that will contribute to tree survival and preliminary work for long-term urban forestry planning.

The table below is intended to be summary-level task information and an estimate based on the input mentioned above and does not reflect bid-level cost information.

Additional coordination with consultants, technical advisors, and community members will occur as part of detailed scope development and tree planting program.

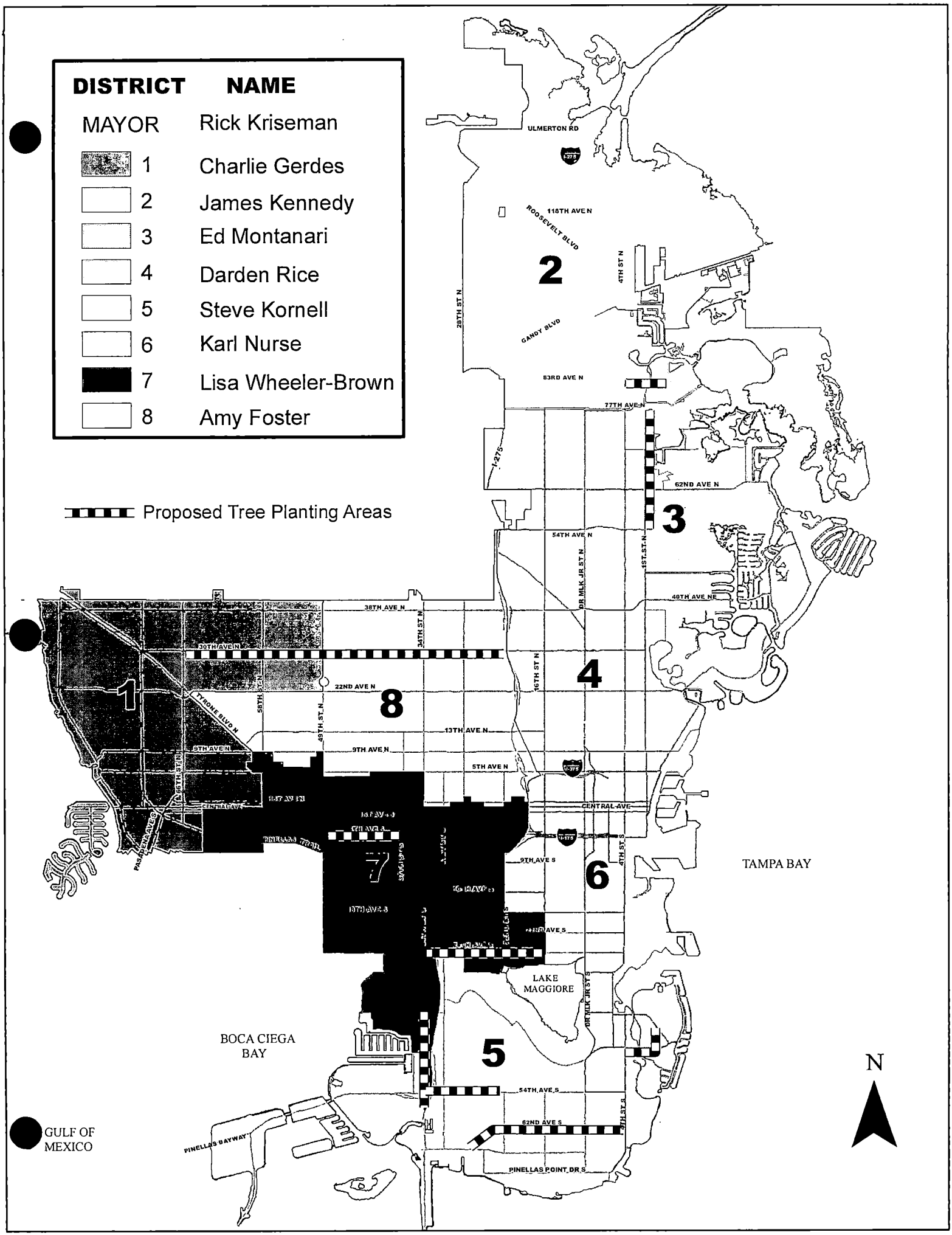
Table 1. Scope and Budget Summary Estimate

Task	Description	Budget Range	Who
1-a. ID/Evaluate Planting Sites	Certified Arborist to review sites in each council district for site and soil evaluation, beginning with sites identified by Mayor Fischer (see attached map) and several alternate sites	Up to $9,000	Consultant
1-b. ID Appropriate Species	Based on site evaluation, develop matrix of appropriate species and size for planting	Up to $1,000	Consultant
1-c. Planting Plan & Procedure	Planting plan including early implementation project, schedule for full planting plan, and recommendations for work needed to bring soils up to specifications	Up to $1,000	Consultant
2. City-wide Canopy Analysis	Using i-Tree software, review historic and current data to develop a canopy analysis that will yield canopy and impervious trends	Up to $3,800	Consultant
3. Education & Outreach	Leverage program for educational materials, outreach/planting project, build community partners and resources including funding for development of long-term program	Up to $2,500	City Staff
4. Tree Purchase & Installation	Expect to purchase approximately 525-550 trees (tree quality, longevity and diversity a priority)	$235,700	Morelli Landscaping
5. Tree Establishment/Watering	Watering trees during the important plant establishment period, which is expected, based on UF/IFAS research results, to last up to 18 months, depending on species and size.	$105,000	Morelli Landscaping
6. Pruning & Maintenance*	Funding for 3 years of maintenance at an average of $90/year/tree (would need to identify on-going maintenance funding)	$142,000	Morelli Landscaping

*Will continue to evaluate up front work that will minimize maintenance costs moving those dollars into tree purchases and planting program/soil improvements.

Attachments: Draft Map of Initially Proposed Tree Planting Sites & Resolution

Cc: Mayor Rick Kriseman
Gary Cornwell
Tom Greene
Michael Dema
Chan Srinivasa


DISTRICT NAME
MAYOR Rick Kriseman
1 Charlie Gerdes
2 James Kennedy
3 Ed Montanari
4 Darden Rice
5 Steve Kornell
6 Karl Nurse
7 Lisa Wheeler-Brown
8 Amy Foster
Proposed Tree Planting Areas
ULMERTON RD
116TH AVE N
ROOSEVELT BLVD
GANDY BLVD
83RD AVE N
77TH AVE N
62ND AVE N
54TH AVE N
49TH AVE NE
38TH AVE N
30TH AVE N
22ND AVE N
13TH AVE N
9TH AVE N
5TH AVE N
CENTRAL AVE
9TH AVE S
54TH AVE S
62ND AVE S
PINELLAS POINT DR S
PINELLAS BAYWAY
TYRONE BLVD N
PASADENA AVE S
28TH ST N
4TH ST N
34TH ST N
16TH ST N
DR MLK JR ST N
1ST ST N
58TH ST N
49TH ST N
4TH ST S
7TH ST S
DR MLK JR ST S
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5
6
7
8
TAMPA BAY
LAKE MAGGIORE
BOCA CIEGA BAY
GULF OF MEXICO
N

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Resolution No. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $500,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), DERIVED OF SETTLEMENT FUNDS FROM THE 2010 DEEPWATER HORIZON OIL SPILL (BP SETTLEMENT), TO THE MAYOR'S OFFICE (0001-020) FOR THE ESTABLISHMENT AND IMPLEMENTATION OF A CITY-WIDE TREE PLANTING PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sustainability Vision of the City of St. Petersburg (City) is a city with the capacity to endure by finding the balance between environmental stewardship, economic vitality and social equity; and

WHEREAS, the City's Sustainability Mission Statement is to make St. Petersburg the city to work, live and play through innovative and collaborative sustainability practices; and

WHEREAS, the City's Sustainability Core Values are community collaboration and partnerships, creativity and quality outcomes, cost effective economics, environmental stewardship, and leadership in innovation; and

WHEREAS, tree planting and protection and urban forestry contribute to the implementation of all the City's stated Sustainability Goals: the net zero energy, protection and enhancement of natural systems, the protection and promulgation of shade and green space, sustainable built environment practices, safe and efficient multimodal transportation networks, improvement of our local economy, and a healthier community; and

WHEREAS, trees and tree canopy have been shown to sequester carbon, improve air and water quality, and reduce energy usage; and

WHEREAS, the City is the recipient of funds in settlement of the 2010 Deepwater Horizon oil spill in the Gulf of Mexico (BP Settlement); and

WHEREAS, on February 18, 2016, the Energy, Natural Resources and Sustainability Committee voted unanimously to recommend approval of a supplemental appropriation of $500,000 of BP Settlement funds from the unappropriated balance of the General Fund to the City Council of St. Petersburg, Florida for the purpose of establishing and implementing a new Tree Planting Program; and

WHEREAS, the Office of Sustainability, under the Mayor's Office shall be the lead department in the establishment and implementation of the Tree Planting Program, but shall enlist and allocate funds to the Parks and Recreation Department in achievement of the goals of the Tree Planting Program, including, but not limited to, the procurement and planting of trees.

NOW THEREFORE BE IT RESOLVED by the City Council of St. Petersburg, Florida that there is hereby approved the following supplemental appropriation from the unappropriated fund balance for fiscal year 2016:

General Fund (0001)	
Mayor's Office (0001-020)	$500,000

BE IT FURTHER RESOLVED that this $500,000 appropriation shall be used exclusively for the establishment and implementation of the Tree Planting Program.

This Resolution shall become effective immediately upon its adoption.

Approved as to form and content:

City Attorney (Designee)

Budget Department

ST. PETERSBURG CITY COUNCIL

Meeting of May 5, 2016

TO: The Honorable Amy Foster, Chair and Members of City Council

SUBJECT: Acquisition of a portion of St. Petersburg Country Club Property.

BACKGROUND: The Real Estate and Property Management Department ("Real Estate") received an unsolicited proposal (attached) from the St. Petersburg Country Club, Inc. ("SPCC") offering to sell a certain parcel of real estate from SPCC as well as SPCC's agreement to encumber certain other real estate owned by SPCC so that said real estate could not be developed and in effect provide a buffer for Boyd Hill Nature Preserve. After review with Administration and the Parks and Recreation Department ("Parks"), Real Estate was requested to proceed with evaluating and negotiating for the acquisition of the property.

The subject property is described as follows:

- A portion of Tract VII and Tract VIII, LAKEWOOD ESTATES GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63 of the Public Records of Pinellas County, Florida, and a portion of the rights-of-way of Country Club Way South and Miranda Way South, more particularly described in the attached Exhibit "A" containing ±11.642 acres ("Real Property"); and
- The majority of holes 1, 2 and 3 of the St. Petersburg Country Club, more particularly described in the attached Exhibit "B" containing ±22.855 acres ("Restrictive Covenant Property"), collectively ("Properties").

The Properties are zoned NS-E/Neighborhood Suburban Estate and inasmuch as the Properties abut Boyd Hill Nature Preserve, the Real Property meets the Parks acquisition criteria due to its wilderness characteristics.

The Restrictive Covenant will encumber, run with the land and be binding upon the Seller, any other occupants of the Restrictive Covenant Property, and their respective successors and assigns. The Restrictive Covenant Property is restricted to use for a golf course and golf course accessory uses only (collectively, "Golf Course Uses"). Such accessory uses may include, but are not limited to, golf course practice areas, golf cart paths, rain shelters, irrigation system installation, relocating fairways, greens and sand traps, and driving range. At any time the Restrictive Covenant Property is not used for Golf Course Uses, the use of the Restrictive Covenant Property by SPCC shall be restricted to that of parks and open space.

In accordance with City policy, two (2) appraisals were prepared on the Properties. The City requested the market value of the fee simple interest of the Real Property as if vacated and the Restrictive Covenant Property. The first appraisal was performed by Chris A. Finch, MAI, SRA, State Certified General Real Estate Appraiser, Fogarty and Finch, who indicated an estimated market value of $1,548,000 for the Real Property and $1,514,000 for the Restrictive Covenant

Property as of May 29, 2015. A second appraisal was performed by Leslie A. McKeon, MAI, SRA, State-Certified General Real Estate Appraiser, Valbridge Property Advisors, who indicated an estimated market value of $1,180,400 for the Real Property and $1,846,700 for the Restrictive Covenant Property as of June 5, 2015.

At the June 11, 2015 Budget, Finance & Taxation Committee ("BFT") meeting, City staff reported the status of the additional research on the purchase of the Properties and the asking price of $3,200,000 which SPCC represented as the contract price with developers who previously had the Real Property under contract. After negotiations with SPCC, a purchase price of $1,100,000 was agreed upon for the Properties.

At the September 3, 2015 City Council meeting, City Council recommended a referral to a Committee of the Whole ("COW") meeting on September 17, 2015 for discussion regarding potential funding from Weeki Wachee Funds for the purchase of the property adjacent to Boyd Hill Nature Preserve.

City Council, sitting as the Committee of the Whole, discussed the mitigation of the loss of preservation areas in relation to the purchase of lands adjacent to Boyd Hill Nature Preserve ("Project") and recommended to City Council that *"the Project is approved, that funding for the Project is allocated from the total remaining balance of the Preservation Reserve Fund (0002), and that the remainder of the cost of the Project is allocated from the Weeki Wachee Operating Fund (1041)."*

Accordingly, at the September 17, 2015 City Council meeting, in conjunction with the COW report, City Council adopted Resolution No. 2015-438 approving a project and allocation of monies from the Preservation Reserve Fund and Weeki Wachee Operating Fund for acquisition of the SPCC property.

SPCC has executed the Agreement to sell the Real Property and encumber the Restrictive Covenant Property to the City for $1,100,000, subject to City Council approval which price is significantly less than the value determined by the two appraisals. SPCC is responsible for the costs of the survey, title insurance commitment, the owner's title policy, closing fees and the State documentary stamps on the deed for the conveyance of the Properties to the City. The City is responsible for recording fees, closing related costs, and any costs incurred by the City related to its investigation of the Properties.

Once the Real Property is conveyed to the City, it is the intent of Parks to preserve the property in its natural state and will be an important addition to the City's park assets. This acquisition of ±11.642 acres of Real Property along the southern perimeter of Boyd Hill Nature Preserve with an additional ±22.855 acres of land protected by a Restrictive Covenant will create an additional protected natural area within the City's park system. The presence of a buffer will allow Parks to safely continue important land management activities such as prescribed fires and mechanical treatments that are essential to the overall health of the Boyd Hill Nature Preserve while creating a natural buffer extending protection to native species and habitat. Parks will also be able to better control the ongoing problem of seed sources from non-native invasive plants on the abutting

properties while drastically increasing the aesthetic value of the area for preserve visitors, neighboring residents and golfers alike.

Further, the Restrictive Covenant includes a Right of First Refusal in favor of the City providing the City with the opportunity to acquire the Restrictive Covenant Property in the event SPCC receives and intends to accept a written offer to purchase property owned by SPCC from a third party purchaser who does not intend to operate the property for Golf Course Uses. In the event the City does not exercise its Right of First Refusal in one instance, it does not prohibit the City from exercising its Right of First Refusal in subsequent instances.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to acquire an ±11.642 acre portion of St. Petersburg Country Club property legally described in Exhibit "A", together with a Restrictive Covenant on ±22.855 adjacent acres legally described in Exhibit "B", for the contract price of $1,100,000; and to execute all documents necessary to effectuate this transaction; approving a transfer in the amount of $970,000 from the Preservation Reserve Fund (0002) to the General Capital Improvement Fund (3001); approving a supplemental appropriation of $970,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the St. Petersburg Country Club Acquisition Project (TBD); approving a supplemental appropriation of $130,000 from the unappropriated balance of the Weeki Wachee Capital Improvement Fund (3041) to the St. Petersburg Country Club Acquisition Project (TBD); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after a transfer from the Preservation Reserve Fund (0002) in the amount of $970,000 to the General Capital Improvement Fund (3001); approving a supplemental appropriation of $970,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the St. Petersburg Country Club Acquisition Project (TBD), and a supplemental appropriation in the amount of $130,000 from the unappropriated balance of the Weeki Wachee Capital Improvement Fund (3041) to the St. Petersburg Country Club Acquisition Project (TBD).

ATTACHMENTS: SPCC Proposal, Illustration, Appraisals, Resolution, Exhibit "A", Exhibit "B"

Legal: 00266942.doc V. 1

Proposal

INTRODUCTION:

This is a Proposal from the St. Petersburg Country Club (SPCC) to the City of St. Petersburg regarding the purchase of a certain parcel of real estate from SPCC as well as SPCC's agreement to encumber certain other real estate owned by SPCC so that said real estate could not be developed and in effect provide a buffer for Boyd Hill Nature Preserve.

HISTORY:

The St. Petersburg Country Club (SPCC) was established in 1924. Over the past 90 years, the club has become an integral part of the social and economic fabric of St. Petersburg. Presently the club employs approximately 65 employees and pays in excess of $275,000 in sales tax and property tax annually. SPCC has forged an excellent working partnership with the Lakewood Estates Civic Association. The club has a diverse membership, with many programs available that can meet the economic means of a vast range of residents.

Unfortunately, the club, like many in the golf industry nationwide, has seen a decline in membership over the last ten years. Private golf courses nationally and in Pinellas County have suffered financially and SPCC is no exception. There is plenty of evidence of similar courses in south Pinellas having problems in the past five years, such as Feather Sound, Pasadena and Bayou Club. Attached is a recent article in the Tampa Bay Times discussing this very topic.

While the club is competently managed, it does not generate sufficient cash profits to fulfill its longer term needs for upgrades, major maintenance and to stay current on its debt. The club adds to the stability of the Lakewood Estates community as well as that of south St. Petersburg in general. SPCC has been a good neighbor to the community for 90 years. To lose it as a private golf club would be a significant blow to the city both in terms of its economic impact and the club's contribution to the social fabric of the community. Not to mention the loss of 65 jobs.

The members of St. Petersburg Country Club would prefer not to have to sell any of its land. However, financial circumstances dictate that it must sell some excess assets to address the capital improvements necessary for their aging infrastructure and to help alleviate their debt burden. While SPCC has made changes to improve its financial

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picture on a current basis, to be viable on a longer term basis, a cash infusion is necessary.

PRIOR DEVELOPMENT AGREEMENT:

To address this dilemma, the SPCC agreed to sell a narrow portion of holes 1, 2 and 3 which would minimally affect playability and provide the developer with sufficient land to make a deal viable. The club entered into a contract with a large developer to sell approximately 10 acres of land for the development of 116 townhomes along parts of these 3 holes. The contract was for $3,200,000 in cash at closing. In working closely with city administrative staff at the time, SPCC also agreed to deed to the city approximately another 2+ acres of land and to permanently restrict any right to develop additional property on holes 1, 2 and 3. In addition to the much-needed cash proceeds, the club believed the new townhome purchasers would be viable candidates to join the club and enhance its membership situation. Lastly, the additional ad valorum taxes to the city and county of over $500,000 annually together with the new residential construction would be a benefit to the Lakewood neighborhood and the city as a whole.

Unfortunately, the plan to solve SPCC's dilemma was not well received by the Friends of Boyd Hill, which this parcel abuts, nor by the residents across the street from holes 1, 2 and 3. We do believe the Lakewood Estates Community Association understands the club's plight and is supportive of it and very much wants us to survive as a private golf course and country club. However, given the opposition to the proposed plan, the club and the developer jointly agreed to cease the current development efforts and terminated their contract.

PROPOSED TRANSACTION:

A solution has been proposed to the club which would solve our financial issue as well as the environmental and neighborhood concerns. Specifically, SPCC would propose to sell this same parcel of land to the city, including the proposed development parcel and the parcel we intended to deed to the city totaling approximately 12+ acres. In addition, SPCC will agree to permanently restrict our ability and rights to develop all of the land surrounding holes 1, 2 and 3 by recording a restrictive covenant running with the land, allowing its use only as a golf course. This would provide the city with an approximate 40 acre buffer along the northwest border of Boyd Hill Nature Preserve.

As far as a valuation of this property, we have no better evidence of its market value than that which we negotiated with a sophisticated, large buyer - $3.2 million. This contract was executed on June 11, 2013, so perhaps SPCC could negotiate a higher price

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in today's market. However, SPCC is willing to offer the area described above for $3.2 million. A map of this area is attached.

While the prior development opportunity afforded SPCC with an anticipated source of new members, SPCC would much prefer to solve its financial dilemma in this manner. It is our view, that this partnership can produce a win-win-win for the community as a whole, Boyd Hill Nature Preserve and our beloved club.

The club looks forward to discussing this opportunity with the city.

St. Petersburg Country Club

Michael K. Kiernan

President

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Tampa Bay Times
WINNER OF 10 PULITZER PRIZES

Golf industry in slump as courses struggle for profitability

William R. Levesque, Times Staff Writer

Friday, March 13, 2015 10:12pm

TAMPA

Golf courses in Colorado and Minnesota are promoting cross-country skiing on their fairways to earn cash in their offseasons. Business deals are now more common on high-end bicycles than on the greens, according to the *New York Times*. And a shuttered Michigan championship course will soon produce rounds of beer instead of golf — a farmer is planting the course in hops.

Even Tiger Woods is in a slump.

"It's hard times in golf," said Lavon Simmons, 67, as he loaded his clubs into a car after a recent round at Rogers Park Golf Course, one of three city-owned courses in Tampa that have collectively lost $3.5 million since 2009. "It's a real shame because it's a great sport."

Like a weekend hacker with a bad slice, the golf industry both locally and nationally is in deep rough. Tough economic times, coupled with a glut of golf courses, have produced losses for the industry for much of the past decade, industry people say. In that time, the game has lost 5 million players, according to industry figures.

The 462 million rounds played in 2013 is the lowest since 1995's 441 million and down from the peak of 492 million in 2000-01, according to Golf Datatech.

OCTAVIO JONES | Times

Jim Boynton, 65, of Tampa watches his tee shot on the 12th hole of Rogers Park Golf Course in Tampa on Wednesday. "Rogers Park is truly the best-kept secret in town," said Boynton, an avid golfer. Tampa's three municipal courses are losing money.

The trend is seen throughout Tampa Bay.

The Cheval Golf and Country Club in Lutz is in bankruptcy. Pinellas County closed its Airco Golf Course in Clearwater in 2011 after mounting losses. The Plantation Palms Golf Club and its 11,000-square-foot clubhouse in Land O'Lakes closed last year. The Temple Terrace Golf and Country Club, located on city land, is struggling with solvency and is more than $100,000 behind in lease payments and reimbursements to the city.

That is just a partial listing of troubled courses.

The thousands of fans attending the Valspar Championship at the Innisbrook Resort and Golf Club in Palm Harbor that opened Thursday and continues through Sunday may provide evidence professional golf is healthier than the game in general.

"For the professional player, golf has never been better," said Rick Lucas, director of Clemson University's PGA golf management program.

But even with the PGA Tour handing out millions in prize money at its events, the courses where the recreational golfers play struggle to fill their tee times.

At the Tampa Sports Authority, the agency that runs public sporting venues like Raymond James Stadium, officials have cut costs yet have struggled for a decade to bring collective profitability to the three courses it manages for the city of Tampa. Losses at the TSA's three courses — Rocky Point, Rogers Park and Babe Zaharias — are expected to continue this fiscal year.

"Lack of play," Eric Hart, executive director the sports authority, said when explaining the losses. "Our courses are in the best shape they've ever been in. They're in wonderful shape. It's really truly (a lack of) play. It's not any other part of our business."

Golf-related businesses big and small are smarting, too.

On a sleepy Thursday afternoon at the Tampa Golf Range in North Tampa, fewer than a half dozen golfers took practice cuts on the 13-acre driving range. Owner Philip Cole said business got real slow a few years ago.

"There are days when it's tough," Cole said, "days when you're out here and you know you still have to make your loan payment and pay the electric bill and all the other bills and the revenue just isn't there. Those are the days you question whether you should shut the door."

Why the downturn?

Some point to the slow pace of play where rounds can take far more than four hours, driving impatient fans from the game. Tiger, the sport's biggest draw, is now a middle-aged golfer in a slump with his gimpy knees and a bad back, sapping golf's buzz factor.

Golf management experts point to simple economics — a glut of courses and an economy that has struggled for much of the past decade. Groceries in many homes take precedence over a relatively expensive game.

Lucas at Clemson said golf peaked in 2000 as new courses opened with regularity in anticipation of demand, especially among the young and minority groups drawn by Tigermania. But Lucas said the industry had unrealistic expectations on continued growth.

Lucas said the nation now has just fewer than 15,000 courses. Industry figures show more courses have closed than opened for eight straight years with an average of 137 closing annually since 2011. Lucas said another 500 to 1,000 will have to close within the next decade without new growth in golf's popularity.

"It's just like any bubble," Lucas said. "It was predicated on a 'sky is the limit' mentality but not on a good business plan. Now reality is setting in."

Lucas said golf will stabilize once the fat is cut. Despite losing 5 million golfers in a decade, he said, "I think 25 million golfers is still a big number."

To be sure, times are not awful for everyone, and the National Golf Foundation often slaps the media for telling a "negative narrative" about a sport it believes is still in fundamentally good shape.

St. Petersburg's three municipal courses would be earning a small profit except for money they are required to pump back into the city general fund, said Jeff Hollis, the city's director of golf. In the past year or so, weather more than economics seems to be the culprit when business is slow, he said.

"I wouldn't say we're doing great," he said. "But we're doing better than some. It's not like it was 10 or 12 years ago. But we've got guarded optimism about the future."

Municipal courses have been hit particularly hard as private clubs with their sparkling courses lower prices to draw golfers. Hart at the Tampa Sports Authority said Tampa's three public courses have lost golf leagues to some of the private clubs.

At the public Largo Golf Course, "FootGolf" helped the city-owned course earn a small profit in 2014, said Chip Potts, Largo's recreation program manager for athletics and the golf courses. The game has been introduced to a handful of courses nationally. Potts said his course still gets most of its revenue from the regular game, and sometimes players for the two versions of the sport are on the course at the same time.

FootGolfers kick a soccer ball down fairways and eventually sink them in 21-inch diameter holes cut into the turf. Of 49,500 rounds played in 2014, Potts said, 5,500 were FootGolfers.

"We'd be hurting without FootGolf," said Potts, acknowledging the marriage of FootGolf and golf can be challenging. "There's a learning curve on both sides. Golf is steeped in tradition and strict expectation on how you act. FootGolf is like soccer. Players hit the ball and cheer."

But at least in Largo, the weird new sport, Potts said, is helping the old traditional one stay afloat.

Contact William R. Levesque at levesque@tampabay.com or (813) 226-3432.

$3.5 million: lost by Tampa's three city-owned courses since 2009

462 million: rounds played in 2013, down from the peak of 492 million in 2000-01

137: average number of golf courses closing annually since 2011.

$3.5 million lost by Tampa's three city-owned courses since 2009

462 million rounds played in 2013, down from the peak of 492 million in 2000-01

137 average number of golf courses closing annually since 2011

Golf industry in slump as courses struggle for profitability 03/13/15
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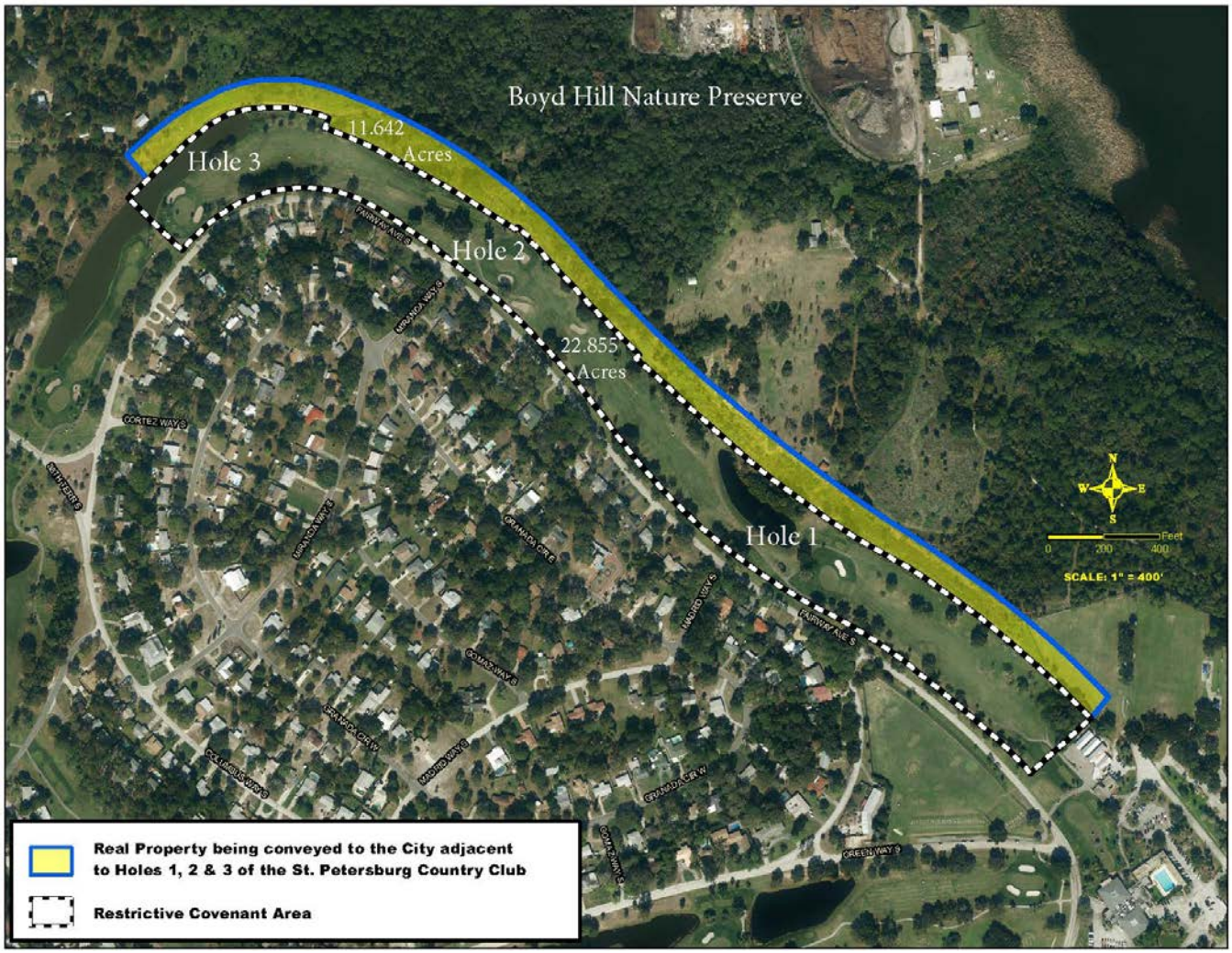

APPRAISALS

APPRAISAL REPORT

(St. Petersburg Country Club Site)

Fee Simple Interest in a Vacant Tract of Land
And a Restrictive Covenant on Adjoining Land
Generally Located Adjacent to & Including
Holes No. 1, 2 & 3 St. Petersburg Country Club Golf Course
2000 Country Club Way South, St. Petersburg, Florida

For

City of St. Petersburg
Mr. Bruce Grimes, Director
Real Estate & Property Management

Fogarty & Finch, Inc.

Assignment Number
A-19,412

Fogarty & Finch, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS

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Phone: 727-822-4343 • E-mail: CFinch@FogartyandFinch.com

Chris A. Finch, MAI, SRA
President
State-Certified General Real Estate Appraiser RZ 1001

Established 1924
Incorporated 1974

June 12, 2015

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

In Re: Appraisal Report (Summary Format)
(St. Petersburg Country Club Site)
Fee Simple Interest in a Vacant Tract of Land
And a Restrictive Covenant on Adjoining Land
Generally Located Adjacent to & Including
Holes No. 1, 2 & 3 St. Petersburg Country Club Golf Course
2000 Country Club Way South, St. Petersburg, Florida

Dear Mr. Grimes;

In compliance with your request, an inspection and market value appraisal has been made of the above referenced properties. The date of this appraisal report is June 12, 2015. The date of valuation is May 29, 2015, the last date of inspection.

The report section "IDENTIFICATION OF PROPERTY" describes the property appraised inclusive of the Fee Simple Parcel and the Restrictive Covenant Parcel.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2 of the Uniform Standards of Professional Appraisal Practice (USPAP). It presents summarized discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the City of St. Petersburg our client and the intended user of this report. The intended use of this appraisal is for the purpose of assisting our client with an estimate of market value for a possible purchase of the property. The appraisal has not been prepared for any other intended users or use. The appraiser is not responsible for the unauthorized use of this report.

As you are aware the total property appraised includes: **1.** the fee simple interest in 11.73 acres of upland (a large portion of which is the platted un-open right of Country Club Way) and **2.** a Restrictive Covenant over the adjoining 22.94 acres of land that essentially comprises Holes No. 1, 2 and 3 of the St. Petersburg Country Club Golf Course. For ease of identification within this appraisal they will be referred to as the "Fee Simple Parcel" and the "Restrictive Covenant Parcel." The land areas used were provided to the appraiser and might change when a survey is prepared. Therefore it is possible that the value estimated herein might also change.

The Restrictive Covenant to be placed on the 22.94 acres of land has not yet been finalized between the City of St. Petersburg and the property owner St. Petersburg Country Club (the Club) and thus it has not been provided to the appraiser. It was reported to the appraiser by the City that it will basically restrict the use of the encumbered land to a Golf Course or "green space" such as a passive park with no improvements permitted. Thus the Restrictive Covenant, which would be granted to the City of St. Petersburg, will essentially restrict the use of this portion of the site for perpetuity (forever) to no use other than these two uses. Consequently it is the appraisers understanding that should the St. Petersburg Country Club cease operations and no other entity take over and continue to operate the golf course the use of this land could only be used as a "green space." If the final approved version of the Restrictive Covenant is different, then the appraised value estimated herein might change.

This appraisal is of the real property only and does not include specialized equipment, personal property, golf course improvements or going concern business value. It also does not include any test, studies, drawings plans or entitlements that might be associated with the parcels.

This appraisal is subject to the General Assumptions and Limiting Conditions set forth on a following page at the beginning of this report, those general assumptions, if any, discussed within this report and those Extraordinary Assumptions and Hypothetical Conditions as set forth within this Letter of Transmittal.

Extraordinary Assumptions

As instructed by our client, the City of St. Petersburg, this appraisal is based on the Extraordinary Assumption as if that the portion of the subject site that is presently within the existing right of way of Country Club Way has been vacated and is owned in its entirety by the St. Petersburg Country Club.

This appraisal is based on the Extraordinary Assumption that there are no hazardous materials or contamination on or in the subject property. The appraiser is not qualified to detect said substances and or materials. An expert specializing in environmental audits should be consulted if an opinion is desired.

Extraordinary Assumptions - Continued

The appraiser was not provided an environmental assessment or study as to whether there is or is not any vegetation or wildlife on or near the subject that would affect its ability to be used or developed. It is beyond the expertise of the appraiser to prepare such a report. Consequently this appraisal is based on the Extraordinary Assumption that there are no environmental issues that would adversely affect the property appraised.

Hypothetical Conditions None

It is the appraiser's opinion, after careful consideration of the various factors entering into this appraisal that the market value of the fee simple interest to the defined 11.73 acres plus the property rights associated with the proposed Restrictive Covenant to encumber the herein described additional and adjacent 22.94 acres, as of May 29, 2015 the last date of inspection was:

THREE MILLION SIXTY TWO THOUSAND DOLLARS
($3,062,000)

The total value above was derived as follows:

Fee Simple Parcel	
100% Interest to 11.73 Acres ($131,969 per Acre)	$1,548,000
Restrictive Covenant Parcel	
Partial Interest Encumbering 22.94 Acres	$1,514,000

Data supporting this opinion is contained in the attached report. Thank you for the opportunity to be of service.

Respectfully submitted,
FOGARTY & FINCH, INC.

Chris A. Finch

Chris A. Finch, MAI, SRA
President
State-Certified General
Real Estate Appraiser RZ 1001

A-19,412

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Definition Of Market Value

Market value is defined in Chapter 12, Code of Federal Regulation, Part 34.42(f) as:

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

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

Appraisal Certification

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 is my personal, impartial and unbiased professional analyses, opinions and conclusions.
- 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The degree to which each appraiser inspected the subject property is noted below their respective signature.
- No one provided significant real property appraisal assistance to the person signing this certificate.
- 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 and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have provided no service regarding the subject property within the three years prior to this assignment.

The Appraisal Institute conducts a voluntary program of continuing education for the certification of its designated members. As of the date of this report, Chris A. Finch has completed the requirements of the continuing education program of the Appraisal Institute.

Chris A. Finch

Chris A. Finch, MAI, SRA
President
State-Certified General
Real Estate Appraiser RZ 1001
(X) On-Site Inspection

Rev.2015

General Assumptions And Limiting Conditions
(Appraisal Report)

The certification of the appraiser appearing in the appraisal report is subject to the following general assumptions and to such other specific and limiting conditions, Hypothetical Conditions and Extraordinary Assumptions as are set forth by the Appraiser in the Letter of Transmittal and the body of this report.

1. The legal description furnished is assumed to be correct. The Appraiser assumes no responsibilities for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable.

2. The property is appraised as though under responsible ownership, competent management and as though free and clear of mortgage indebtedness, assessments, or liens of any sort.

3. Any sketch or exhibit in this report may show approximate dimensions and are included to assist a reader in visualizing the property. The Appraiser has made no survey of the property.

4. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.

5. Any distribution of the valuation in the report between land and improvements (if any exist) applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

6. Unless stated otherwise in this report, the Appraiser assumes that there are no hidden or unapparent conditions of the soil or subsoil which would render the property more or less valuable. If any improvements remain on the site the appraiser assumes that there are no hidden or unapparent conditions such as, but not limited to, termite infestation and/or damage, urea formaldehyde foam insulation, radon gas, asbestos, toxic waste, lead paint, mold, mildew spores or other similar growth, hazardous materials, etc. which would render it more or less valuable. The Appraiser is not qualified to detect such substances and assumes no responsibility for such conditions or for engineering/forensic knowledge and expense which might be required to discover such factors. The client is urged to retain an expert in these fields if desired. The appraiser has only viewed those areas of the property that are readily observable. Dense vegetation or land features may have prevented the appraiser from accessing or viewing all areas of the property. The value estimate is predicated on the assumption that there are no unidentified property conditions that would cause a loss in value.

7. Information, estimates and opinion furnished to the Appraiser by others, and contained in this report, were obtained from sources considered reliable and believed to be true and correct. However, no warranty is given for its accuracy.

8. Disclosure of the contents of this Appraisal report is governed by the By-laws and Regulations of the Appraisal Institute.

9. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the Appraiser, or firm with which he or she is connected, or any reference to the Appraisal Institute or to the MAI, RM or SRA designations) shall be disseminated to the public by any means of communication without the prior written consent and approval of the Appraiser. Possession of this report, or a copy thereof, does not carry with it the right of publication.

10. If a fractional interest, i.e. less than the whole fee simple estate has been estimated herein, the value reported relates only to the fractional interest estimated and the combined values of the fractional interest and all other fractional interest may or may not equal the value of the fee simple estate.

General Assumptions And Limiting Conditions - Continued
(Appraisal Report)

11. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

12. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a non-conformity has been identified, described and considered in the appraisal report.

13. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

14. It is assumed that the use of the property is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

15. All forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. Accordingly, actual results may vary from the projections given. The appraiser and Fogarty & Finch, Inc. make no promises, guarantees or warranties as to future or projected values or forecasts.

16. Unless specifically stated in this report, it is assumed that the property (and any improvements which might exist on the property) described is structurally sound and that all building systems (such as, but not limited to, foundation, roof, interior and exterior walls, floors, electrical, HVAC, elevator, plumbing, all mechanical systems, etc.) are in good working order with no major deferred maintenance or repair required. The physical features and condition of the property described in the appraisal is based on a limited visual inspection only. A detailed inspection is beyond the scope of this assignment and was not made. Fogarty & Finch, Inc.'s professionals are not construction, engineering, environmental, property inspection or legal experts. Any statements provided are to be used as a general guide for property valuation purposes only. Appropriate experts should be engaged if there is concern or a desired opinion about the condition, adequacy or existence of any item.

17. The age of any improvement (if any exist) discussed in this report is a rough estimate. If the exact age is desired additional research and investigation is advised.

Extraordinary Assumptions & Hypothetical Conditions

1. Those additional assumptions and/or conditions discussed in the Letter of Transmittal.

Land/Rev. 2015

Summary of Conclusions

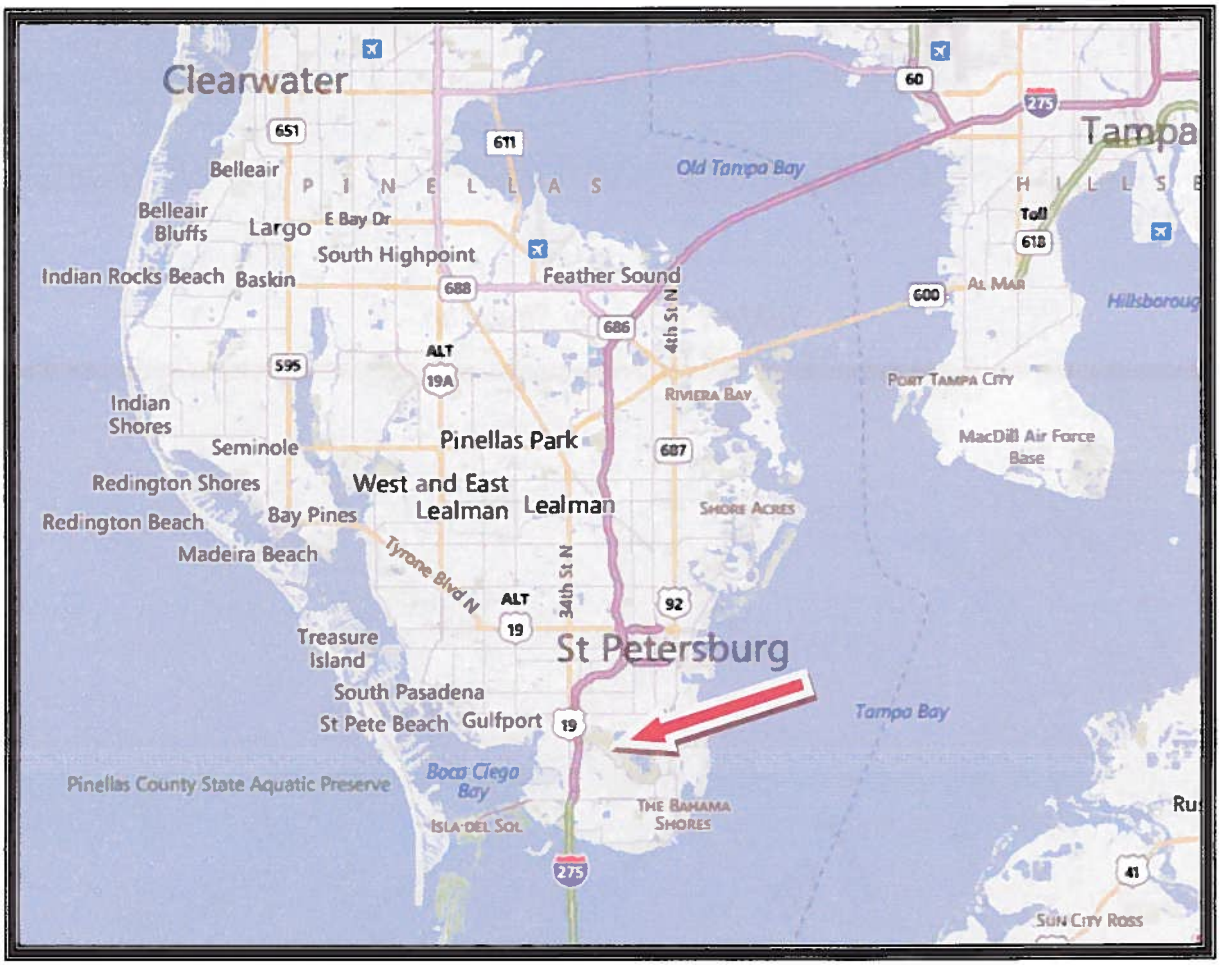
Property Location:	Generally Located Adjacent to & Including Holes No. 1, 2 & 3 St. Petersburg Country Club Golf Course 2000 Country Club Way South, St. Petersburg, Florida
Type of Report:	Appraisal Report (summary format)
Purpose of Appraisal:	Estimate Market Value
Use of Appraisal:	To assist with making a possible purchase of the property
Appraiser's Client:	City of St. Petersburg
Intended User of Appraisal:	City of St. Petersburg
Property Rights Appraised:	**Fee Simple Parcel** - Fee Simple Interest **Restrictive Covenant Parcel** - Covenant Restricting Use to a Golf Course or Green Space into Perpetuity
Date of Valuation:	May 29, 2015, last date of inspection
Date of Appraisal Report:	June 12, 2015
Property Use:	Vacant undeveloped land and Holes 1, 2 and 3 of the St. Petersburg Country Club Golf Course
Site Shape & Size:	Irregular; See exhibits for site and shape
Site Area, More or Less:	**Fee Simple Parcel** 11.73 Ac or 510,958 SF **Restrictive Covenant Parcel** 22.94 Ac or 999,266 SF **Total** 34.67 Ac or 1,510,224 SF
Zoning & City:	NS-E, Neighborhood Suburban Estate; St. Petersburg
Land Use Classification:	R/OS, Recreation/Open Space
Improvement Type:	None except for golf course on Restrictive Covenant Parcel & Boyd Hill Nature Preserve Fence Encroaches onto Fee Simple Parcel at Certain Locations

Summary of Conclusions - Continued

Tax Parcel Number:	Fee Simple Parcel – No Parcel Number Restrictive Covenant Parcel - Part of 35/31/16/49356/000/0010
Real Property Assessment & Taxes:	Not applicable or meaningful as the Restrictive Covenant Parcel is part of a larger parcel that includes the entire golf course
Estimated "Exposure Time":	12 to 18 Months
Highest & Best Use for Each Parcel if Vacant:	Development with residential improvements
Estimated Market Values:	See Letter of Transmittal
Extraordinary Assumptions:	See Letter of Transmittal for a full explanation
Hypothetical Conditions:	None

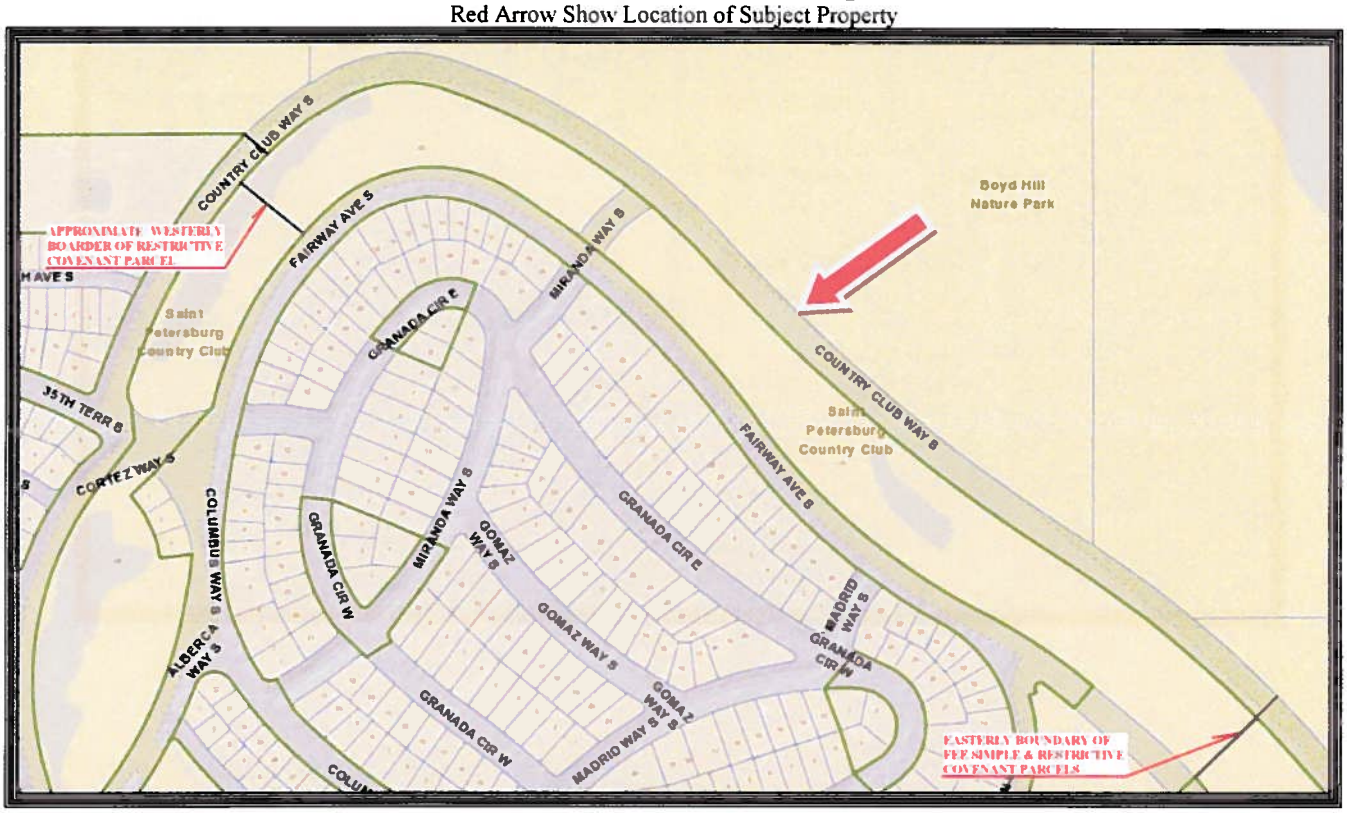
Please See The Letter Of Transmittal And General Assumptions And Limiting Conditions Pages Regarding General Assumptions, Limiting Conditions, Hypothetical Conditions Or Extraordinary Assumptions Which Might Apply To This Appraisal And The Estimated Value

Subject Property Location Map



Subject Property Site Map

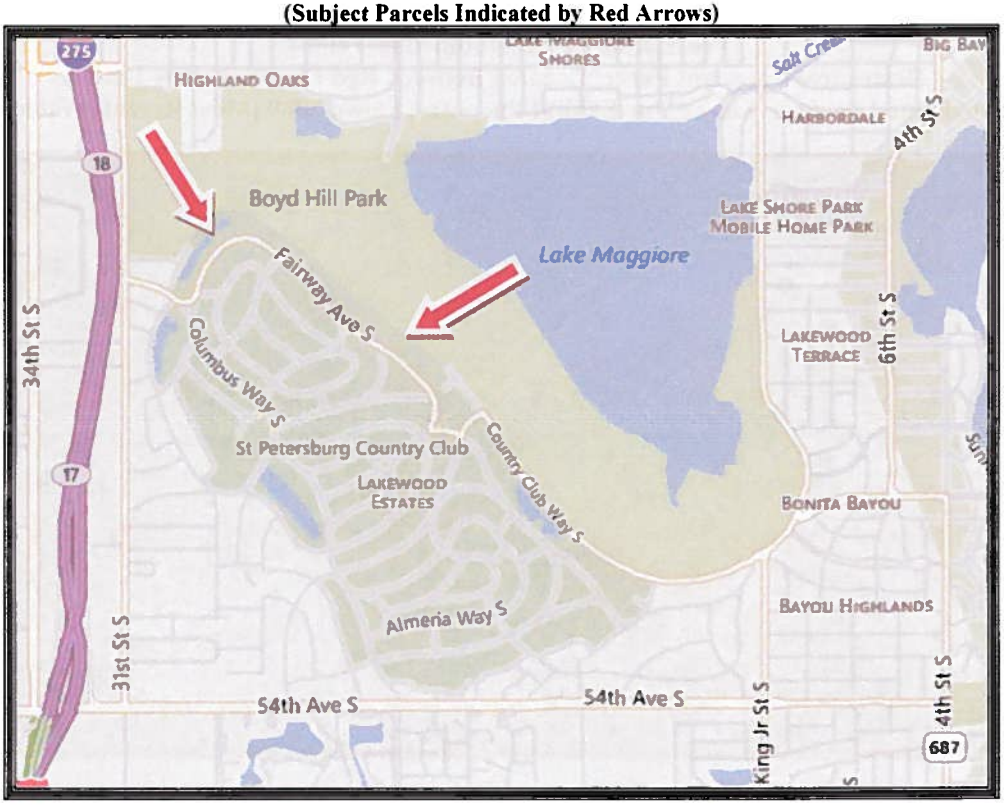
Red Arrow Show Location of Subject Property



St. Petersburg Country Club Site
City of St. Petersburg
Fogarty & Finch, Inc. A-19,412

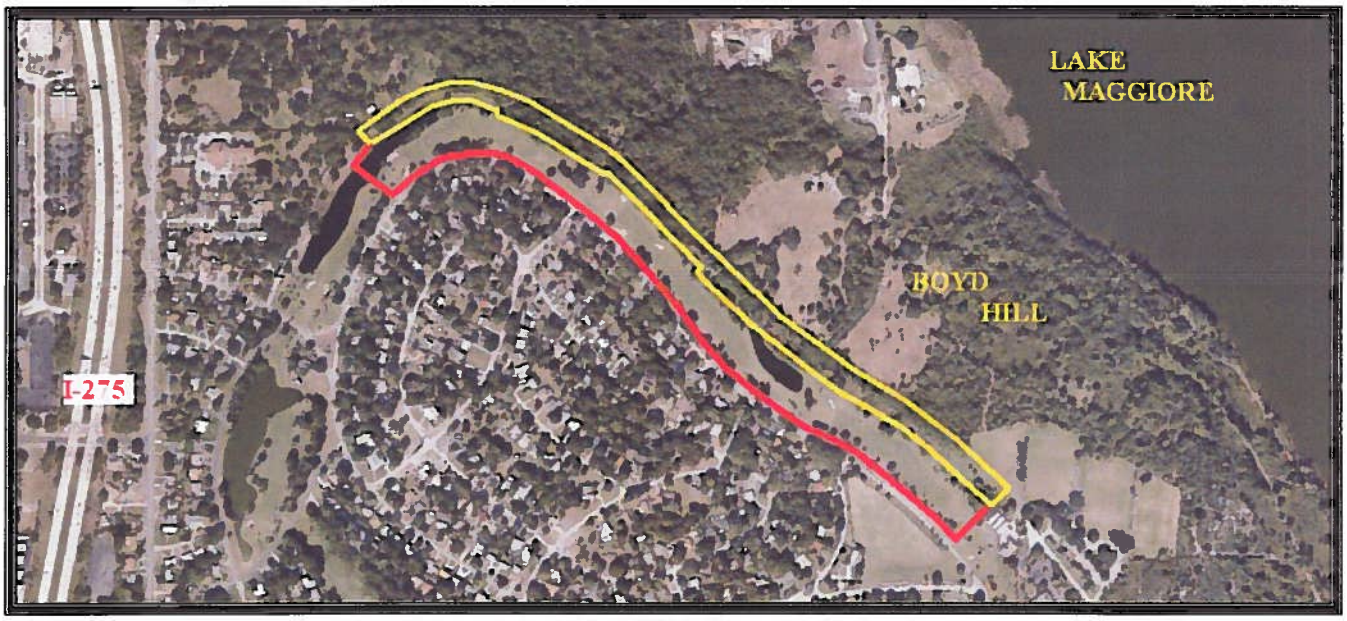
Neighborhood Map

(Subject Parcels Indicated by Red Arrows)



Subject Aerial Photograph

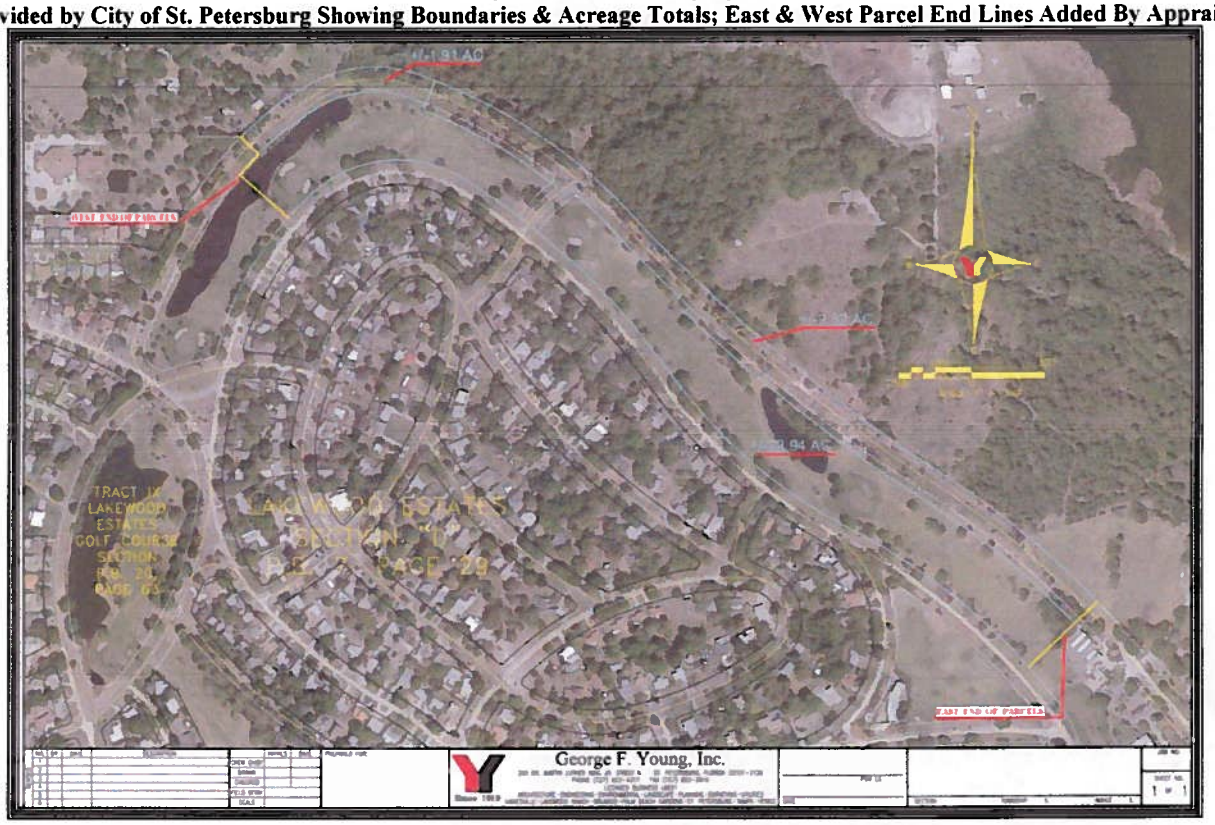
Fee Simple Parcel Outlined in Yellow
Restrictive Covenant Parcel Located Between Red Line & Yellow Line
Approximate Locations Shown For Exhibit Purposes, Flown 2009 (Most Recent Available)



St. Petersburg Country Club Site
City of St. Petersburg
Fogarty & Finch, Inc. A-19,412

Subject Aerial Photograph

Provided by City of St. Petersburg Showing Boundaries & Acreage Totals; East & West Parcel End Lines Added By Appraiser



Looking Northwest Along Country Club Way Toward the Eastern End of the Subject Fee Simple Parcel (un-open Country Club Way Right of Way) in the Distance Near Red Arrow

Looking Southeasterly Along Country Club Way From Near the Northwestern End of the Pavement Before The Start Of the Subject Fee Simple Parcel (un-open Section of Right of Way)

Looking Northwesterly Along Fairway Avenue By Eastern End of Subject Restrictive Covenant Parcel (Beginning of Hole No. 1) At Right of Picture

Looking Northwesterly Along Fairway Avenue From Green Way With Subject Restrictive Covenant Parcel At Right For Section Overlaying Hole No. 1

Looking Northwesterly Along Fairway Avenue From Miranda Way With Subject Restrictive Covenant Parcel At Right For Section Overlaying Hole No. 3

Looking Northerly From Miranda Way Across Fairway Avenue Between Holes No. 2 & No. 3 in Distance

Looking Northwesterly Along the Subject Fee Simple Parcel From Near the Beginning Of Hole No. 1

Looking Northwesterly Along the Subject Restrictive Covenant Parcel From the Beginning of Hole No. 1

Looking Northwest Across 40 Foot Wide Drainage Easement and the Subject Fee Simple Parcel (un-open Country Club Way Right of Way) Toward Boyd Hill Preserve and a Building on Boyd Hill Site Location is Between Holes No. 1 & 2

Looking Westerly Along the Restrictive Covenant Parcel (Fairway) From Between Holes No. 1 & No. 2

Looking Westerly Along the Restrictive Covenant Parcel (Fairway) From the Beginning of Hole No. 2

Looking Westerly Along the Subject Fee Simple Parcel (un-open Country Club Way Right of Way) From the Mid-Point of Hole No. 2

Looking Westerly Along the Subject Restrictive Covenant Parcel (Fairway) From the Beginning of Hole No. 3

Looking Westerly From the Beginning of Hole No. 3 Along the Subject Fee Simple Parcel (un-open Country Club Way Right of Way)

Looking Southwesterly Along the Subject Restrictive Covenant Parcel Overlaying Hole No. 3 Toward the Hole No. 3 Green in the Distance

Looking Southwesterly Along the Subject Restrictive Covenant Parcel Overlaying Hole No. 3 Western End of Subject Fee Simple Parcel is Across the Water Near the Fence Line in the Distance

Looking Northwesterly From Fairway Avenue Across the Subject at the Western End of the Restrictive Covenant Parcel Located Between Holes No. 3 & No. 4

Scope of Work

The first step in the Scope of Work is to identify the problem to be solved in the appraisal assignment. This is achieved by defining and analyzing key assignment elements which generally include:

- Client
- Intended Users
- Intended use of the appraiser's opinions and conclusions
- Type of opinion or value
- Effective date of the appraiser's opinions and conclusions
- Relevant characteristics about the subject of the assignment
- Assignment conditions

The following research and analysis represents a scope of work that has provided credible assignment results. This appraisal is subject to the General Assumptions and Limiting Conditions set forth at the beginning of this appraisal report, those general assumptions, if any, discussed within this report and those Extraordinary Assumptions and Hypothetical Conditions as set forth by the appraiser in the Letter of Transmittal.

The subject parcels were last inspected on May 29, 2015 when an on-site inspection was made of the properties appraised. The subject was also viewed from the adjacent Boyd Hill Nature Preserve as of June 8, 2015 when the Nature Preserve was visited. Market research for this appraisal was gathered from the most reliable sources including, but not limited to, the following:

- Public Records & County Property Appraiser data files
- Selected planning and zoning departments
- CoStar
- LoopNet
- Florida Gulf Coast Commercial Association of Realtors, Inc. (FGCAR) & EarthPlat
- Multiple Listing Services (MLS)
- Local and national trade publications oriented to the real estate market
- Data files maintained by Fogarty & Finch, Inc.
- Property Owner & City of St. Petersburg Representatives

The comparable sales research covered all of Pinellas County. The time period for which the market data was researched was from January 2012 through the date of last inspection.

The appraiser personally inspected each of the comparables utilized within this appraisal. One or more of the parties involved with each comparable were contacted to obtain relevant information and verify factual data. Subsequent to the collection and verification process described above, the appraiser prepared the Sales Comparison Approach to Value to only meaningful method of valuation.

Identification of Property

The subject parcels are situated near the southern end of Pinellas County within the city limits of St. Petersburg. They do not have a specific street address. Its eastern end is adjacent to the clubhouse facilities of the St. Petersburg Country Club which has a street address of:

2000 Country Club Way South, St. Petersburg, Florida

Legal Description

The only legal description provided to the appraiser is for the entire St. Petersburg Country Club golf course. This legal description is the same as the one used by the Pinellas County Property Appraisers office. A legal description was not available for either of the subject parcels. Therefore they are only visually identified using the exhibits at the beginning of this appraisal.

The Fee Simple Parcel is presently a portion of the un-open right of way for Country Club Way South and part of the original 1930's plat of Lakewood Estates Golf Course Section as recorded in Plat Book 20 Page 63 public records of Pinellas County, FL.

The Restrictive Covenant Parcel is part of (Holes 1, 2 and 3) the total golf course as mentioned above. The Pinellas County Tax Parcel number for the golf course is 35/31/16/49356/000/0010.

The appraiser was not provided the wording of the Restrictive Covenant as it has not yet been finalized. It has been conveyed by the City of St. Petersburg to the appraiser that intent is that this parcel of 22.94 acres can only be used as a golf course or as green space such as a passive park with no improvements. Please see the letter of transmittal for additional comments.

Market Area and Neighborhood Data

Given that a summary report format has been requested only a general overview of the area, neighborhood and market trends will be provided herein.

The property appraised is located in the southern region of Pinellas County within the city limits of St. Petersburg and the Lakewood Estates neighborhood. The downtown business district of St. Petersburg, the largest city in Pinellas County is 3 miles to the northeast (a 10 minute drive).

The Lakewood Estates neighborhood is considered to have the following boundaries. A map earlier in the report shows the neighborhood and these boundaries.

- ***To the North:*** Country Club Way South / Boyd Hill Nature Preserve
- ***To the East:*** Dr. Martin Luther King Jr. Street South
- ***To the South:*** 54th Avenue South
- ***To the West:*** 31st Street South

Roads within the neighborhood, including those that provide direct access to the subject are generally two lane, lightly traveled residential streets. These include the open section of Country Club Way that runs east from the eastern end of the subject parcels and Fairway Avenue South which forms the south boarder of the Restrictive Covenant Parcel. Access to and from the subject neighborhood is very good. It is provided by the three streets listed above that form the east, south and west boundaries of Lakewood Estates. These are multi-lane highways that carry a moderate to heavy volume of traffic depending on the time of day.

Within a 5 minute drive from the subject there is access to Interstate 275 at either 22nd Avenue South or 54th Avenue South. This interstate links Pinellas County with other regions of the state inclusive of Hillsborough County, Tampa and Tampa International Airport to the northeast as well as Manatee County and Bradenton to the south via the Sunshine Skyway Bridge.

Lakewood Estates, including the St. Petersburg Country Club and its golf course (then known as Lakewood Country Club), was developed in the mid 1920's. The subject neighborhood is mostly built-out with very little vacant land available for development. Most growth within Lakewood Estates occurred between the 1960's and 1980's. Lakewood Estates has a strong neighborhood association known as the Lakewood Estates Civic Association. Additional information about Lakewood can be found on their web site at www.LakewoodStPete.com.

Market Area and Neighborhood Data - Continued

Properties surrounding the subject are as follows:

- ***To the North & Northeast:*** Boyd Hill Nature Preserve & City Owned Lakewood Sports Complex (sports fields, playground & associated buildings)
- ***To the East & Southeast:*** St. Petersburg Country Club Clubhouse Facilities
- ***To the South:*** Fairway Avenue & Single Family Dwellings
- ***To the Northwest & West:*** Pioneer Settlement (Part of Boyd Hill Nature Preserve) & Friendship Missionary Baptist Church

Lakewood Estates is mostly developed with single family homes. There are some multi-family rental apartment and condominium complexes along the outer perimeter of the neighborhood. Shopping centers and commercial establishments providing professional services tend to be concentrated along 54th Avenue South and nearby U S Highway 19 to the west.

The two largest property uses within the immediate area include St. Petersburg Country Club and the City of St. Petersburg Lake Maggiore Park system the contains a total of 845 acres (includes Lake Maggiore at 350 acres). The largest among the group of parks is the Boyd Hill Nature Preserve which is adjacent to the subject. It presently has 245 acres and 6 miles of trails open to the public but the Preserve is much larger when including the areas that are not yet accessible to the public. Boyd Hill has a diverse number of ecosystems, nature exhibits, educational opportunities, recreational areas, overnight youth camping facilities, the Pinellas Pioneer Settlement, nature center/gift shop and more. Their web page can be accessed for more information at http://www.stpeteparksrec.org/boyd-hill-nature-preserve.html. The sections of Boyd Hill adjoining the subject are generally described in the report section Site Data.

As previously discussed the subject is part of St. Petersburg Country Club. This is a full service, private, member owned country club. It opened in 1924 and contains a championship 18 hole par 72 course with a yardage of 6,912 from the championship tees. Other amenities at the Club include tennis, swimming, dining and fitness. Their web page is www.StPeteCountryClub.com.

In recent years a variety of factors adversely affected the local real estate market resulting in value loss, foreclosures and a significant quantity of distress properties offered for sale or lease. Commencing in 2006 and continuing into 2012, the residential sector of the real estate market slowed significantly before eventually stabilizing. In 2013 and continuing into 2015 residential values for improved properties have been rebounding. The demand for residential properties to include both vacant land and improved housing is very strong.

Market Area and Neighborhood Data - Continued

The median sales price for homes within Lakewood (based on MLS statistics) was $152,000 for 2014 based on 84 sales and for 2015 year to date it is $166,000 based on 28 sales. The average sales prices for 2014 and year to date 2015 respectively were $187,631 and $153,328. The marketing time for sales in 2015 has typically been between 1 to 3 months. Distress and REO bank sales have negatively impacted this market as has been the case in most neighborhoods. Presently, slightly less than 50% of the homes offered for sale in Lakewood are distress/short/REO offerings. As the economy and real estate market improve, these distress sales and offerings will continue to decline.

Commencing in 2008 the commercial, office and industrial markets also began to decline experiencing slower demand and higher vacancies. Consequently rents and values are generally lower than in the past when the market peaked. As of 2012 these market sectors effectively stabilized and have slowly been improving each year. Based on the 1st Quarter 2015 CoStar (Office, Retail & Industrial) Reports vacancy rates are generally as shown below. These vacancy rates have been declining slowly each year and are similar to other market trend reports as well as market observations made by the appraiser.

CoStar Report (Vacancy Rates)	Total Office	Total Retail	Total Industrial
Tampa Bay Area	11.3%	6.3%	7.6%
Pinellas County	12.6%	6.6%	6.2%

Typically the unemployment rate for Pinellas County is lower than the state and national average. Given the downturn in the local economy, especially in the construction and real estate sectors, unemployment was at a record high in 2011. Employment is also gradually improving as the economy has continued to gain positive traction.

Unemployment Rates April 2015	Percentage
Nation	5.4%
Florida	5.6%
Tampa Bay Area (1)	5.0%
Pinellas County	4.8%

(1) Tampa Bay Area includes Pinellas, Hillsborough, Pasco and Hernando Counties.

Market Area and Neighborhood Data - Continued

The real estate market in general is still adversely affected by the past recession but to a much lesser degree and it is improving. It is the appraiser's opinion that the current trend will continue for the immediate, foreseeable future. It will take time for the non-residential sectors to finish absorption of excess inventory and for a full stabilized financial performance to be achieved. As normal market conditions continue to return growth and redevelopment in the subject neighborhood will most likely occur at a moderate pace as it did before the recession.

Site Data

The Fee Simple Parcel - is comprised of the 100 foot wide un-open right of way of Country Club Way South plus an additional 30 foot wide strip of land (for most but not all of its length) that is part of Holes No. 1, 2 and 3 of the adjacent St. Petersburg Country Club Golf Course. This parcel is mostly but not completely cleared of underbrush. It is upland containing some scattered pine, oak and palm trees. The 8 foot high chain link fence of Boyd Hill encroaches into this parcel at certain locations.

The Restrictive Covenant Parcel – is an overlay of most all of Holes No. 1, 2 and 3 of the golf course excluding the northerly edge of the Holes that are part of the Fee Simple Parcel. These holes have playing yardages from the championship tees (blue) as follows: Hole No. 1 par 4 @ 426 yards; Hole No. 2 par 5 @ 542 yards and Hole No. 3 par 4 @ 401 yards. This parcel is mostly all cleared with planted grasses, scattered trees, 3 greens, sand bunkers, water hazards, irrigation systems and other features associated with the golf course. It does not contain any vertical improvements of significance.

Plot Shape & Size:

Irregular; See exhibits. The appraiser was not provided a survey or legal descriptions. Exhibits provided were to scale and contained partial dimensions.

The Fee Simple Parcel - is primarily 130' wide but narrows to 100' wide at its mid-point by the western end of Holes No. 2 and the entire length of the western 1.91 acres adjacent to Hole No. 3. The total scaled length (actual distance not available) of this parcel is approximately 3,450 feet.

The Restrictive Covenant Parcel – varies in width (based on scaled dimensions) from approximately 260' at its eastern and western ends to what appears to be its narrowest point at the Miranda Way right of way between Holes No. 2 and No. 3 where it has an actual width of 193.16'. The scaled overall length of the parcel is approximately 4,050 feet.

Area, More or Less:

Fee Simple Parcel	11.73 Acres	or	510,958 SF
Restrictive Covenant Parcel	22.94 Acres	or	999,266 SF
Total	34.67 Acres	or	1,510,224 SF

Topography:

Generally level near grade of surrounding properties and streets; According to information provided to the appraiser the site topography reportedly ranges from elevations of about 13' to 16'

Site Data - Continued

Drainage:

Appears adequate under normal conditions but not viewed during a heavy rain. There is a drainage ditch flowing northeasterly from the water hazard (pond) that is located between Holes No. 1 and No. 2. It continues onto the adjacent Boyd Hill property past a building on their site that is an alum injection station (used to treat water to improve quality). It eventually flows into Lake Maggiore. It is possible, but not confirmed that there is an underground drainage pipe crossing the fairway that originates from Lakewood Estates feeding storm water into this drainage ditch.

Flood Zone:

Federal Emergency Management Agency (FEMA) flood hazard Zone "X" Un-shaded except for a small section of the un-open right of way for Country Club Way lying northwest of Miranda Way that is "X" shaded. All according to FEMA boundary map Panel 12103Co281G last revised September 3, 2003.

Access & Frontage:

Country Club Way South – two asphalt paved traffic lanes terminating temporarily at the east end of the subject parcels. This road generally contains curbs, sidewalks, street lights and storm sewers.

Fairway Avenue South – two asphalt paved traffic lanes running along the south side of the Restrictive Covenant Parcel. This road generally contains curbs street lights and storm sewers but no sidewalks.

Soil Conditions:

A soil survey was not available. The appraiser consulted the 2006 Soil Survey of Pinellas County, FL as prepared by the US Department of Agriculture. It was not specific enough for the subject to provide a meaningful result. This is typical of altered urban land. It has been assumed as a general assumption that the soil is man altered and that it is typical of the surrounding area and suitable for most uses that might be allowed. This cannot however be warranted.

Easements:

The appraiser was not provided a current survey, ownership and encumbrance report or data concerning possible easements. It is assumed but not warranted that no easements of significance exist.

Site Data - Continued

Environmental: The appraiser was not provided an environmental assessment or study as to whether there is or is not any vegetation or wildlife on or near the subject that would affect its ability to be used or developed. It is beyond the expertise of the appraiser to prepare such a report. Consequently this appraisal is based on the Extraordinary Assumption that there are no environmental issues that would adversely affect the property appraised.

It was reported that there is an eagle nest in the Lakewood subdivision to the south but there are no eagles in the Boyd Hill Nature Preserve. It was stated that the nest is not an impediment to the development of the subject parcels.

Adjacent Boyd Hill Nature Preserve Land: - The appraiser toured the sections of the Boyd Hill Nature Preserve that are adjacent or close to the subject with Ms. Barbara Stalbird, Nature Supervisor II who oversees the Preserve. The following information was learned. The Lakewood Sports Complex adjoining the eastern most and northeast edge of the subject is owned by the City but is not part of Boyd Hill. Going west of the sports complex, roughly north of the remainder of golf course Hole No. 1, is an area of the Preserve (area #30) that is comprised of land disturbed by man in the past that now includes an open field of herbaceous plants that is maintained and another section on its east side that is wooded.

West of their area #30 across the previously described drainage ditch that links Lakewood Estates, the golf course and Boyd Hill to Lake Maggiore, is the former "Nursery" site. It is northerly of the eastern portion of golf course Hole No. 2. The Nursery site, as it is now known has had a variety of uses over the years such as a nursery for the City and spoil area when Lake Maggiore was dredged. It is now mostly an open grassed field that will be open to the public when enhancements are made to it. Old monitoring wells were observed on this site.

West of the Nursery site is designated by the Preserve as area #31 and then area #32. They are northerly of the western portion of Hole No. 2 and the eastern two thirds of Hole No. 3. These are wooded areas that are transitioning from pine flatwoods to oak hammocks.

Northwesterly of the western end of the subject parcel is the Pinellas Pioneer Settlement section of Boyd Hill. It is an activity area for the public containing local historic and recreated pioneer buildings.

Concurrency: - The subject is reportedly not located on a road or within an area which causes it to be restricted by concurrency regulations. Accordingly, these regulations would have no direct effect on the subject.

Site Data - Continued

Utilities & Public Services: The following utilities and services are available to the subject

Electricity:	Duke Energy
Communications:	Verizon, Brighthouse & Others
Water:	City of St. Petersburg
Sewer:	City of St. Petersburg
Garbage Collection:	City of St. Petersburg
Police Protection:	City of St. Petersburg Police Department
Fire Protection:	City of St. Petersburg Fire Department
Public Transportation:	Pinellas Suncoast Transit Authority

It was reported that adequate services as well as municipal water and sewer lines are available to the subject parcels.

Zoning & Land Use Plan

The appraiser contacted the City of St. Petersburg Planning & Economic Development Department concerning the subject's Zoning and Future Land Use category as set forth in the City of St. Petersburg Comprehensive Plan. The appraiser was directed to, and met with Mr. Derek Kilborn, Manager, Urban Planning & Historic Preservation Division and Mr. Rick MacAulay of the same department division.

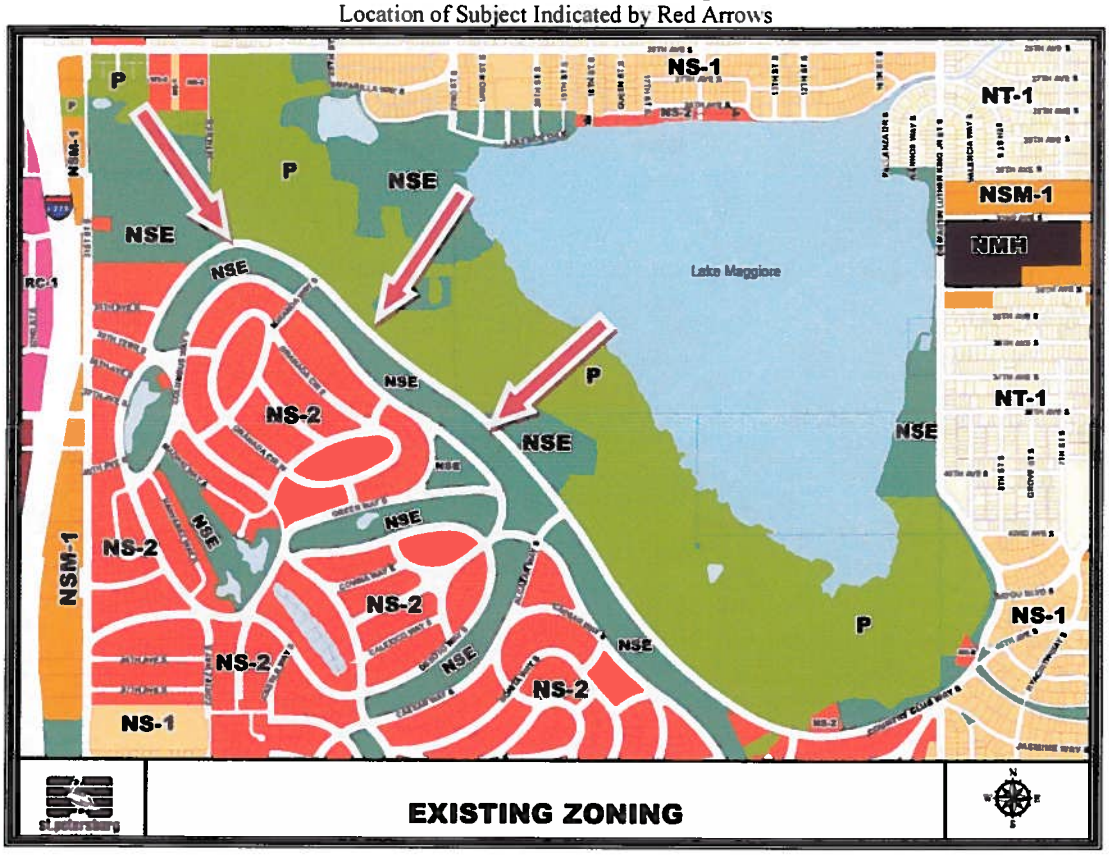
They reported that the entire subject property including both the Fee Simple Parcel and the Restrictive Covenant Parcel are zoned "NS-E, Neighborhood Suburban Estate" and they have a Future Land Use designation of "R/OS, Recreation/Open Space." The NS-E zoning and R/OS land use designation are not compatible with each other. As R/OS does not allow single family homes as does NS-E. Typically the compatible Land Use designation for NS-E zoning is RL, Residential Low allowing a maximum of 5 residential units per acre. If the subject were to no longer be used as a golf course and development with some form of residential improvements be planned the R/OS land use would have to be changed to be compatible with whatever Zoning Classification is assigned.

It is the appraisers understanding that the subject parcels have the R/OS Future Land Use designation because it was a golf course when the plan was adopted. This is typical and not unusual. When the entire City of St. Petersburg was rezoned in approximately 2007 and new Land Development Regulations were adopted it was assigned the NS-E residential designation as this was the designation in the code that had the lowest residential density. Essentially it has the existing Land Use Designation and Zoning classification because it was a golf course.

Shown on the following two pages are the Zoning and Future Land Use Designation maps provided by the City. These show the current classifications for the subject and surrounding properties. The appraiser has shown the location of the subject by the red arrows.

Current Zoning Map

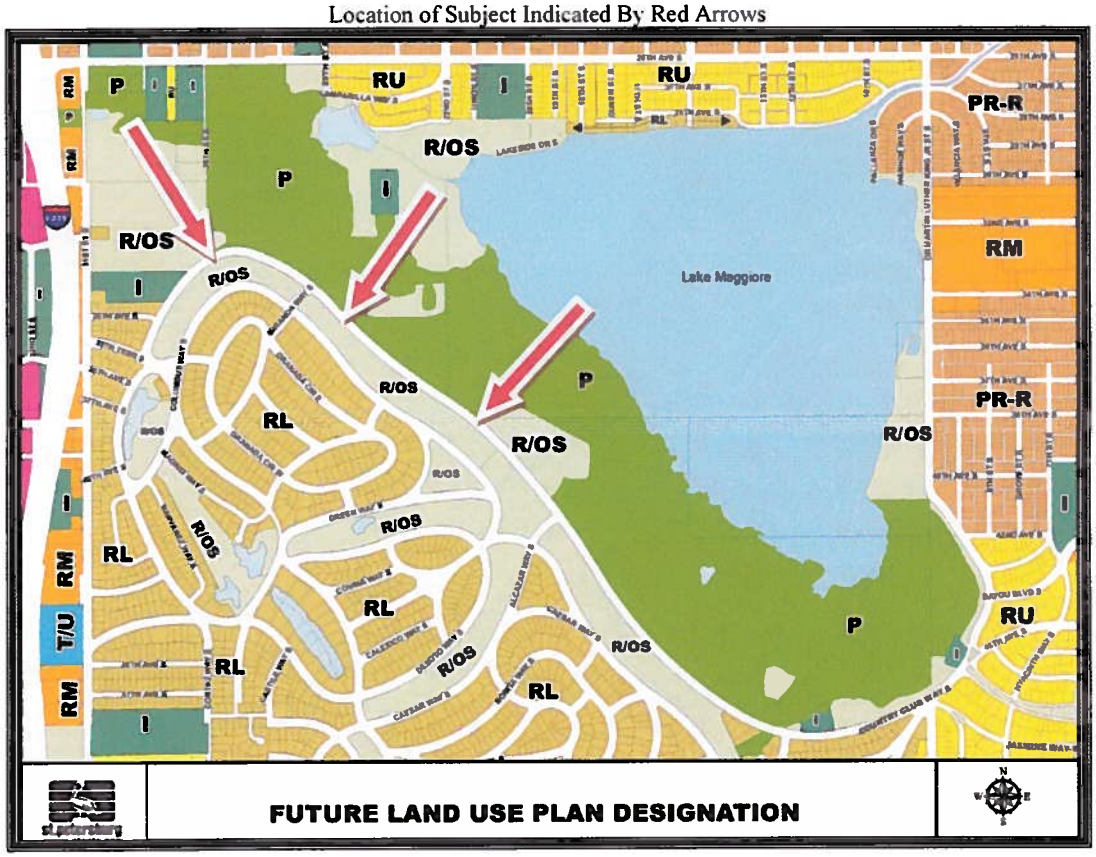
Location of Subject Indicated by Red Arrows



St. Petersburg Country Club Site
City of St. Petersburg
Fogarty & Finch, Inc. A-19,412

Current Future Land Use Plan Designation Map

Location of Subject Indicated By Red Arrows



Zoning & Land Use Plan – Continued

The NS, Neighborhood Suburban Single Family districts include NS-1, NS-2 and NS-E (the subject classification). The intent of the NS districts is to "protect the single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood." The code goes on to say "the NS-E district is the least dense of the NS districts. Single-family homes are the principal use; however, accessory dwelling units are allowed on the same lot as the principal residence with a maximum density of two units per acre. These homes generally exhibit an exceptionally high level of architecture and are on some of the largest single family lots in the City."

Contained in the report Addenda is a copy of the NS zoning district regulations that sets forth the development regulations such as minimum lot size, density building height, setbacks and other criteria. Generally for NS-E the minimum lot size for residential use is 1 acre with a total of 2 units per lot to include the principal residence plus 1 accessory unit. With regard to NS-2, the classification placed on the adjacent Lakewood Estates Subdivision (which has a compatible RL, Residential Low, max 5 units per acre land use designation) the minimum lot size for residential use is a lot no smaller than 8,700 square feet with no accessory unit allowed. While the NS-E zoning requires a 200 foot lot width, NS-2 requires 100 feet. Most of the lots in Lakewood Estates exceed the 8,700 SF but have less width/frontage, closer to 75 feet rather than the 100 feet now required without a variance.

The zoning "matrix" sets forth allowed uses within the different districts but it is too large to reproduce within this report. A copy has been retained in the appraisers work file. Primary allowed uses in the NS-E district per the zoning code matrix generally include, but are not limited to the following

- Single Family
- Accessory Dwelling Unit
- Community Residential Home, 1 to 6 residents
- Park, Passive
- School, Public, Pre-K thru 12, Governmental

Zoning & Land Use Plan – Continued

A **Golf Course / Country Club** is allowed as a Special Exception. Additional uses allowed if a Special Exception is granted generally include: large tract planned development; park-active; cemetery; government building & use; house of worship; library; meeting hall; school, private, pre-K thru 12 non-governmental; post secondary school; parking surface accessory and utility substation & utility storage tanks.

The Future Land Use designation according to the St. Petersburg Comprehensive Plan is "R/OS, Recreation/Open Space." According to the Plan R/OS is "for designation of recreation facilities, and open space areas protected from development. Designation of these areas shall be consistent with the goals, objectives and policies of the Recreation and Open Space Element. Uses shall be permitted an FAR of 0.15." This is slightly lower than the zoning code Floor Area Ratio (FAR) of 0.20.

As discussed in the subsequent report section titled "History of Property" the eastern approximately 9.82 acres of the Fee Simple Parcel was under contract to sell to developer Taylor Morrison as of June 11, 2013 subject to them receiving approval to build 116 townhouse apartments. The agreement also included an understanding that the Club would grant to the City of St. Petersburg a Restrictive Covenant over most of Holes No. 1, 2 and 3 limiting that land to golf course use. As part of the approval process the site to be acquired would have to be rezoned to NSM-1, Neighborhood Suburban Multi-Family and the comprehensive land use designation changed to RM, Residential Medium, 15 units per acre maximum. Mr. Kilborn and Mr. MacAulay also provided information about the application made in 2013 by Taylor Morrison (the then potential buyer) and the property owner (the Club) to seek a rezoning and land use plan change for a townhome development that was proposed at that time. The application was submitted at the end of June 2013 but withdrawn soon thereafter in July by the applicants before it was processed so as to obtain additional community input and re-evaluate their design. The application was not resubmitted and thus reportedly the City planning department did not make a recommendation for or against the project. The project received both positive and negative reaction in the local community and ultimately never went far enough to determine if it would have been approved. The purchase contract with Taylor Morrison was mutually canceled by the buyer and seller.

Rezoning a property and changing its comprehensive land use designation is a multi step public and political process that can often take 6 months to 1 year to accomplish if approved. There is no way to determine if the changes can be accomplished without going all the way through the process. When the Taylor Morrison application was submitted a big section of the Boyd Hill Nature Preserve all along the subject and paved sections of Country Club Way to the east (inclusive of the sports complex) were zoned NS-E like the subject. Other areas closer to the lake were zoned P, Preservation as is typical for most City owned parks. In order to be zoned Preservation the property has to meet a test involving a point system for the presence of different features. Recently the point system was changed which enabled an additional 157 acres of Boyd Hill that was zoned NS-E to be rezoned to P, Preservation. Along with the zoning change the underlying Land Use Designation was also changed from R/OS like the subject to P, Preservation. This included all the land adjacent to the subject. The Sports Complex and northern part of the Nursery Site were not rezoned and remain NS-E with the R/OS land use designation. This occurred in December 2014.

Zoning & Land Use Plan – Continued

It was stated that the rezoning and land use plan designation discussed above was in furtherance of the Lake Maggiore Park Master Plan that was approved in 2002. It was stated in the City initiated rezoning and land use plan change application of November 2014 that City Council asked that the Preservation boundary line be reevaluated for the purpose of protecting Boyd Hill from development pressures and other inappropriate uses.

After review of the data and information provided it is not possible to determine if a multi-family development (requiring rezoning and land use change) would or would not be approved on the subject parcels. It is possible but it cannot be determined if it is probable.

If the golf course use were to be discontinued and there were no Restrictive Covenant as to its use it is possible and in the appraisers opinion probable (not guaranteed) that the land could be rezoned to NS-2, with a corresponding land use designation of RL, Residential Low (max 5 units per acre). This is the same as the adjacent land in Lakewood Estates that is improved with single family dwellings. In fact several years ago the City made these exact changes to two small parcels of land that were then re-plated into 5 lots and sold by the Club to a home builder.

Regulations are complex and constantly undergoing revisions. Not all factors which may potentially affect the subject can be described. Detailed information should be confirmed with the applicable government agency.

History of Property

The subject Fee Simple Parcel is for the most part the un-open right of way of Country Club Way South and appears to have been this since the Lakewood Estates Golf Course Section was platted in the 1930's subsequent to parts of the adjacent Lakewood subdivision that was platted in 1924. The golf course which contains the subject Restrictive Covenant Parcel was part of the same 1930's plat. This land however has always been a golf course since the 1920's. A brief overview of the St. Petersburg Country Club (the Club) and its history was previously discussed in the report section "Market Area and Neighborhood Data" along with a link to their web page.

As discussed earlier the Club entered into a contract with Taylor Morrison, a national developer, to sell them a tract of land encompassing approximately 9.996 acres contingent on getting approval to develop 120 townhome lots. The effective date of the agreement was June 11, 2013. The contract price was $3,200,000. The purchasers put down a deposit that was not refundable if the purchase agreement was not canceled before the end of the inspection period. The initial due diligence period was 70 days. The closing was to be 10 days after all conditions were met but no later than 24 months from the effective date of the contract.

Over the next several months there were three amendments to the original contract extending the inspection period and changing the plan to 116 units. The land to be acquired was essentially the eastern 9.996 acres of the subject Fee Simple Parcel that contains 11.73 acres more or less. Part of the agreement was that a Restrictive Covenant would be granted to the City restricting use of Holes No. 1, 2 and 3 to a golf course.

As discussed in the preceding report section Zoning & Land Use Plan, as part of the approval process the site to be acquired would have to be rezoned and the land use designation changed. Ultimately the application to make these changes was withdrawn and by mutual agreement the buyer and seller agreed to cancel the purchase contract and their deposit was returned.

Other than the preceding agreement the owners report that the subject has not been offered for sale and they have not and are not discussing its sale with any developers. They have recently approached the City of St, Petersburg about acquiring the subject with an asking price of $3,200,000. The intent would be for the Fee Simple Parcel of land to be added to the adjacent Boyd Hill Nature Preserve and the Restrictive Covenant Parcel to serve as an additional buffer from development for the Boyd Hill Nature Preserve.

Tax Data

The Restrictive Covenant Parcel is assessed and taxed as part of the entire golf course development and thus no assessment for just the property appraised.

The Tax Parcel No. for the entire golf course inclusive of the subject is: **35/31/16/49356/000/0010**

The Fee Simple Parcel primarily includes the un-open right of way that is not assessed and is also part of the golf course parcel described above.

Consequently no meaningful tax data has been discussed herein.

Highest and Best Use

As previously discussed under "Zoning & Land Use Plan", the subject parcels are zoned "NS-E, Neighborhood Suburban Estate" and they have a land use classification of "R/OS, Recreation/Open Space" that is not compatible to the NS-E zoning. They have these classifications because the property was a golf course when the city was rezoned in 2007. It was stated that the rezoning was a lateral move as to the name change and the intent of the current and past designations are essentially the same.

The legally permitted uses and potential uses for the subject parcels were discussed in detail previously under Zoning & Land Use Plan. The existing golf course use is allowed. For a residential use to be permitted the underlying land use designation would have to be changed from R/OS to a residential classification. Other than the zoning and comprehensive land use designations the appraiser is not aware of any known deed or concurrency restrictions which would impede development of the parcels at the present time.

After review of the data and information provided it is not possible to determine if a multi-family development (requiring a rezoning and land use change) would or would not be approved on the subject parcels. It is possible but it cannot be determined if it is probable. Based on the same data it is the appraisers opinion that it is possible and most likely probable (not guaranteed) that the land could be rezoned to NS-2, with a corresponding land use designation of RL, Residential Low (max 5 units per acre). This would be the same as the adjacent land in Lakewood Estates that is improved with single family dwellings.

Other legally permitted uses are not considered to be feasible for this location and thus if the land were vacant and available for development a residential use would be the most reasonable legal use of the property.

The subject parcels have a good level topography at an elevation of approximately 13 to 16 feet. They are equal to or higher than nearby streets and abutting properties. Also desirable is the fact that they are not in a designated flood zone and include all upland except for two small water hazards that were added when the golf course was developed. It is the appraisers understanding that there are adequate utilities and services available to the parcels. Access is also available via existing paved streets. Overall both parcels are physically capable of accommodating the appropriate use of the site.

In 2013 and continuing into 2015 residential values for improved properties have been rebounding. The demand for residential properties to include vacant land, subdivided lots and improved housing is very strong and it is projected that this trend will continue.

Highest and Best Use - Continued

The median sales price for homes within Lakewood (based on MLS statistics) was $152,000 for 2014 based on 84 sales and for 2015 year to date it is $166,000 based on 28 sales. The average sales prices for 2014 and year to date 2015 respectively were $187,631 and $153,328. The marketing time for sales in 2015 has typically been between 1 to 3 months. Distress and REO bank sales have negatively impacted this market as has been the case in most neighborhoods. Presently, slightly less than 50% of the homes offered for sale in Lakewood are distress/short/REO offerings. As the economy and real estate market improve, these distress sales and offerings will continue to decline. Presently there are several new homes under construction on the golf course that have asking prices ranging from $400,000 to $475,000. It is reasonable, as with other infill homes within lower Pinellas County that the price would be much higher than the older existing and usually smaller homes.

It is the appraiser's opinion that development with the subject parcels with residential improvements at this time would be financially feasible.

As explained, development with either single or multi-family dwellings would require a land use designation change. Also development with single family on smaller lots than allowed under NS-E (such as NS-2) or multi-family would require a zoning change. Both would be possible if the owner could make it though the public/political process. As of now based on the information available the appraiser cannot determine if multi-family development would be probable. It is reasonable to assume however that development with smaller lots such as allowed under NS-2 might be probable but this cannot of course be guaranteed.

Therefore it is the appraisers opinion that if the subject parcels were vacant and available for development. the highest and best use would at this time be development with single family lots at a density that is in keeping with the surrounding neighborhood even if slightly smaller so as to be more affordable and more in line with the current market that desires smaller lots.

Method of Appraisal

The subject parcels have been valued "As Is" under their current zoning and land use designation but recognizing that there is the probability in the appraiser's opinion they could be rezoned to allow single family use at a density greater than the existing NS-E classification.

The subject is unique in that it is comprised of both the Fee Simple Parcel and the Restrictive Covenant Parcel. As explained the Fee Simple Parcel is vacant land. The entire fee simple title to the 11.73 acres would be transferred to the buyer (City). The seller (Club) would retain no ownership interest.

With regard to the Restrictive Covenant Parcel the golf course improvements and infrastructure are not included in the appraisal. As part of the purchase the buyer (City) would receive a Restrictive Covenant over the adjoining 22.94 acres that comprise most of Holes No. 1, 2 and 3 of the golf course. This Restrictive Covenant will run with the land and thus the Club will be placing a restriction on the land that it will only be used as a golf course and if for some reason the golf course use would cease the land could only be open green space such as a passive park with no improvements.

By placing the Restrictive Covenant on the 22.94 acres the seller is giving up a large portion of their property rights. This is in essence similar to granting easement rights to another user of the land. It is not however selling all of their rights as with a fee simple transfer.

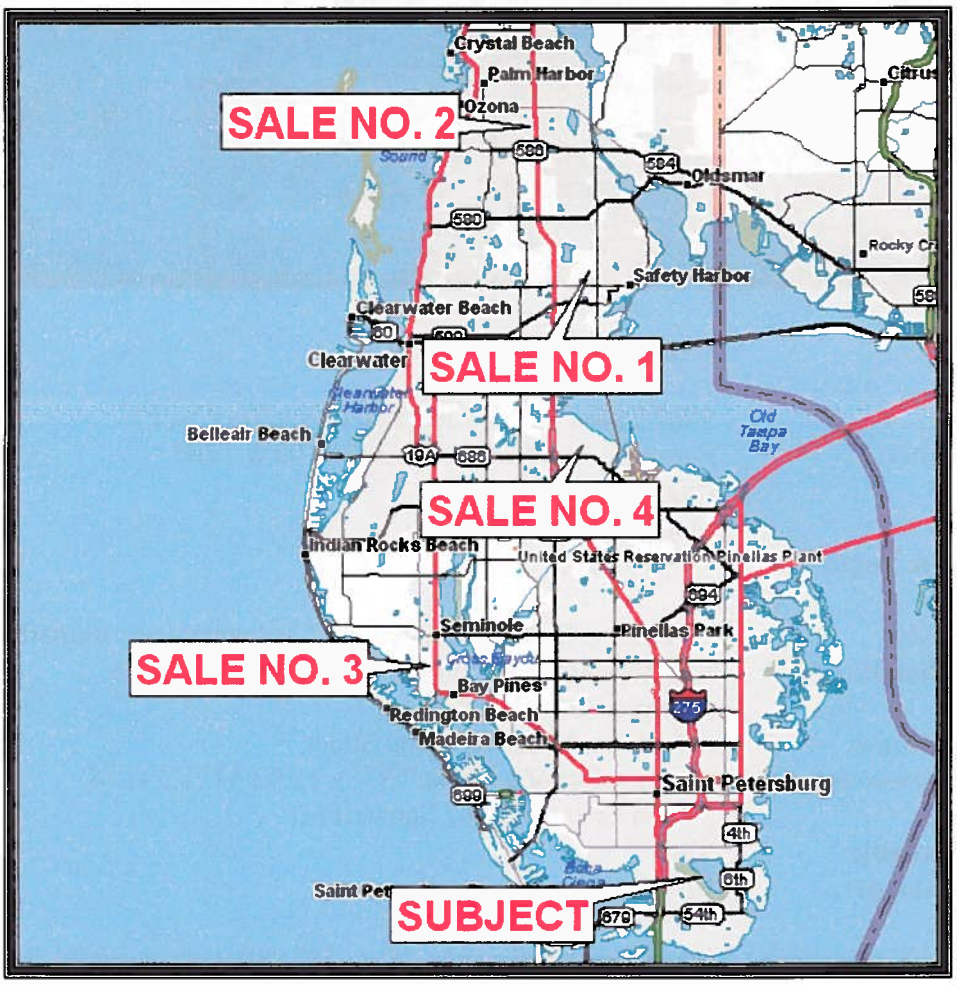
When valuing the subject the best and only applicable method of valuation is the Sale Comparison Approach wherein sales of land are analyzed. Fee simple vacant land sales were found for a comparison. Partial interest sales, such as Restrictive Covenants and or easements, are very rare and often are not arms length transactions when they do occur. No meaningful sales were found of partial interest.

As will be shown in the Sales Comparison Approach the land sales will be adjusted to the subject to reflect the indicated value of the subject land as if it were vacant and available to be developed to its highest and best use. Long narrow sites with a configuration like the Fee Simple Parcel are typically sold or acquired from an adjacent owner for expansion as is planned by the City using an "across the fence" valuation method. Under this method the site is compared to the sales as if part of the larger adjacent site. This method has been used herein. In this instance it is the appraiser's opinion that both the Fee Simple Parcel and the Restrictive Covenant Parcel have the same fee simple interest land value per acre (which is before consideration of the proposed encumbering Restrictive Covenant).

Sales Comparison Approach

The preceding section Method of Appraisal discussed the valuation process. The primary sales selected for comparison are summarized on the following pages. Their proximity to the subject is shown on the following location map.

Comparable Land Sales Location Map



Sales Comparison Approach - Continued

LAND SALE NO. 1

Date of Sale:	August 27, 2013
Location:	3030 Union Street, Clearwater, Pinellas Co., FL
Parcel Number:	Formerly 33/28/16/00000/330/1100 & 1200
Grantor:	Ruppel Farms, LLC
Grantee:	Majestic Oaks, LP
O. R. Book & Page:	18169 / 1360
Zoning & City:	LDR, Low Density Residential; Clearwater (See Remarks)
Land Use Classification:	RS, Residential Suburban, max 2.5 units per acre; (compatible with zoning)
Frontage / Access:	666.66' on two lane Union Street
Shape / Dimensions:	Rectangular; 666.66'/667.33' x 1,292.44'/1,293.88'
Land Area:	19.806 acres; 862,762 Square Feet
Utilities Available:	Yes
Off Site Drainage:	No
Flood Zone:	No
Topography/Vegetation:	Level near street grade; 35' to 50' elevation; partially cleared; Two small ponds; See Remarks
Environmental Issues:	None known

Sales Comparison Approach - Continued

LAND SALE NO. 1

Verification:	Mr. Dennis Ruppel; Grantee
Sales History:	None since 1968
Marketing Time/Terms:	Under contract 9 to 12 months securing annexation & entitlements; Arms Length
Financing:	Cash to Seller

Sales Price:	$3,500,000
Cash Equivalent Price:	$3,500,000
Sales Price / Gross Acre:	$176,714
Sales Price Per Proposed Lot:	$81,395
Sales Price / Gross SF:	$4.06

Remarks: Good location in eastern Clearwater near McMullen Booth Road, Bayside Bridge and downtown district of Safety Harbor; Union Street upon which it fronts carries a light flow of traffic; when sold the site was improved with a custom three story single family home of 7,046 square feet that was built in 1975. The residence was dated and had not been updated. Other improvements included a swimming pool, garage & carport as well as older horse stables. All were razed by the buyer. The site had two small ponds of 0.25 and 0.65 acres and several small drainage ditches that the buyer/developer of the property filled. A 100' wide power line easement (1.53 acres of the site) is 143 feet south of the north property line crossing the site in an east/west direction. The land under the easement cannot be improved but counts toward green/open space.

Now developed with a new gated single family subdivision by Deeb Family Homes (buyer/developer) called Majestic Oaks Replat. It contains private roads & 43 single family lots yielding 2.2 lots per acre. Lot sizes vary but mostly are 85' x 127'/150'. Lots are sold as a package with new homes that range in size from 2,800 SF to 4,500 SF (32 sold as of 6/2015) at $600,000 to over $1,000,000.

The sale was contingent on annexing the property into the City of Clearwater and changing the zoning to LDR, Low Density Residential from the Pinellas County designation of AE, Agricultural Estate. The Future Land Use designation was RS, Residential Suburban and did not change.

Sales Comparison Approach - Continued

LAND SALE NO. 2

Date of Sale:	September 9, 2013
Location:	Southeast corner Fisher Road and County Road 39; Just West of US Highway 19, Palm Harbor (unincorporated area), Pinellas Co., FL
Parcel Number:	18/28/16/00000/210/0200 & 0300
Grantor:	School Board of Pinellas County, FL
Grantee:	Taylor Morrison of Florida, Inc
O. R. Book & Page:	18154 / 1336
Zoning & City:	R-R, Rural Residential; Pinellas County
Land Use Classification:	RS, Residential Suburban, max 2.5 units per acre; (compatible with zoning)
Frontage / Access:	Approx. 1,340' on Fisher Rd & 655' on County Rd 39
Shape / Dimensions:	Rectangular shape; 655' x 1,340' MOL
Land Area:	20.350 acres; 886,446 square feet
Utilities Available:	Yes
Off Site Drainage:	No
Flood Zone:	No
Topography/Vegetation:	Level near street grade & adjoining uses; un-cleared
Environmental Issues:	None known

Sales Comparison Approach - Continued

LAND SALE NO. 2

Verification:	Jason Besse, Acquisition Manager Taylor Morrison List Broker, Pat Haas; Morris Gregory Haas
Sales History:	None in last 3 years
Marketing Time/Terms:	5 Months / Under contract only about 30 days; Arms Length
Financing:	Cash

Sales Price:	$3,400,000
Cash Equivalent Price:	$3,400,000
Sales Price / Gross Acre:	$167,076
Sales Price Per Proposed Lot:	$68,000
Sales Price / Gross SF:	$3.84

Remarks: Good location in Palm Harbor situated near major highways and associated commercial establishments; School Board did not need this site that they had owned for many years; Offered for sale asking $2,750,000 but it sold higher due to numerous offers with some similar to the ultimate sales price

After the sale Taylor Morrison the buyer obtained a zoning change (Pinellas County Case Z-26-12-13) to R-1, Single Family Residential (land use classification of RS, Residential Suburban remained compatible and was not changed). This quasi-judicial process did not finalize until early 2014

A 50 lot single family subdivision was developed known as Arbor Chase; this is a gated development equaling 2.5 lots per acre; no infrastructure was in place when purchased; on site storm water retention was required with an estimated size of 1.5 to 2 acres; no off site fill was needed; raw land price equals $68,000 per home site. Scattered oak trees many of which had to be removed; Both adjacent roads are 2 lane asphalt and carry light traffic. Mixed average quality/newer and poor quality/older single family in the surrounding area

Sales Comparison Approach - Continued

LAND SALE NO. 3

Date of Sale:	January 1, 2015
Location:	West side Seminole Blvd. between 57th Avenue and 59th Way N, Seminole, Pinellas Co., FL
Parcel Number:	34/30/15/00000/310/1300; 1400; 1500; 0100 34/30/15/34992/002/0010 & 34/30/15/43884/000/0010
Grantor:	Janet B. Repetto, Sandra L. Miller & Cindy A. Repetto
Grantee:	KB Home Tampa, LLC
O. R. Book & Page:	18658 / 2379
Zoning & City:	RU, Residential Urban (See Remarks)
Land Use Classification:	RU, Residential Urban (max 7.5 units per acre)
Frontage / Access:	656' on 6 lane Seminole Blvd with median break & left turn lane 182' on 59th Way & 113' on 57th Ave. N both 2 lane residential streets
Shape / Dimensions:	Irregular "T" shape
Land Area:	9.206 acres; 401,013 Square Feet
Utilities Available:	Yes
Off Site Drainage:	No
Flood Zone:	No
Topography/Vegetation:	Level near street grade; elevation 38' on east sloping to 30' on west; needed clearing see "Remarks"
Environmental Issues:	Reportedly some asbestos in buildings and pesticides in soil needed removal by buyer but not excessive or an impediment to the sale

Sales Comparison Approach - Continued

LAND SALE NO. 3

Verification:	Sandy Hartman & Victor Adamo listing and selling Brokers, Realty Executives
Sales History:	None since 1940's
Marketing Time/Terms:	2 months to contract then 18 months to obtain entitlements (rezoning, land use change, annexation, concept plan approval etc); Arms Length
Financing:	Cash to Seller

Sales Price:	$2,150,000
Cash Equivalent Price:	$2,150,000
Sales Price / Gross Acre:	$233,543
Sales Price Per Proposed Lot:	$40,566
Sales Price / Gross SF:	$5.36

Remarks: Fronts on heavily traveled Seminole Blvd. with large unsightly FDOT road signs stretching across the highway in front of the sale parcel. This site when it sold was developed as Orange Blossom Groves for decades until it recently closed. It included a commercial citrus grove on the rear land and a citrus processing facility/retail produce store on the highway frontage. The front 2.2 acres mol fronting on Seminole Blvd. was zoned CG, Commercial General with a CG future land use designation. The rear 7 acres mol was zoned RU, Residential Urban with the same future land use designation (allows a max of 7.5 units per acre). The main building on the front was a pre-engineered steel structure of over 28,000 square feet built in the 1970's and 80's. Other older outbuildings were on the rear. The grove was not in production and had no value.

Originally offered for sale June 2013 asking $2,900,000 then quickly reduced in August 2013 to a price of $2,200,000 before then going under contract the same month. Other earlier offers had been received but not accepted. This was not a distress sale. The property was sold as is and thus the buyer incurred the cost to remove all buildings on the site and the cost to rezone the CG portion to RU, Residential Urban like the rear of the property. This also required the future land use designation on the frontage be changed from CG to RU as well. The buyer incurred all cost to get the site plan approved and secure the entitlements. This took 18 months as was accomplished before closing the sale. The purchase contract was with Seminole Groves Land Holding LLC (Marcus Vernon) who obtained the entitlements before assigning his interest and the approved Development Agreement to KB Homes who will develop the project.

The proposed subdivision is known as Seminole Groves. The plat is for a gated development of 53 single family detached homes (yielding 5.8 lots per acre) on lots mostly 40' x 115'. KB Homes plans homes in the 2,300 to 3,300 SF size. Sales have not yet started and pricing is not known. Other projects that they have nearby include homes in the mid $300,000 to $400,000 range.

Sales Comparison Approach - Continued

LAND SALE NO. 4

Date of Sale:	November 14, 2014 & January 14, 2015 (Assemblage)
Location:	2120 & 2130 – 58th Street N, Largo, Pinellas Co., FL (Just N of Roosevelt Blvd)
Parcel Number:	North Part - 32/29/16/70362/100/1500 & 1503 SW Part - 32/29/16/70362/100/1502
Grantor:	North Part – Jacqueline L. Brown SW Part – Samuel & Deborah Curry
Grantee:	Shanta Developer LLC
O. R. Book & Page:	18593 / 1647 & 18653 / 1718
Zoning & City:	No Zoning in Largo
Land Use Classification:	RL, Residential Low (max 5.0 units per); Largo
Frontage / Access:	336' on 58th Street 2 lane lightly traveled
Shape / Dimensions:	Overall rectangular; 336'/338' x 630'/633'
Land Area MOL:	4.886 acres; 212,815 Square Feet
Utilities Available:	Yes
Off Site Drainage:	No
Flood Zone:	No
Topography/Vegetation:	Level near street grade; heavily overgrown plus house (see remarks)
Environmental Issues:	None Known

Sales Comparison Approach - Continued

LAND SALE NO. 4

Verification:	Paul Langrock, RE/MAX Realtec Listing Broker Ravi Patel, Principal Shanta Developer, Grantee	
Sales History:	None in over 10 years for either parcel	
Marketing Time / Terms:	Approximately 7 Months / Arms Length	
Financing:	Cash to Sellers; typical terms;	
Sales Price:	North Part	$245,000
	SW Part	$450,000
	Total Price Paid	$695,000

Cash Equivalent Price:	$695,000
Sales Price / Gross Acre:	$142,243
Sales Price Per Proposed Lot:	$43,438
Sales Price / Gross SF:	$3.27

Remarks: Located in the Highpoint area of mid-Pinellas County in an area of mixed older residential, office and flex space industrial. Assembled via two transactions to include the north and southeast corners of the parcel for $245,000 consisting of vacant land (3.466 acres) and the southwest corner of the site at 1.420 acres that contained an older 2,152 square foot masonry home built in 1983 which the buyer razed; Not a distress sale

The buyer was under contract for 7 months as he secured entitlements and the Development Order. No rezoning or land use designation changes were required. Planned is EcoVillage-Highpoint a 16 lot development (yielding 3.3 lots per acre) for detached single family homes that will range in size from 2,200 to 3,300 SF with a price point of low $400,000 to over $600,000. Lots are all generally 61' x 143.8'. The development will feature all "zero" energy homes. The buyer is fully developing the subdivision providing pad ready lots that will then be sold exclusively to Greenery Homes a regional / state wide builder who will market, build and sell the homes with the lot.

Sales Comparison Approach - Continued

LAND SALES ADJUSTMENT GRID
(Adjustments Are Positive Unless Negative Sign Is Shown)

SUBJECT	A-19,412				
NUMBER OF SALES	4				
DATE OF VALUATION	5/29/2015				
TIME ADJUSTMENT PER YEAR	0%				
TIME ADJUSTMENT PER MONTH	0.00%				
(Down Time Adjustment Since 1/1/2006)					
	SUBJECT	SALE NO. 1	SALE NO. 2	SALE NO. 3	SALE NO. 4
LOCATION & CITY	As In Appraisal Report	3030 Union Street, (Just West of McMullen Booth Rd), Clearwater, Pinellas County	SEC Fisher Road & County Road 39 (Just West of US 19) Palm Harbor, Pinellas County	West Side Seminole Blvd Between 57th Ave & 59th Way N, Seminole, Pinellas County	2120 & 2130- 58th St North (Just North of Roosevelt Blvd) Largo, Pinellas County
SITE AREA TOTAL ACRES		19.806	20.350	9.206	4.886
ENTITLEMENTS INCLUDED IN SALE		NO	NO	NO	NO
NUMBER OF PLANNED SINGLE FAMILY LOTS		43	50	53	16
APPROXIMATE TYPICAL LOT SIZE SQ. FT.		11,772	Not Available	4,600	8,772
MAX UNITS PER ACRE BY ZONING / LAND USE		2.5	2.5	7.5	5.0
LOTS PLANNED PER GROSS ACRE		2.2	2.5	5.8	3.3
DATE OF SALE		8/27/2013	9/9/2013	1/1/2015	11/14/2014 & 1/14/2015
MONTHS SINCE DATE OF SALE		21.1	20.7	4.9	4.5
TOTAL SALE PRICE		$3,500,000	$3,400,000	$2,150,000	$695,000
SALE PRICE PER PLANNED SINGLE FAMILY LOT		$81,395	$68,000	$40,566	$43,438
SALE PRICE PER GROSS ACRE		$176,714	$167,076	$233,543	$142,243
PROPERTY RIGHTS CONVEYED % ADJ.		0%	0%	0%	0%
ADJUSTED PRICE		$176,714	$167,076	$233,543	$142,243
FINANCING TERMS DOLLAR ADJ.		0.00	0.00	0.00	0.00
SALE CONDITIONS DOLLAR ADJ.		0.00	0.00	0.00	0.00
NORMAL PRICE		$176,714	$167,076	$233,543	$142,243
MARKET (TIME) COND. ADJ.		0%	0%	0%	0%
ADJUSTED PRICE PER ACRE		$176,714	$167,076	$233,543	$142,243
LOCATION		-40%	-40%	0%	0%
ACCESS		0%	0%	0%	0%
SIZE / SHAPE		0%	0%	0%	0%
TOPOGRAPHY		0%	0%	0%	0%
CLEARING		5%	5%	5%	5%
OFF-SITE STORM WATER RETENTION		0%	0%	0%	0%
AVAILABILITY OF UTILITIES & SERVICES		0%	0%	0%	0%
ZONING & ENTITLEMENTS		0%	0%	-30%	0%
EASEMENTS		5%	0%	0%	0%
TOTAL ADJUSTMENT		-30%	-35%	-25%	5%
INDICATED VALUE PER ACRE		$123,700	$108,600	$175,158	$149,355
EQUAL WEIGHT (MEAN) NOT ADJUSTED	$179,894				
EQUAL WEIGHT (MEAN) ADJUSTED	$139,203				
WEIGHTING PERCENTAGE	100%	25%	30%	5%	40%
WEIGHTED VALUE PER ACRE	$132,005	$30,925	$32,580	$8,758	$59,742
ROUNDED VALUE PER ACRE	**$132,000**				

Sales Comparison Approach - Continued

Analysis of Sales

As explained the sales were compared to the subject to first obtain the acreage value of the fee simple interest before consideration of the Restrictive Covenant.

Property Rights Conveyed - All of the sales were fee simple sales and required no adjustments for property rights conveyed.

Financing Adjustments - All of the sales were cash or cash equivalent transactions and required no adjustments for cash equivalency.

Sales Terms & Conditions - All of the comparables reflected arms length transactions. They are not short sales, REO sales or distress transactions and consequently they did not require an adjustment for these factors.

Adjustment For Market Conditions - Each comparable has been analyzed on an individual basis as to the potential growth or decline of its immediate area. The market for these properties stabilized in 2012. This trend has continued into 2015. No adjustment upward or down was warranted for market conditions.

Location – The subject is located within an established residential district of median price homes and also enjoys proximity to the Boyd Hill Nature Preserve. Comparables No. 1 and No. 2 are both located in neighborhoods with homes that are much newer and considerably more expensive. As an example Sale No. 1 is being developed with homes in the $600,000 to $1,000,000 price range. These two sales required a significant downward adjustment for their superior location. Sales No. 3 and No. 4 are much more similar to the subject neighborhood as to the age and price range of existing and proposed new homes. These two sales were not adjusted for their location compared to the subject.

Access – The subject and all of the sales have good paved access and thus no adjustment was warranted.

Size/Shape – The subject has been valued based on an "across the fence" method and thus an adjustment for the long narrow shape of the Fee Simple Parcel is not applicable. The sales all have reasonable shapes and did not require an adjustment. As to size the subject parcels and sale properties are similar. The sales range from 4.886 acres to 20.350 acres. These are modest size parcels for new residential development as is typical within Pinellas County that is void of large land tracts. No adjustment for size is indicated by these sales and thus an adjustment was not made.

Sales Comparison Approach - Continued

Analysis of Sales - Continued

Topography – The subject and all sales have good topographies not in flood zones and so no adjustment was made.

Clearing – Each of the sales either had buildings and or dense vegetation that had to be cleared before they could be redeveloped. Such is not the case with the subject. Each sale was adjusted upward to reflect this.

Off Site Storm Water Retention – Each sale like the subject would have to use part of their land for onsite storm water retention. Therefore no adjustment was necessary.

Availability of Utilities & Services – Each sale like the subject has adequate utilities and services at the site for potential new development. No adjustment was needed.

Zoning & Entitlements – The subject has been valued based on its highest and best use being development with single family homes. All of the sales are single family home subdivisions. Sales No. 1, 2 and 4 have densities of development that are comparable to the subject. Sale No. 3 however has a much higher density with 40' wide lots and 5.8 lots per acre. The zoning allowed up to 7.5 units per acre. This sale required a significant adjustment downward to reflect this. All of the sales were sold without entitlements and thus did not need an adjustment for development rights.

Easements – The only adjustment necessary was to Sale No. 1 which has a 100' wide power line easement that crosses the northern part of the site. This land can still be used for green and open space calculations but not built on. Based on the area of the easement the 5% upward adjustment was reasonable.

Sales Comparison Approach - Continued

Conclusion of Land Value Fee Simple Interest

The indicated value per acre indicated for the subject site by each comparable sale, was shown at the bottom of the preceding adjustment grid. The mean of the comparables after adjustments is $139,203 per acre. This is for the fee simple interest before considering the Restrictive Covenant.

Comparable Sale No. 4 required the least adjustments and has a land use designation that would be most similar to the subject if it were rezoned to NS-2. It is also one of the most recent sales and all factors considered was given most weight. Sale No. 3 is considered least similar due to its different zoning. Although it closed recently it was under contract for 18 months an unusually long time as it was going through the approval process. As seen it was given minimal weight. After Sale No. 4, Sales No. 1 and No. 2 were given most weight.

After an analysis of the comparable sales and subject property, the indicated value for the fee simple interest in the subject land, as of the date of valuation is estimated to be $132,000 per acre.

Conclusion Fee Simple Parcel

The Fee Simple Parcel contains 11.73 acres and as derived above it is estimated to have a market value of $132,000 per acre. This results in the following indication of market value as of the date of valuation.

FEE SIMPLE PARCEL MARKET VALUE		
11.73 Acres @ $132,000 Per Acre =		$1,548,360
	ROUNDED	**$1,548,000**

Sales Comparison Approach - Continued

Restrictive Covenant Value

A Restrictive Covenant is similar to an easement and in this instance like a conservation easement. Easements can be different and the rights conveyed and or retained are based on the wording of the written agreement.

The Dictionary of Real Estate, Fifth Edition as published by the Appraisal Institute defines a Restrictive covenant as follows:

> *A private agreement that restricts the use and occupancy of real estate that is part of a conveyance and is still binding on all subsequent purchasers"*

The Restrictive Covenant to be placed on the 22.94 acres of land has not yet been finalized between the City of St. Petersburg and the property owner St. Petersburg Country Club and thus it has not been provided to the appraiser. It was reported to the appraiser by the City that it will basically restrict the use of the encumbered land to a Golf Course or "green space" such as a passive park with no improvements permitted. Thus the Restrictive Covenant, which would be granted to the City of St. Petersburg, will essentially restrict the use of this portion of the site for perpetuity (forever) to no use other than these two uses. Consequently it is the appraisers understanding that should the St. Petersburg Country Club cease operations and no other entity take over and continue to operate the golf course the use of this land could only be used as a "green space." If the final approved version of the Restrictive Covenant is different, then the appraised value estimated herein might change.

As previously shown the fee simple value of the subject land before consideration of the proposed Restrictive Covenant is estimated to be $132,000 per acre. This is for the total range of private ownership rights in real property and is called the "bundle of rights." It essence each stick in the bundle represents a distinct and separate right or interest. The Restrictive Covenant will transfer an interest in the property as to its use but not ownership. Ownership in the property will remain with the Club. They will be able to sell the property but only with the Restrictive Covenant encumbrance in place.

In this instance the Restrictive Covenant represents a significant portion of the bundle of rights. No longer would the Club or anyone else be able to develop the property. Selling it would probably be next to impossible unless for continued use as a golf course. Presently and for sometime memberships in golf course clubs nationwide have been in decline. Also the number of rounds of golf played has dropped significantly and many golf courses, even some locally have closed or are for sale. The market to sell a golf course, especially one with this type of Restrictive Covenant would be very difficult.

Sales Comparison Approach - Continued

Restrictive Covenant Value - Continued

Sales of Restrictive Covenants, easements or properties with these encumbrances are not readily available in the market and those that sell are unique and often to public entities some as a result of eminent domain. One source that does track the impact of conservation easements on sales prices is Coldwell Banker Commercial Saunders Real Estate in Lakeland Florida. They just published their 2014 report titled The Lay of the Land Market Report. It indicates, through several verified sales of land with conservation easements, compared to what they would have sold for without the easement, that that the easement rights represented as much as 50% to 90% of the fee value. These transactions are for very large parcels of land such as ranches and agricultural land and thus not directly comparable to the subject but they do represent the impact that these type easement or restrictive covenants can have on value.

With regard to the subject it can continue to operate as a golf course forever if desired and the Restrictive Covenant would not be much of a burden on the use of the property. But if the golf course use were to stop then its impact on value would be significant.

After consideration of these factors it is the appraisers option that the Restrictive Covenant as proposed, at this time would represent 50% of the fee simple market value of the property.

Conclusion of Restrictive Covenant

As discussed above the fee simple value per acre was previously estimated to be $132,000. It was also estimated that the Restrictive Covenant would equal 50% of the bundle of rights (fee simple interest).This results in the following indication of market value as of the date of valuation.

Restrictive Covenant Parcel Fee Simple Interest	
22.94 Acres @ $132,000 Per Acre =	$3,028,080
Restrictive Covenant Parcel Interest (50.0% of the Fee Interest)	0.50
RESTRICTIVE COVENANT INTEREST VALUE	**$1,514,040**
ROUNDED	**$1,514,000**

Conclusion

As discussed, the Sales Comparison Approach to Value is the only method of valuation which applies given that adequate land sales were available for a direct comparison to the subject.

The total property appraised includes: **1.** the fee simple interest in 11.73 acres of upland (a large portion of which is the platted un-open right of Country Club Way) and **2.** a Restrictive Covenant over the adjoining 22.94 acres of land that essentially comprises Holes No. 1, 2 and 3 of the St. Petersburg Country Club Golf Course. The land areas used were provided to the appraiser and might change when a survey is prepared. Therefore it is possible that the value estimated herein might also change.

The Restrictive Covenant to be placed on the 22.94 acres of land has not yet been finalized between the City of St. Petersburg and the property owner St. Petersburg Country Club (the Club) and thus it has not been provided to the appraiser. If the final approved version of the Restrictive Covenant is different, then the appraised value estimated herein might change.

This appraisal is of the real property only and does not include specialized equipment, personal property, golf course improvements or going concern business value. It also does not include any test, studies, drawings plans or entitlements that might be associated with the parcels.

This appraisal is subject to the General Assumptions and Limiting Conditions set forth at the beginning of this report, those general assumptions, if any, discussed within this report and those Extraordinary Assumptions and Hypothetical Conditions as set forth within the Letter of Transmittal.

It is the appraiser's opinion, after careful consideration of the various factors entering into this appraisal that the market value of the fee simple interest to the defined 11.73 acres plus the property rights associated with the proposed Restrictive Covenant to encumber the herein described additional and adjacent 22.94 acres, as of May 29, 2015 the last date of inspection was:

THREE MILLION SIXTY TWO THOUSAND DOLLARS
($3,062,000)

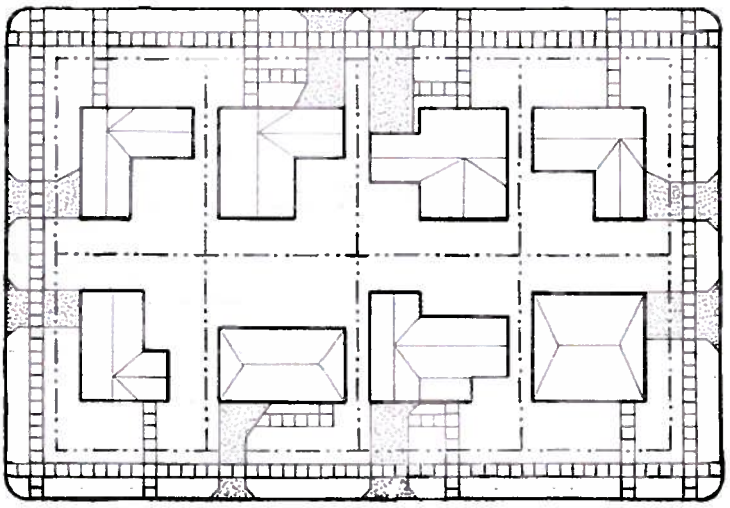
The total value above was derived as follows:

Fee Simple Parcel	
100% Interest to 11.73 Acres ($131,969 per Acre)	$1,548,000
Restrictive Covenant Parcel	
Partial Interest Encumbering 22.94 Acres	$1,514,000

Addenda

Zoning Code

SECTION 16.20.020. - NEIGHBORHOOD SUBURBAN SINGLE-FAMILY DISTRICTS (NS)



Typical Block in a Neighborhood Suburban District

il=7.6p Sections:

16.20.020.1. - History and composition of suburban neighborhoods.

The neighborhood suburban (NS) districts are reserved for single-family residential neighborhoods of the suburban style. Suburban neighborhood characteristics include single-use development, horizontally oriented architecture, relatively large lots and frontages, and wide residential streets and buildings that respond to the needs of automobile travel. The majority of homes within these neighborhoods were constructed following World War II through the present and are primarily designed to meet the needs and lifestyle of families with children. The homes are similar in size and character but reflect a variety of architectural styles from the latter half of the 20th Century. Typically, lots are a minimum of 60 feet wide with the majority of lots having a minimum width of 75 feet. Buildings are set back from the property line to allow gracious front yards and landscaping opportunities. Parking and garages are typically accessed from the street creating driveways in the front yard as a common feature. Pedestrian sidewalks may or may not exist within the rights-of-way. Recent trends suggest that renovation, additions, and improvement of these residential areas will continue.

(Code 1992, § 16.20.020.1; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.2. - Purpose and intent.

Page 1

The regulations of the NS districts protect the single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood. The standards for each of the districts are intended to reflect and reinforce their unique character. Conventional street standards apply in order to provide easy vehicular access. Architectural and building design regulations permit front-facing garages, but lot design restricts excess driveway pavement.

(Code 1992, § 16.20.020.2; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.3. - Permitted uses.

Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

(Code 1992, § 16.20.020.3; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.4. - Preservation of single-family character.

NS districts are primarily single-family in character. Generally, multifamily uses are prohibited. Some multifamily uses are existing and grandfathered.

(Code 1992, § 16.20.020.4; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.5. - Introduction to NS districts.

The NS districts are the NS-1, NS-2, and NS-E districts. The standards for the NS districts are intended to allow for additions and improvements, while respecting the existing development pattern and the character of the neighborhoods.

16.20.020.5.1. Neighborhood Suburban-1 (NS-1).

In the NS-1 district, single-family homes are the principal use. Driveways and garages are allowed in the front yard according to specific design criteria.

Typical Single-Family Homes Within the NS-1 District

16.20.020.5.2. Neighborhood Suburban-2 (NS-2).

In the NS-2 district, single-family homes are the principal use. Additional design requirements apply which will ensure that new development is compatible with the higher level of architectural legacy and the established character of these areas.

Typical Single-Family Homes Within the NS-2 District

16.20.020.5.3. Neighborhood Suburban Estate (NS-E).

The NS-E district is the least dense of the NS districts. Single-family homes are the principal use; however, accessory dwelling units are allowed on the same lot as the principal residence with a maximum density of two units per acre. These homes generally exhibit an exceptionally high level of architecture and are on some of the largest single-family lots in the City.

Typical Single-Family Homes Within the NS-E District

(Code 1992, § 16.20.020.5; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.6. - Maximum development potential.

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NS-1	NS-2	NS-E
Minimum lot width[1]	Residential	75 ft.	100 ft.	200 ft.
	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area[1]	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1 principal unit (accessory unit not permitted)	5 1 principal unit (accessory unit not permitted)	2 1 principal unit and 1 accessory unit per lot (see note 2)
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20

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Maximum impervious surface (site area ratio)	0.60	0.60	0.40

(1) For previously unplatted property or replatted property.
(2) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

(Code 1992, § 16.20.020.6; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.7. - Building envelope: Maximum height and minimum setbacks.

Maximum Building Height (All NS Districts)

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.
Refer to technical standards regarding measurement of building height.		

Maximum Building Height, Minimum Building Setbacks

Building Setbacks	NS-1		NS-2		NS-E	
	If building	If building	If building	If building	If building	If building

Page 4

		height is up to 24 ft.	height is over 24 ft.	height is up to 24 ft.	height is over24 ft.	height is up to 24 ft.	height is over 24 ft.
Front Yard	Stoop	17 ft. or M	35 ft.	22 ft. or M	40 ft.	27 ft. or M	45 ft.
	Open Porch	20 ft. or M	35 ft.	25 ft. or M	40 ft.	30 ft. or M	45 ft.
	Building	25 ft. or M	35 ft.	30 ft. or M	40 ft.	35 ft. or M	45 ft.
Interior Side Yard		7.5 ft. or M	15 ft.	7.5 ft. or M	15 ft.	15 ft. or M	25 ft.
Street Side Yard		12 ft. or M	20 ft.	15 ft. or M	25 ft.	20 ft. or M	30 ft.
Rear Yard	Principal	20 ft. or M	30 ft.	20 ft. or M	30 ft.	30 ft. or M	40 ft.
	Accessory	10 ft. or M	30 ft.	10 ft. or M	30 ft.	20 ft. or M	40 ft.
Waterfront Yard		15 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.

Note:

M (minor encroachment). Minor encroachments into the normally prescribed setbacks may be allowed so that an addition may align with the side of the existing structure, provided:

(a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;

(b) No portion of the encroachment shall exceed 24 feet in height;

(c) In no case shall any setback be less than four feet.

Refer to technical standards for yard types and stoop and setback encroachments.

Enclosing porches in the front yard setback is regulated by the general development standards.

Building setbacks are based on the overall height of the various sections of a proposed building.

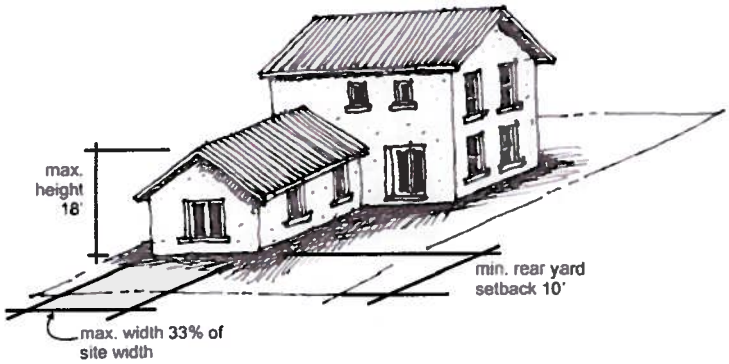
As the building height increases, so does the minimum required setback.

Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NS-1	NS-2	NS-E
All yards, including waterfront	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

(Code 1992, § 16.20.020.7; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 893-G, § 3, 9-4-2008)

16.20.020.7.1. - Additions within a lawful rear yard.



The ability to make renovations, additions and improvements to single-family houses that exist within the NS-1 district is constrained by the fact that a significant number of these houses were originally built close to the rear yard building setback line. In response to more recent trends in construction and family composition, the criteria contained within this subsection have been designed to accommodate growth while preserving and protecting the single-family character of the surrounding properties and neighborhood. Additions to single-family houses that are consistent with the following criteria are allowed and shall not require variance to the minimum rear yard building setback:

1. The single-family house shall have received a development order before September 10, 2007;
2. The single-family house shall be located within the NS-1 district;
3. Additions within the waterfront yard are not allowed under this section and remain subject to the standard building setback requirements;
4. The maximum building height of the addition shall be limited to 18 feet as measured from the established grade to the peak of the roof;
5. The addition shall be at least ten feet from the property line; and
6. The maximum width of the addition, measured to the exterior of the walls or supporting structures, shall not exceed 33 percent of the identified lot width.

(Code 1992, § 16.00.000.7.1; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.7.2. - Accessory storage sheds on waterfront lots.

The ability to install accessory storage sheds on single family lots that exist within the NS districts is constrained by the fact that a significant number of these houses were originally built close to the setback line. In response to more recent trends in construction and family composition, the criteria contained within this section have been designed to accommodate growth while preserving waterfront views and protecting the single-family character of the surrounding properties and neighborhood. Accessory storage sheds that are consistent with the following criteria shall be allowed within the interior side yard and shall not require variance to the minimum interior side yard building setback:

1. This encroachment is allowed only for single-family houses in the NS districts that have received a development order before September 10, 2007;
2. One accessory storage shed shall be allowed on the lot;
3. The accessory storage shed shall not extend beyond the front or rear facade of the principal structure (in which case it shall comply with the following subsections 4. through 8.) or shall be

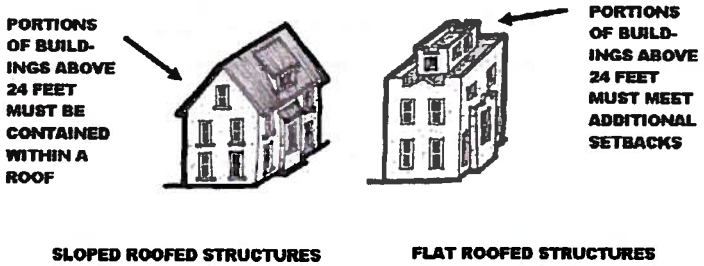
allowed as provided in calculative, technical and interpretive standards section (in which case it shall comply with the standards of that section);

4. The maximum building height of the accessory storage shed shall be eight feet as measured from the established grade to the peak of the roof;
5. The maximum floor area of the accessory storage shed shall be 60 square feet. If a variance is granted by the Community Planning and Preservation Commission to allow more than one accessory storage shed, the combined total should not exceed 80 square feet;
6. The accessory storage shed shall be at least three feet from the property line;
7. A six-foot-high, solid wood or vinyl fence or masonry wall shall be constructed along the interior side property line to screen the accessory storage shed from view from the abutting property and along the front to screen the accessory storage shed from view from the street;
8. These requirements shall not exempt compliance with the Florida Building Code or Fire Prevention Code (e.g. building separation and egress requirements).

(Ord. No. 893-G, § 5, 9-4-2008; Ord. No. 100-H, § 1, 12-19-2013)

16.20.020.8. - Roof lines and slopes.

Required building setbacks increase above 24 feet in height except for towers, turrets and dormers as provided herein. At 24 feet or below, a cornice line shall be provided and the roofline shall begin. The roof slope shall not exceed 45 degrees (12:12 pitch). The roof peak shall not exceed the maximum height of 36 feet. If a sloped roof is not characteristic of the design style, the wall plane shall be accentuated with a cornice line at or below 24 feet in height. Any portion of a wall exceeding 24 feet in height shall be set back at least twice the normally required side yard setback from the side property line.



(Code 1992, § 16.20.020.8; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.9. - Towers and turrets.

Many architectural styles feature towers and turrets. A tower or turret may exceed the roof slope, provided no horizontal wall dimension exceeds 16 feet and for a tower or turret with a non-straight (rounded) wall, this dimension shall be calculated using the smallest rectangle which will enclose the wall.

(Code 1992, § 16.20.020.9; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 985-G, § 20, 7-15-2010)

16.20.020.10. - Dormers.

Many architectural styles feature dormers. Dormers may exceed the roof slope above 24 feet, provided the width of the dormer wall or the total width of the dormer walls, if more than one dormer, shall not exceed 50 percent of the roof width, or 16 feet of length, whichever is less. Dormers shall be compatible with the chosen architectural style.

ACCEPTABLE ACCEPTABLE NOT ACCEPTABLE

(Code 1992, § 16.20.020.10; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.11. - Setbacks consistent with established neighborhood patterns.

There are building setback characteristics of existing neighborhoods related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district.

The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan approval shall be based on the following:

1. Front and side yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.

The property owner shall submit an application for variance to the Community Planning and Preservation Commission. If the request meets the requirements of this section, the application shall follow the procedures for streamline approval of variances. If the application does not meet the

requirements of this section, the application shall be subject to the standard criteria for the granting of a variances.

(Code 1992, § 16.20.020.11; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 100-H, § 1, 12-19-2013)

16.20.020.12. - Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10 010.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. For nonresidential uses, all service areas and loading docks shall be located behind the front facade line of the principal structure.
2. All mechanical equipment and utility functions (for e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.
3. Accessory structures shall be located behind the front facade line of the principal structure.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies.

Wall composition. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest.

1. Doors, windows and other appropriate fenestration shall be incorporated into all sides of a building. There shall be no blank facades. For multi-story buildings, no portion of a facade corresponding to the height between two floors shall contain a blank area greater than 16 feet in width.
2. Structures which are situated on corner lots, through lots, or by the nature of the site layout have a facade which is clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.

Transparency. The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.

1. Windows on the street side facades shall be evenly distributed in a consistent pattern.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian.

1. Where alley access exists, alley access is highly encouraged.
2. Garage doors shall comprise no more than 60 percent of the linear frontage of the facade of the principal structure. When garage doors comprise more than 40 percent of the linear frontage of the facade, the principal structure shall feature a projecting entryway that shall have a minimum projected depth of five feet.
3. Where garages which project past the front facade of the principal structure and have garage doors that face the primary street, the garage entry shall feature at least one of the following enhancements: decorative garage doors, an arbor system surrounding the garage doors, a projecting balcony, cupola or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

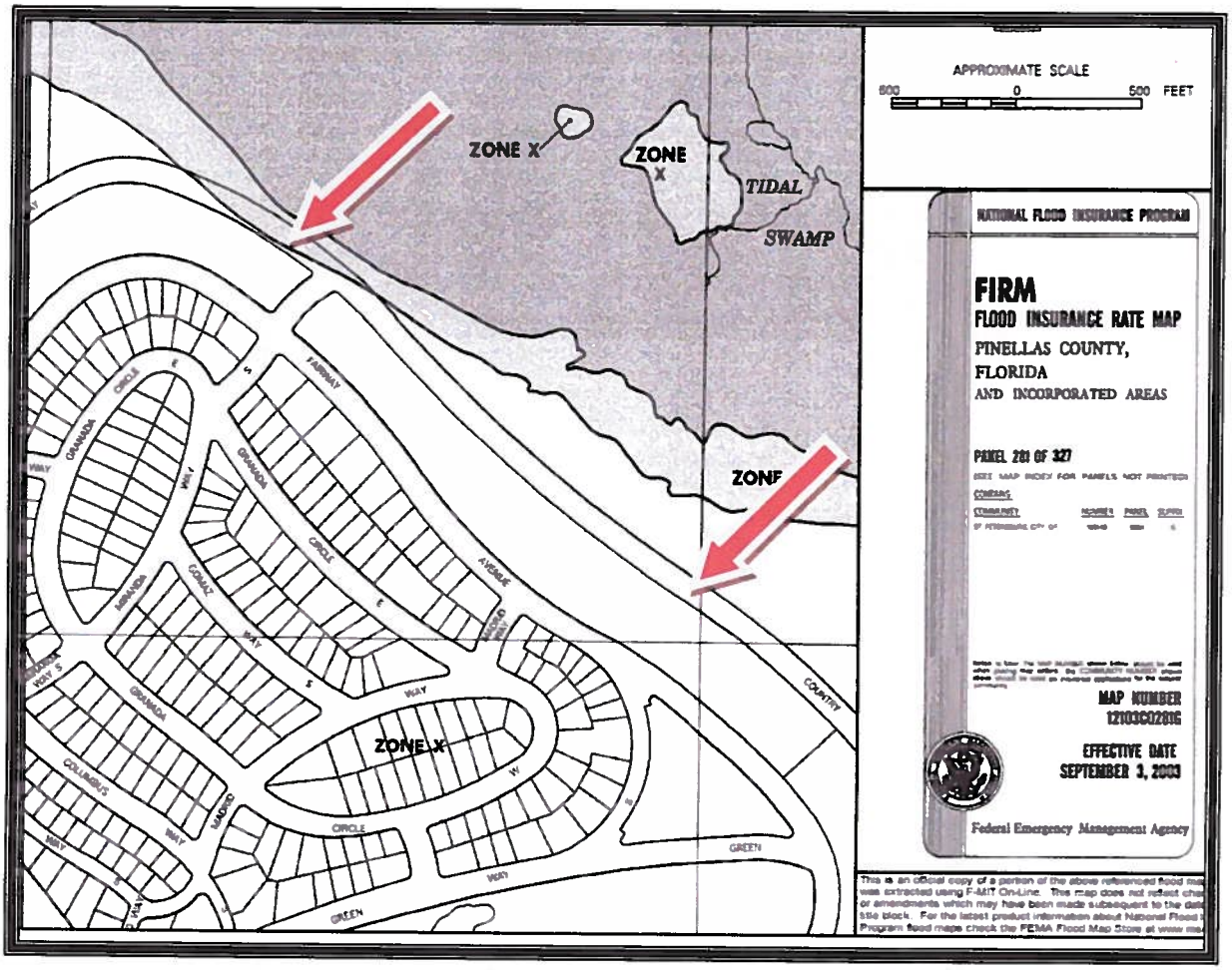
1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure.

Accessory structures and equipment. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

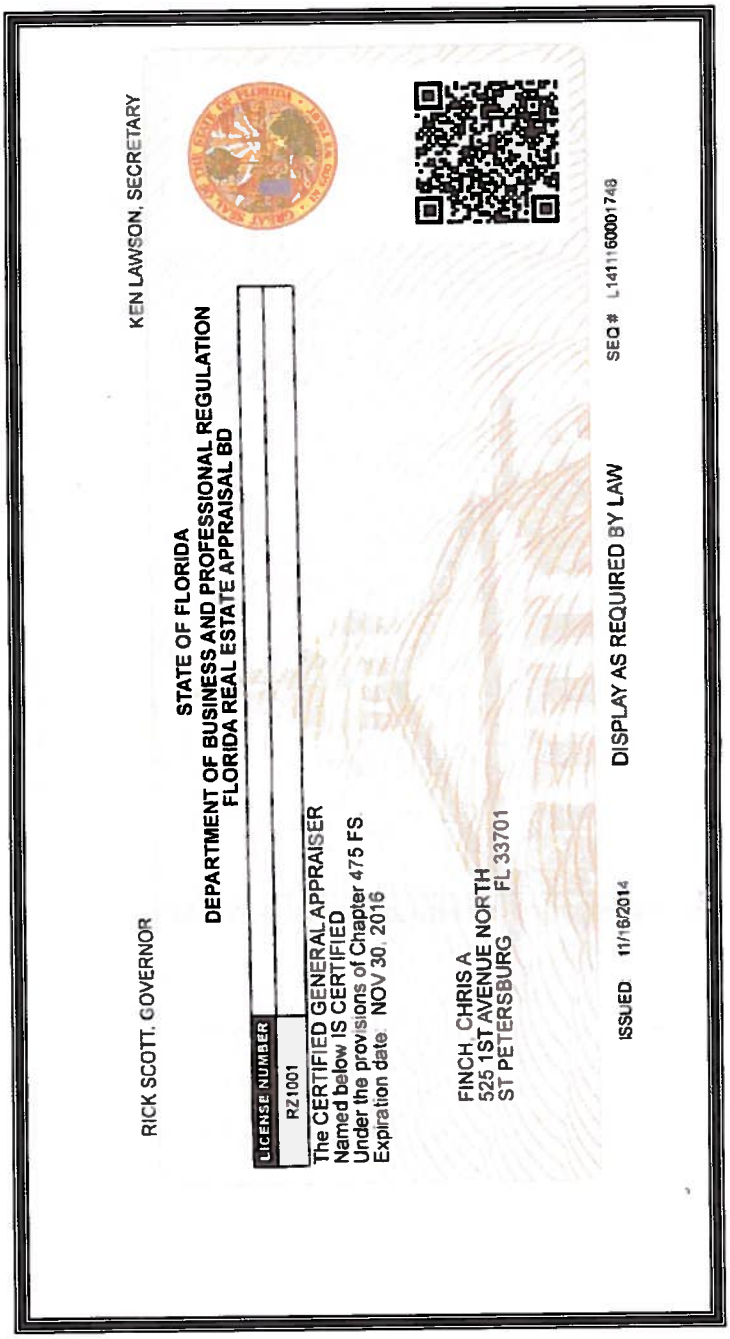
1. Detached accessory structures, such as garages, garage apartments and sheds over 100 square feet, shall be consistent with the architectural style, materials, and color of the principal structure.

(Code 1992, § 16.20.020.12; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 1029-G, § 16, 9-8-2011)

Flood Zone Map



Appraiser License



RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ1001

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS
Expiration date: NOV 30, 2016

FINCH, CHRIS A
525 1ST AVENUE NORTH
ST PETERSBURG FL 33701

ISSUED 11/16/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1411160001748

Qualifications of Appraiser

CHRIS A. FINCH, MAI, SRA

PRESIDENT, FOGARTY & FINCH, INC.

State-Certified General Real Estate Appraiser RZ 1001

EDUCATION

Bachelor of Science Business Administration majoring in Real Estate and Urban Land Studies, University of Florida, Gainesville, FL 1977.

Real Estate Law, Real Estate Finance, Real Estate Appraising, Real Estate Feasibility and Analysis, Real Estate Principles and Practices and Basic Construction Materials and Methods at the University of Florida (1975-77)

Course 101, Introduction to Appraising Real Property, S.R.E.A. (1978)
Course 8, Single-Family Residential Appraisal, A.I. (5/78)
Courses 1B1, 1B2, 1B3 Capitalization Theory and Techniques, A.I. (1/83)
Course 2-3, Standards of Professional Practice, A.I. (12/84)
Course 2-1, Case Studies in Real Estate Valuation, A.I. (3/85)
Course 2-2, Valuation Analysis and Report Writing, A.I. (3/85)
Comprehensive Examination, A.I. (8/86)
Easement Valuation, A.I. (10/88)
Valuation In Litigation, A.I. (2/89)
Marshall & Swift Cost Estimating Seminar, A.I. (1/90)
State Certification Review, A.I. (4/90)
Standards of Professional Practice, A and B, A.I. (9/92)
401 Appraisal of Partial Acquisitions, IRWA (11/92)
Discounted Cash Flow Analysis, A.I. (11/93)
Understanding Limited Appraisals - General, A.I. (7/94)
Power Line Easements & Electromagnet Fields, A.I. (10/94)
F.H.A. Appraisal Seminar, Department of H.U.D. (1/95)
Fair Lending and the Appraiser, A.I. (9/95)
Natural Disasters, Lee & Grant (9/96)
Eminent Domain, Lee & Grant (9/96)
Standards of Professional Practice, Part C, A.I. (11/98) (10/02)
Using DCF Software, A.I. (11/98)
Appraising Manufactured Housing, AI (6/99)
Business Enterprise Valuation, A.I. (6/99)
Technology Forum, A.I. (6/99)
Valuation of Credit Tenant Leased Properties, A.I. (6/99)
Partial Interest Valuation-Divided, AI (11/99)
Appraising 2-4 Family Resid. Properties, McKissock Data (10/00)
Evaluating Sick House Syndrome, A.I. (10/02)
Florida Law Update, A.I. (10/98) (9/00) (10/02) (2/04) (10/06) (11/08) (10/10) (11/12) (4/14)
Land Valuation; A.I. (03/03)
Emerging Mark To Market; A.I. (9/03)
Evaluating Commercial Construction; A.I. (11/03)
Professional's Guide to URAR; A.I. (08/05)
Market Analysis and Site To Do Business AI (11/05)
Computer Cash Flow Modeling; AI (2/06)
Worldwide ERC Relocation Appraisal (12/08)
Mortgage Fraud, McKissock (11/08)
Tenant Credit Analysis, AI (1/09)
REO Appraisal; AI (2/09)
Critical Issues ARES (4/12)
Analyzing Distressed Real Estate, AI (11/12)
Appraising the Appraisal Review AI (8/13)
Appraisal Curriculum Overview AI (10/13)
Business Practices & Ethics AI (10/13)
Trial Components, AI (11/14)
Professional Standards USPAP Update, (7/90) (8/94) (9/96) (10/98) (09/00) (11/04) (10/06) (11/08) (10/10) (11/12) (10/14)

The Appraisal Institute (A.I.) is a not-for-profit professional organization created to promote the professional education interest of real estate appraisers; to define standards, to promulgate a strict code of ethical practice; to provide technical training and education; and to further the public interest. All continuing education requirements by the State of Florida and Appraisal Institute have been met.

COURT TESTIMONY

First qualified as an expert witness for testimony in the Circuit Court, Pinellas County, Florida in August 1979 and Hillsborough County, Florida in 1986; Expert witness in Federal Bankruptcy Court

PROFESSIONAL AND CIVIC MEMBERSHIPS

Member of Appraisal Institute (A.I.), MAI and SRA designations
Member Board of Directors Florida Gulf Coast Chapter Appraisal Institute
Appraisal Institute Candidate for Designation Advisor
Past Region X Representative for Florida Gulf Coast Chapter Appraisal Institute
Past Member of Appraisal Institute Regional Ethics & Counseling Panel
Past Member Appraisal Institute Florida Gulf Coast Chapter Candidate Guidance Committee
Past Member Chapter 26, International Right-of-Way Association
Broker member, Pinellas Realtor Organization, Florida Gulfcoast Commercial Assoc. of Realtors, Florida & National Assoc. of Realtors
St. Petersburg Suncoast Association of Realtors - Past Board of Directors
Suncoaster Member (St. Petersburg Civic Organization)
The Rotary Club of St. Petersburg – Past Board of Directors, Treasurer (2008/2009) President Elect (2009/2010), President (2010/2011)
Pinellas Association for Retarded Children – (PARC) Past Board Member and Past Chairman of the Board

REAL ESTATE APPRAISAL EXPERIENCE

Licensed by the State of Florida, Department of Business and Professional Regulation as a real estate salesman in 1978, real estate Broker in 1982 and a State-Certified General Real Estate Appraiser in 1991. Real Estate Appraiser and Consultant Fogarty & Finch, Inc. since 1978; Partner since January 1982, Vice-Pres. 1986 & President 1996

Work experience includes appraisals of all types of commercial, industrial, residential and residential income properties. Assignments prepared for general valuation, loan collateral analysis, estates, divorce, dispute resolution, general litigation/mediation, eminent domain, asset management. Appraisals primarily prepared in the greater Tampa Bay area of West Central Florida.

Valbridge
PROPERTY ADVISORS

Appraisal Report

St. Petersburg Country Club - Holes 1, 2 and 3
2000 Country Club Way South
Saint Petersburg, Pinellas County, Florida 33712

Report Date: June 12, 2015

FOR:

The City of St. Petersburg
Ms. Diane Bozich
Real Estate Specialist
P.O. Box 2842
St. Petersburg FL 33731

Valbridge Property Advisors |
Entreken Associates, Inc.

1100 16th Street North
St. Petersburg, FL 33705
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(727) 894-8916 fax
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Valbridge File Number:
FL04-15-0375-000

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June 12, 2015

Leslie A. McKeon
(727) 894-1800 x 228
lmckeon@valbridge.com

Ms. Diane Bozich
Real Estate Specialist
The City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731

RECEIVED
JUN 12 2015
Real Estate & Property Management

RE: Appraisal Report
St. Petersburg Country Club - Holes 1, 2 & 3
2000 Country Club Way South
Saint Petersburg, Pinellas County, Florida 33712

Dear Ms. Bozich:

In accordance with your request, I have performed an appraisal of the above-referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions. This letter of transmittal is not valid if separated from the appraisal report.

The subject property is part of the St. Petersburg Country Club located within the southern portion of St. Petersburg, Fl. The property is identified by the Pinellas County Property Appraiser as a portion of parcel # 35-31-16-49356-000-0010. The appraisal assignment includes two distinct valuations of property generally located west of the main clubhouse area including and along the north side of golf holes 1, 2 and 3. The first valuation consists of a portion of the unimproved right of way for Country Club Way South, located along the north side of golf holes 1, 2 and 3. According to information provided by the City of St. Petersburg, this portion of the subject assignment is allocated into two parcels. Parcel 1 contains 9.82 acres; Parcel 2 contains 1.91 acres. Therefore, the first valuation total size is estimated to contain approximately 11.730 acres or 510,959 square feet.

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Based on the narrow configuration of the 11.73 acres, the location primarily adjoining a preservation area, along with existing zoning/future land use designations within the immediate area, the property is estimated to have limited independent development potential (see highest and best use for detail). Accordingly, the most likely utility for the property would be use in conjunction with the adjoining golf course area to the south which is assumed to be under the same ownership. Therefore, valuation considers the development potential of the "larger parcel" which includes holes 1, 2 and 3 of the St. Petersburg Country Club golf course. Per a sketch provided by George F. Young, property consultant, the "larger parcel" contains a total of 34.67 acres. The 11.73 acres will be valued based on an "across the fence" or prorata unit price based on the estimated market value of the larger parcel.

The second part of the appraisal assignment is the valuation of a restrictive covenant that is proposed to encumber the remainder (34.67 acres -11.73 acres = 22.94 acres). According to city officials, this covenant is intended to restrict use of the 22.94 acre property to the existing golf course use, or alternatively, a passive parkland use. Again, the basis of the valuation will be a fee simple valuation of the overall larger parcel (34.67 acres) with an "across the fence" or prorata unit price estimated for the 22.94 acre tract. Additionally, a percentage adjustment will be applied based on the estimated utility (property rights) applicable to the proposed restrictive covenant.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

The City of St. Petersburg is the client in this assignment. The intended user(s) of this report is the City of St. Petersburg and their assigns. The intended use is for use in negotiation with owners for possible acquisition. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent on the following extraordinary assumptions and/or hypothetical conditions which impact the assignment results:

Extraordinary Assumptions:

- The appraisal assumes that the unimproved right of way for Country Club Way South (subject property) could be vacated. The appraisal further assumes that the vacated right of way ownership would vest to St. Petersburg Country Club.
- The appraisal assumes a reasonable probability that a rezoning and change in the future land use plan could be obtained for St. Petersburg Country Club Golf Holes 1, 2 and 3, (including the right of way for unimproved Country Club Way South) to be consistent with the balance of the Lakewood Estates Area at NS-2 (Neighborhood Suburban Single Family) with a future land use of RL (Residential Low).
- I have further assumed that the subject property has no adverse environmental conditions which would restrict residential use. I reserve the right to amend the appraisal should subsequent environmental testing indicate contamination.

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- Legal Descriptions for Parcels 1 and 2 are included within the addenda section of the appraisal. It should be noted that these descriptions were included as part of the rezoning request in July 2013. Since that time, these sites have been slightly revised- (Parcel 1 is now 9.92 acres vs. 9.96 acres and Parcel 2 is now 1.91 acres vs. 1.865 acres). These differences are not considered material for the purpose of the appraisal.
- The legal description for Parcel 3 (remainder parcel proposed to be encumbered by restrictive covenant) was not available at the time of the appraisal. Parcel boundaries and site size were taken from a sketch prepared by George F. Young, Engineers, as included within the appraisal report. I assume this data is accurate and reserve the right to amend the appraisal should subsequent survey indicate any significant change in parcel boundaries or overall size.
- At the time of report delivery, the proposed restrictive covenant language had not been finalized. It is my understanding that the intent of the covenant is to restrict use of Parcel 3 (the remainder property) to golf course or passive parkland use. Should the completed document differ significantly, this appraisal may be subject to change.

Hypothetical Conditions:

- The appraisal assumes that the subject property is vacant, and available for development to its highest and best use. No contribution has been estimated for any existing golf course improvements.

Based on the analysis contained in the following report, my value conclusions are summarized as follows:

Reconciled Value Estimate(s)

Value Estimate Type	Property Identification	Effective Date of Valuation	Final Value Estimate
Fee Simple	**Parcels 1 and 2-11.73 acres**	**June 5, 2015**	**$1,180,400**
Partial Interest (per Restrictive Covenant)	**Parcel 3 22.94 acres 80% of Fee Simple**	**June 5, 2015**	**$1,846,700**
Total Value Estimated	**Parcels 1, 2 and 3**	**June 5, 2015**	**$3,027,100**

Respectfully submitted,
Valbridge Property Advisors | Entreken Associates, Inc.

Leslie A. McKeon, MAI, SRA
Senior Appraiser
State-Certified General Appraiser RZ272

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Summary of Salient Facts

Property Type:	Part of St. Petersburg Country Club Golf Course, specifically holes 1, 2 and 3 plus part of the unimproved right of way for Country Club Way South.
Location:	Located within the Lakewood Estates area, generally east of 31st Street South and north of 54th Avenue South within the City of St. Petersburg. Golf holes 1, 2 and 3 generally run along the north side of Fairway Avenue South, just west of the existing club house having an address of 2000 Country Club Way South, St. Petersburg, FL.
Appraisal Type:	Appraisal Report
Property Interest Appraised:	Fee Simple Interest-11.73 acres Partial Interest-22.94 acres (restrictive covenant)
Date of Valuation:	June 5, 2015
Date of Report (prepared):	June 12, 2015
Land Use:	Recreation/Open Space
Zoning:	Neighborhood Suburban Estate- City of St. Petersburg
Improvements:	The subject property is considered as part of the St. Petersburg Country Club golf course. For the purpose of valuation, the land is considered as vacant with no contribution attributed to the existing golf course improvements.
Highest & Best Use (as vacant):	For redevelopment with single family residences
Exposure Time:	12 months or less
Marketing Time:	12 months or less (market value)

Value Estimates **Effective Date of Value: June 5, 2015**

VALUE CONCLUSIONS					
	Interest	Acres	Square Feet	Market Value	Price/SF
Parcels 1 and 2- Fee Simple	100%	11.73	510,959	$1,180,400	$2.31
Parcel 3- Restrictive Covenant	80%	22.94	999,266	$1,846,700	$1.85
All Parcels Total		**34.67**	**1,510,225**	**$3,027,100**	**$2.00**

Extraordinary Assumptions

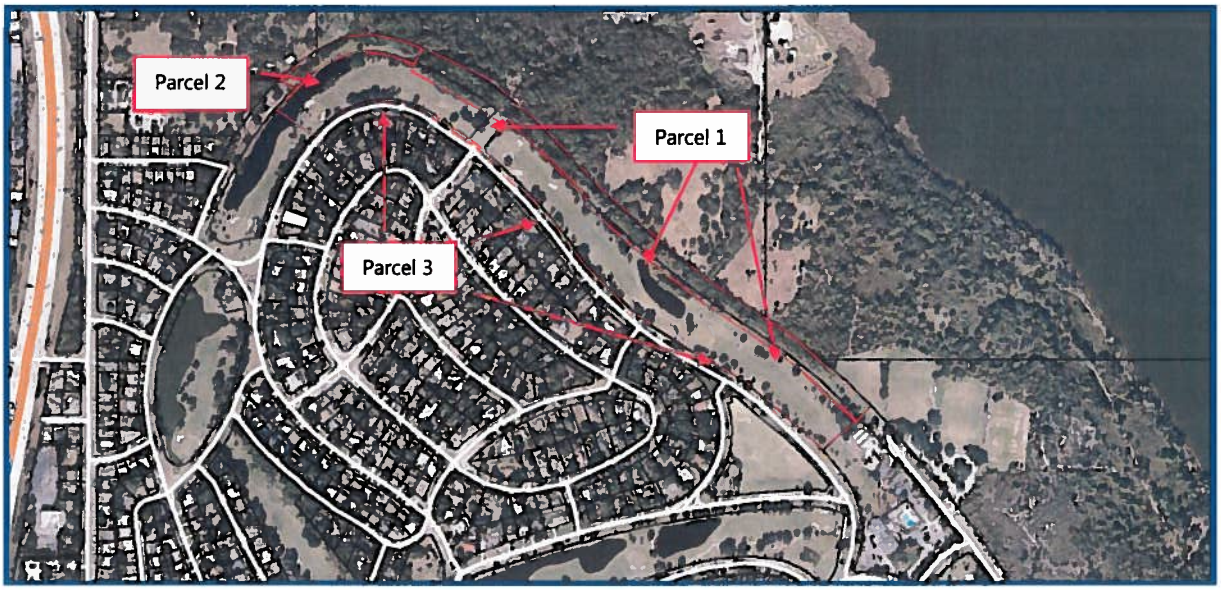
- The appraisal assumes that the unimproved right of way for Country Club Way South (subject property) could be vacated. The appraisal further assumes that the vacated right of way ownership would vest to St. Petersburg Country Club.
- The appraisal assumes a reasonable probability that a rezoning and change in the future land use plan could be obtained for St. Petersburg Country Club Golf Holes 1, 2 and 3, (including the right of way for unimproved Country Club Way South) to be consistent with the balance of the Lakewood Estates Area at NS-2 (Neighborhood Suburban Single Family) with a future land use of RL (Residential Low).
- I have further assumed that the subject property has no adverse environmental conditions which would restrict residential use. I reserve the right to amend the appraisal should subsequent environmental testing indicate contamination.
- Legal Descriptions for Parcels 1 and 2 are included within the addenda section of the appraisal. It should be noted that these descriptions were included as part of the rezoning request in July 2013. Since that time, these sites have been slightly revised- (Parcel 1 is now 9.92 acres vs. 9.96 acres and Parcel 2 is now 1.91 acres vs. 1.865 acres). These differences are not considered material for the purpose of the appraisal.
- The legal description for Parcel 3 (remainder parcel proposed to be encumbered by restrictive covenant) was not available at the time of the appraisal. Parcel boundaries and site size were taken from sketch prepared by George F. Young, Engineers, as included within the appraisal report. I assume this data is accurate and reserve the right to amend the appraisal should subsequent survey indicate any significant change in parcel boundaries or overall size.
- At the time of report delivery, the proposed restrictive covenant language had not been finalized. It is my understanding that the intent of the covenant is to restrict use of Parcel 3 (the remainder property) to golf course or passive parkland use. Should the completed document differ significantly, this appraisal may be subject to change.

Hypothetical Conditions

- The appraisal assumes that the subject property is vacant, and available for development to its highest and best use. No contribution has been estimated for any existing golf course improvements.

Aerial and Front Views

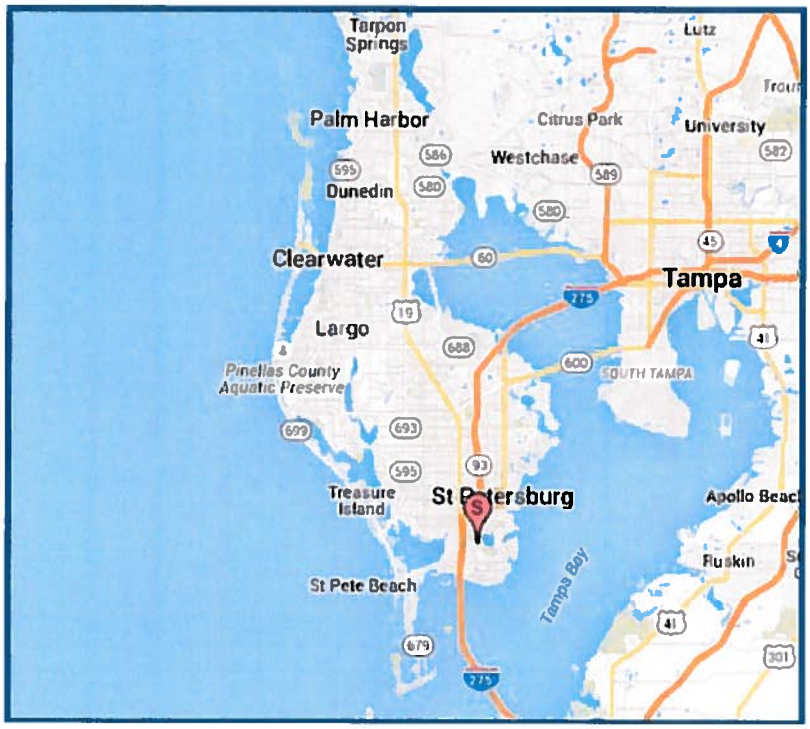
AERIAL VIEW

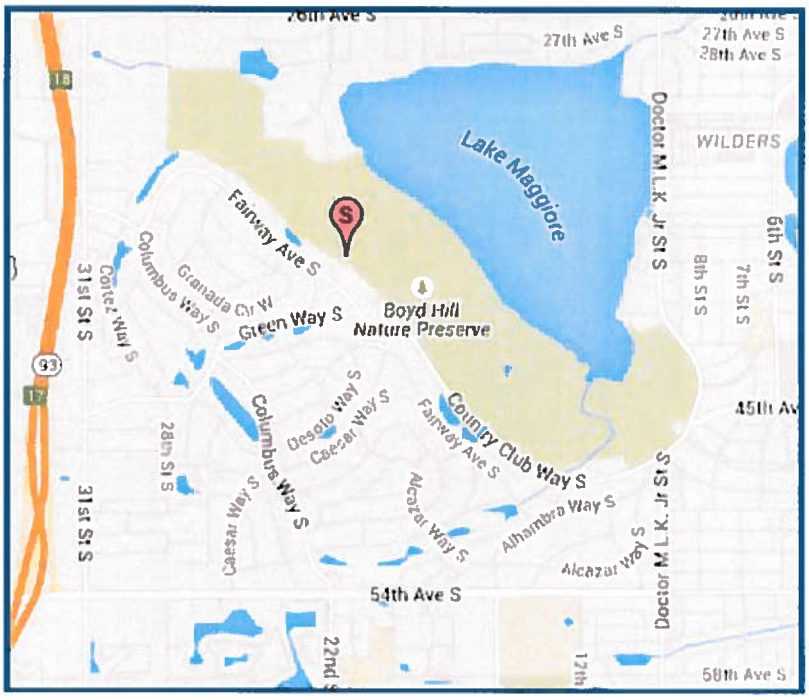


TYPICAL GOLF COURSE VIEW

Looking North across Golf Course from Fairway Avenue South

Location Map





Introduction

Client and Intended Users of the Appraisal

The client in this assignment is The City of St. Petersburg and the intended user of this report is the City of St. Petersburg and their assigns and no others.

Intended Use of the Appraisal

The intended use of this report is for use in negotiation with owners for possible acquisition.

Real Estate Identification

As noted in the letter of transmittal, the subject property generally includes golf holes 1, 2 and 3, as well as the unimproved right of way for Country Club Way South within this area. For the purposes of the appraisal, this property is estimated to contain a total of 34.67 acres and is referred to in the appraisal as the "larger parcel". The property is further identified by the Pinellas County Property Appraiser as a portion of parcel # 35-31-16-49356-000-0010.

The assignment includes two specific valuations of property within this area:

Assignment 1 is the valuation of a portion of the unimproved right of way for Country Club Way South, located along the north side of golf holes 1, 2 and 3. According to information provided by the City of St. Petersburg, this area is allocated into two parcels. Parcel 1 contains 9.82 acres; Parcel 2 contains 1.91 acres. Therefore, the total parcel size is estimated to contain approximately 11.730 acres or 510,959 square feet.

Assignment 2 is the valuation of a restrictive covenant that is proposed to encumber the balance of the area (34.67 acres -11.73 acres) or 22.94 acres. According to city officials, this covenant is intended to restrict the use of the 22.94 acre property to the existing golf course use, or alternatively, a passive parkland use.

Legal Description

The legal description for Parcels 1 and 2 are included within the addenda section of the appraisal.

The legal description for Parcel 3 (remainder parcel proposed to be encumbered by restrictive covenant) was not available at the time of the appraisal. Parcel boundaries and site size were taken from sketch prepared by George F. Young, Engineers, as included within the appraisal report. I assume this data is accurate and reserve the right to amend the appraisal should subsequent survey indicate any significant change in parcels boundaries or overall size.

Use of Real Estate as of the Effective Date of Value

The property is currently utilized as Golf Holes 1, 2 and 3 of the St. Petersburg Country Club.

Use of Real Estate as of the Date of this Report

Same as above. As noted in the Hypothetical conditions of the appraisal, I have estimated no value for any existing golf course improvements. The land is considered as if vacant and available for development to its highest and best use.

Ownership of the Property

St. Petersburg Country Club. See history of the property below for detail.

History of the Property

The 11.73 acre subject property is generally a strip of unimproved right of way (corridor) platted as part of Country Club Way South as described in Plat Book 20 Page 63, Lakewood Estates Golf Course Section, Pinellas County, Fl. The plat was dedicated in June 1934. The plat was part of the overall development of the Lakewood Estates Area that includes what is currently known as St. Petersburg Country Club. The club amenities include a championship 18 hole golf course that runs throughout the Lakewood Estates residential area. The 11.73 acre subject property runs along the north side of golf holes 1, 2 and 3 and is basically vacant, wooded area (golf course rough/non-fairway).

The City of St. Petersburg Attorney's office has reportedly rendered an opinion that ownership of this unimproved right of way area remains with the Country Club if the land is not utilized for public right of way. For the purpose of this analysis, I have assumed that it would be reasonably probable for the platted, unimproved right of way that comprises the subject property to be vacated.

In 2013, the referenced strip of land was placed under contract by St. Petersburg Country Club (SPCC) in favor of Taylor Morrison, a real estate developer. Taylor Morrison proposed to develop a row of townhomes along the right of way. According to representatives of SPCC, the initial contract provided for a minor land swap that included land within adjoining Boyd Hill for other SPCC land. Over time, the contract was amended several times. The final contract did not include any requirement for Boyd Hill land, but utilized a minor area of the existing golf course (Holes 1 and 2). Jeff Churchill of George F. Young (project consultant) estimated that the proposed project would include 71,800 square feet (1.65 acres) of golf course land as well as 11,950 square feet of existing drainage easement area. The last provided conceptual plan was for a total of 116 townhome units. In addition to the vacation of the right of way, the development would have required a rezoning and land use change, as well as variances for setbacks and approvals for new and reconfigured drainage/retention areas. St. Petersburg Club submitted an application for rezoning and future land use plan amendment to the City of St. Petersburg in June 2013.

SPCC reports that in an initial informal meeting with the City of St. Petersburg, the project was positively received. Furthermore, the project appeared to have support from the Lakewood Estates Homeowner's Association via their July 2013 newsletter. It was fairly well publicized that SPCC (along with several other private country clubs in the Tampa Bay Area) was experiencing financial difficulty-which called into question the long term viability of the existing golf course operation. It is generally perceived that the golf course is a substantial amenity to the neighborhood as a whole. Therefore, the sale of the townhome site to Taylor Morrison would substantially recapitalize the club and provide continuity of the golf course use into the foreseeable future.

According to SPCC and George F. Young, the revised conceptual plan included elements to limit neighborhood and environmental impact. However, representatives from adjoining Boyd Hill indicated that they had little or no input into the proposed conceptual plan.

During this same time frame, Taylor Morrison was also attempting to redevelop the Tides Golf Course within the unincorporated Seminole area of Pinellas County with 170 single family homes.

The Tides redevelopment project was not supported by Pinellas County staff and received considerable resistance from environmentalists and residents.

In the heat of an election cycle, Friends of Boyd Hill, the Sierra Club and some Lakewood Estates residents seized on the opportunity to oppose the SPCC/Taylor Morrison project. At the same time, Taylor Morrison was sustaining substantial objection to the Tides project as well. Based on the political climate at the time, SPCC withdrew their application from the City of St. Petersburg in July 2013. I understand that the contract with Taylor Morrison was subsequently terminated.

In the interim period, City Council approved a land use change to the majority of Boyd Hill from Recreation/Open Space to Preservation. This assures that no development will ever take place on these areas. As the preservation of Boyd Hill has become a priority to the city, SPCC has offered to sell the 11.92 acre strip of land to the City as well as place the referenced restrictive covenant on the remainder 22.94 acres area of golf holes 1, 2, and 3. The purpose of the appraisal is to estimate the market value of both the fee simple interest in the 11.92 acres as well as the interest that would be attributable to the restrictive covenant area. In order to estimate market value for the property, the appraisers have investigated the independent development potential of the property as well as the development potential as part of the adjoining golf course as of the date of the appraisal. The data and analysis from this investigation is detailed within the highest and best use section of the appraisal.

Listings/Offers/Contracts

The previously detailed contract between SPCC and Taylor Morrison was for a total purchase price of $3,200,000 or $27,586 per proposed unit (116 units). The first contract was executed in May 2013, the third (final) amended contract was executed on August 30, 2013. Based on provided sketches/conceptual plans, the project area contained a total of 9.82 acres, indicating a contract unit price of $7.48 per square foot. It is my understanding that SPCC intended to donate the immediately adjoining 1.91 acres to the City of St. Petersburg for park use. Additionally as noted, 1.92 acres of SPCC land (existing golf course and drainage area) was also to be utilized for the proposed townhome project. Therefore, the total area land necessary for the proposed project and parkland dedication was 13.65 acres, indicating an effective unit price of $5.38 per square foot. As noted above, the contract reportedly has been terminated. I am not aware of any other offerings or contracts for any portion of the St. Petersburg Country Club property.

Type and Definition of Value

The appraisal problem (the term "Purpose of Appraisal" has been retired from appraisal terminology) is to develop an opinion of the following:

1) Market value of the Fee Simple Interest of the 11.92 acre unimproved right of way (corridor) running along the north border of golf holes 1, 2 and 3.
2) Market value of a Partial Interest in the remaining 22.94 acre parcel reflected by the proposed restrictive covenant.

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

- *Buyer and seller are typically motivated.*
- *Both parties are well informed or well advised, each acting in what they consider their own best interests;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."1*

Fee Simple Interest

As discussed, the 11.92 acre tract that is being appraised in fee simple interest is primarily unimproved right of way associated with the original plat of the area. This appraisal assumes that this area would revert back to club ownership if not used for public right of way. As an unimproved right of way, this property can loosely be described as a "corridor". As will be discussed within the highest and best use section of the appraisal, based on configuration, location adjoining the preserve area, existing zoning/future land use designation and surrounding land use patterns, the 11.92 acre tract is estimated to have limited independent development potential. The highest and best use is estimated to be for single family residential development as part of the larger 34.67 acre parcel. In the valuation of "corridor" real estate, the Across the Fence (ATF) method is recognized as an appropriate method for estimating value. While ATF methodology has been employed, it should be noted that the subject 11.92 acre tract is somewhat unique because under unified ownership, the parcel is actually considered a part of the larger parcel and not just "Across the Fence".

Partial Interest

A partial interest is defined as "Divided or undivided rights in real estate that represents less than the whole". [2]

In the case of the remainder larger parcel (34.67 acres -11.92 acres =22.94 acres), the interest appraised represents the value of a proposed restrictive covenant. A restrictive covenant is defined as "A private agreement that restricts the use and occupancy of real estate that is part of a conveyance and is binding on all subsequent purchasers..."[3]

[1] Source: The Dictionary of Real Estate Appraisal, Fifth Edition, pg 123
[2] Source: The Dictionary of Real Estate Appraisal, Fifth Edition, pg 143
[3] Source: The Dictionary of Real Estate Appraisal, Fifth Edition, pg 170

ATF VALUE

Across The Fence (ATF) value is defined as "In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed and location." [4]

The premise behind the "across the fence" value is that when a corridor (in this case, existing right of way) is created, market participants (buyers and sellers of the corridor) expect to pay and be paid based upon the unit value of their total property that adjoins the corridor. This unit value is then applied to the portion being acquired for the corridor to estimate compensation. In estimating the value of an existing corridor, the same premise holds true. The "across the fence" value of corridor real estate is similar to the value of those properties that adjoin the corridor.

A thorough search has therefore been performed for comparable sales to estimate the value of the "larger parcel". These unit prices are then applied to the subject corridor and as well as a basis for the area encumbered by the restrictive covenant. Sales of land for subdivision development as well as individual lots sales were researched up to three years in the immediate market area and similar competing areas of Pinellas County. Sources of research included MLS, LoopNet, Costar, Public Records of Pinellas County, inspection from adjoining right of way, and discussions with market participants. The data has been analyzed to interpret market trends and expectations of market participants and apply the information to the subject property to arrive at a valid, reasonable and supported value conclusion. Sufficient data was available to adequately support an opinion of value. Full consideration is given to the Sales Comparison Approach as applied to both the fee simple and partial interest of the subject property.

The value conclusions apply to the value of the subject property under the market conditions presumed on the effective date(s) of value.

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

Valuation Scenarios, Property Rights Appraised and Effective Dates of Value

Per the scope of my assignment I developed opinions of value for the subject property under the following scenarios of value:

Value Type	Parcel #	Acres	Date of Value
Fee Simple	**1, 2**	**11.73**	**6/5/15**
Partial Interest	**3**	**22.94**	**6/5/15**

Leslie A. McKeon made a physical inspection of the property initially on May 5, 2015. A subsequent inspection was made on June 5, 2015.

[4] Source: The Dictionary of Real Estate Appraisal, Fifth Edition, pg 3

Date of Report

The date of this report is June 12, 2015, which is the same as the date of the letter of transmittal.

List of Items Requested but Not Provided or Available:

- Legal description of Parcel 3
- Proposed Restrictive Covenant for Parcel 3
- Revenue data for St. Petersburg Country Club
- Preliminary Cost Data for Conceptual Single Family Development

Assumptions and Conditions of the Appraisal

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent on the following extraordinary assumptions and/or hypothetical conditions which may have impacted the assignment results:

Extraordinary Assumptions

- The appraisal assumes that the unimproved right of way for Country Club Way South (subject property) could be vacated. The appraisal further assumes that the vacated right of way ownership would vest to St. Petersburg Country Club.
- The appraisal assumes a reasonable probability that a rezoning and change in the future land use plan could be obtained for St. Petersburg Country Club Golf Holes 1, 2 and 3, (including the right of way for unimproved Country Club Way South) to be consistent with the balance of the Lakewood Estates Area at NS-2 (Neighborhood Suburban Single Family) with a future land use of RL (Residential Low).
- I have further assumed that the subject property has no adverse environmental conditions which would restrict residential use. We reserve the right to amend the appraisal should subsequent environmental testing indicate contamination.
- Legal Descriptions for Parcels 1 and 2 are included within the addenda section of the appraisal. It should be noted that these descriptions were included as part of the rezoning request in July 2013. Since that time, these sites have been slightly revised- (Parcel 1 is now 9.92 acres vs. 9.96 acres and Parcel 2 is now 1.91 acres vs. 1.865 acres). These differences are not considered material for the purpose of the appraisal.
- The legal description for Parcel 3 (remainder parcel proposed to be encumbered by restrictive covenant) was not available at the time of the appraisal. Parcel boundaries and site size were taken from sketch prepared by George F. Young, Engineers, as included within the appraisal report. I assume this data is accurate and reserve the right to amend the appraisal should subsequent survey indicate any significant change in parcel boundaries or overall size.
- At the time of report delivery, the proposed restrictive covenant language had not been finalized. It is my understanding that the intent of the covenant is to restrict use of Parcel 3 (the remainder property) to golf course or passive parkland use. Should the completed document differ significantly, this appraisal may be subject to change.

Hypothetical Conditions

- The appraisal assumes that the subject property is vacant, and available for development to its highest and best use. No contribution has been estimated for any existing golf course improvements.

Scope of Work

The scope of work includes all steps taken in the development of the appraisal. These include 1) the extent to which the subject property is identified, 2) the extent to which the subject property is inspected, 3) the type and extent of data researched, 4) the type and extent of analysis applied, and the type of appraisal report prepared. These items are discussed as follows:

Extent to Which the Property Was Identified

Legal Characteristics

The subject legal description (Parcels 1 and 2) was taken from the original rezoning application as supplied by Attorney Ronald Weaver, legal counsel for St. Petersburg Country Club at the time of submission. See addenda for detail. The legal description for Parcel 3 was not available.

Economic Characteristics

The appraisers have provided demographic data on Pinellas County and a description of the subject neighborhood to include housing trends via the Mid Florida Regional MLS and other market participants in terms of minimum/maximum sales prices, average sales prices, days on market, etc.

Physical Characteristics

The subject was physically identified via the sketches provided in the rezoning/land use change application, an aerial conceptual plan prepared by George F. Young, project consultant, Google Earth, Pinellas County Property Appraiser records, Pinellas County GIS, and other relevant public agencies.

Extent to Which the Property Was Inspected

Leslie A. McKeon physically inspected the subject property (limited basis, on foot) on May 5, 2015 and again on June 5, 2015.

Type and Extent of Data Researched

I researched and analyzed: 1) market area data, 2) property-specific market data, 3) zoning and land-use data, and 4) current data on comparable listings and sales in the competitive market area. I also interviewed people familiar with the subject market/property type including Bo Godbold and Michael Kiernan (SPCC), Ray Wunderlich III and Jim House (Friends of Boyd Hill), Ronald Weaver (Land Use Attorney), Jeff Churchill (George F. Young), Devon Rushnell (formerly with Taylor Morrison), Derek Kilborn (Mgr. Urban Planning and Historic Preservation, City of St. Petersburg), Rick MacAulay (Planning and Economic Development, City of St. Petersburg), Scott Apple (GJ Apple, Developer, Single Family Homes), and other market participants,

Personal Property/FF&E

N/A

Type and Extent of Analysis Applied

The appraisal assumes that the subject property is vacant and available for development at its highest and best use. No contribution has been attributed to the existing golf course improvements. I observed surrounding land use and economic trends along with relevant legal limitations in concluding a highest and best use. I then valued the subject based on the highest and best use conclusion, relying on the Sales Comparison Approach. As noted, there are several extraordinary assumptions that were made in the appraisal that impact value.

Appraisal Report Type

This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a. Please see the Scope of Work for a description of the level of research completed.

Appraisal Conformity

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Market Analysis

County Profile

Pinellas County

Florida's 6th most populous county

with 4.8% of Florida's population

Population

Census Population	Pinellas County	Florida
1980 Census	728,531	9,746,961
1990 Census	851,659	12,938,071
% change 1980-90	16.9%	32.7%
2000 Census	921,495	15,982,824
% change 1990-00	8.2%	23.5%
2010 Census	916,542	18,801,332
% change 2000-10	-0.5%	17.6%
Hispanic or Latino	73,241	4,223,806
% Hispanic or Latino	8.0%	22.5%
Under 18 years of age	162,888	4,002,113
% Under 18 years of age	17.8%	21.3%
65 years of age and over	194,099	3,259,602
% 65 years of age and over	21.2%	17.3%
Estimates and Projections		
2014 Estimate	933,258	19,507,369
% change 2010-14	1.8%	3.8%
2015 Projection based on 2014 estimate	941,195	19,789,625
% change 2010-15	2.7%	5.3%
2020 Projection based on 2014 estimate	948,798	21,236,667
% change 2015-20	0.8%	7.3%
2013 Median Age	47.0	41.1
Density		
Persons per square mile		
2000	3,292.0	296.4
2010	3,347.5	350.6
2014	3,408.5	363.8

Households and Family Households

Households	Pinellas County	Florida
Total households, 2000 Census	414,974	6,338,075
Family households, 2000 Census	243,339	4,210,760
% with own children under 18	37.7%	42.3%
Total households, 2010 Census	415,876	7,420,802
Family households, 2010 Census	234,268	4,835,475
% with own children under 18	35.3%	40.0%
Average Household Size, 2010 Census	2.16	2.48
Average Family Size, 2010 Census	2.79	3.01

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.
Census counts may be corrected for Census Count Question Resolution (CCQR).

Housing

Housing Counts	Pinellas County	Florida
Housing units, 2000 Census	481,573	7,302,947
Occupied	414,968	6,337,929
Owner-occupied	293,866	4,441,799
Renter-occupied	121,102	1,896,130
Vacant	66,605	965,018
Housing units, 2010 Census	503,634	8,989,580
Occupied	415,876	7,420,802
Owner-occupied	280,458	4,998,979
Renter-occupied	135,418	2,421,823
Vacant	87,758	1,568,778
Units Permitted		
1990	4,290	126,384
2000	2,776	155,269
2010	697	38,679
2011	355	42,360
2012	1,561	64,810
2013	3,055	86,752
2014	1,733	84,075

Population Characteristics

	Pinellas County	Florida
Language spoken at home other than English		
Persons aged 5 and over	13.2% +/- 0.3%	27.4% +/- 0.1%
Place of birth		
Foreign born	11.4% +/- 0.3%	19.4% +/- 0.1%
Veteran status		
Civilian population 18 and over	12.5% +/- 0.2%	10.4% +/- 0.1%
Residence 1 Year Ago		
Persons aged 1 and over		
Same house	84.3% +/- 0.5%	83.7% +/- 0.1%
Different house in the U.S.	15.1% +/- 0.5%	15.4% +/- 0.1%
Different county in Florida	2.3% +/- 0.2%	3.0% +/- 0.1%
Different county in another state	2.8% +/- 0.2%	2.6% +/- 0.1%
Abroad	0.6% +/- 0.1%	0.8% +/- 0.1%

+/- = margin of error based on a 90% confidence level

Employment by Industry

Number of Establishments, 2013	Pinellas County	Florida
All industries	31,515	632,706
Natural Resource & Mining	52	5,421
Construction	2,877	58,886
Manufacturing	1,299	18,886
Trade, Transportation and Utilities	6,252	143,014
Information	453	10,417
Financial Activities	3,591	67,006
Professional & Business Services	7,163	143,032
Education & Health Services	3,686	66,836
Leisure and Hospitality	3,059	53,539
Other Services	2,759	53,252
Government	191	6,616

Percent of All Establishments, 2013	Pinellas County	Florida
All industries	31,515	632,706
Natural Resource & Mining	0.2%	0.9%
Construction	9.1%	9.3%
Manufacturing	4.1%	3.0%
Trade, Transportation and Utilities	19.8%	22.6%
Information	1.4%	1.6%
Financial Activities	11.4%	10.6%
Professional & Business Services	22.7%	22.6%
Education & Health Services	11.7%	10.6%
Leisure and Hospitality	9.7%	8.5%
Other Services	8.8%	8.4%
Government	0.6%	1.0%

Industries may not add to the total due to confidentiality and unclassified.

Pinellas County

Employment by Industry

Average Annual Employment, % of All Industries, 2013	Pinellas County	Florida
All industries	390,273	7,517,572
Natural Resource & Mining	0.0%	1.1%
Construction	4.4%	4.9%
Manufacturing	7.8%	4.3%
Trade, Transportation and Utilities	17.7%	20.9%
Information	1.9%	1.8%
Financial Activities	7.4%	6.7%
Professional & Business Services	16.0%	14.9%
Education & Health Services	18.1%	14.8%
Leisure and Hospitality	12.6%	13.8%
Other Services	3.0%	3.2%
Government	11.0%	13.7%

Industries may not add to the total due to confidentiality and unclassified

Average Annual Wage, 2013	Pinellas County	Florida
All industries	$43,456	$43,651
Natural Resource & Mining	$25,296	$27,654
Construction	$40,142	$42,129
Manufacturing	$56,732	$54,087
Trade, Transportation and Utilities	$36,718	$39,181
Information	$57,678	$68,514
Financial Activities	$59,627	$63,006
Professional & Business Services	$52,737	$52,963
Education & Health Services	$44,546	$45,582
Leisure and Hospitality	$20,856	$22,490
Other Services	$31,035	$31,139
Government	$47,359	$48,376

Labor Force

Labor Force as Percent of Population Aged 18 and Older	Pinellas County	Florida
1990	60.4%	64.3%
2000	63.3%	63.7%
2010	61.7%	62.2%
2014	62.1%	62.5%

Unemployment Rate	Pinellas County	Florida
1990	4.7%	6.1%
2000	3.3%	3.7%
2010	10.8%	11.1%
2014	5.8%	6.3%

Income and Financial Health

Personal Income ($000s)	Pinellas County	Florida
1990	$18,431,211	$259,952,130
2000	$30,406,415	$474,532,877
% change 1990-2000	65.0%	82.5%
2010	$39,590,203	$725,160,439
% change 2000-10	30.2%	52.8%
2011	$42,066,426	$767,448,404
% change 2010-11	6.3%	5.8%
2012	$41,504,810	$792,950,493
% change 2011-12	-1.3%	3.3%
2013	$42,340,365	$811,376,557
% change 2012-13	2.0%	2.3%

Per Capita Personal Income	Pinellas County	Florida
1990	$21,528	$19,945
2000	$32,973	$29,570
% change 1990-00	53.2%	48.3%
2010	$43,197	$38,478
% change 2000-10	31.0%	30.1%
2011	$45,843	$40,215
% change 2010-11	6.1%	4.5%
2012	$45,037	$41,041
% change 2011-12	-1.8%	2.1%
2013	$45,574	$41,497
% change 2012-13	1.2%	1.1%

Earnings by Place of Work ($000s)		
1990	$9,846,800	$161,317,329
2000	$19,655,287	$310,699,734
% change 1990-2000	99.6%	92.6%
2010	$23,649,784	$438,640,988
% change 2000-10	20.3%	41.2%
2011	$23,947,698	$449,167,809
% change 2010-11	1.3%	2.4%
2012	$25,176,008	$470,879,450
% change 2011-12	5.1%	4.8%
2013	$25,631,958	$489,019,912
% change 2012-13	1.8%	3.9%

Median Income		
Median Household Income	$45,535 +/- $582	$46,956 +/- $149
Median Family Income	$59,491 +/- $783	$56,738 +/- $247

+/- = margin of error based on a 90% confidence level

Personal Bankruptcy Filing Rate (per 1,000 population)	Pinellas County	Florida
12-Month Period Ending March 31, 2014	3.28	3.26
12-Month Period Ending March 31, 2015	2.91	3.21
State Rank	14	NA

Chapter 7 & Chapter 11

Percent in Poverty, 2013		
All ages in poverty	15.1%	17.1%
Under age 18 in poverty	23.6%	24.8%
Ages 5-17 in families in poverty	22.6%	23.5%

Education

Public Education Institutions	Pinellas School District	Florida
Total	162	4,141
Elementary	78	1,989
Middle	20	615
Senior High	36	976
Combination	28	561

Educational attainment, Persons aged 25 and older		
% HS graduate or higher	88.9% +/- 0.3%	86.1% +/- 0.1%
% bachelor's degree or higher	27.5% +/- 0.4%	26.4% +/- 0.2%

+/- = margin of error based on a 90% confidence level

Quality of Life

Crime	Pinellas County	Florida
Crime rate, 2014 (index crimes per 100,000 population)	4,200.6	3,450.7
Admissions to prison FY 2013-14	1,780	32,442
Admissions to prison per 100,000 population FY 2013-14	192.1	168.4

Workers Aged 16 and Over		
Place of Work in Florida		
Worked outside county of residence	13.2 +/- 0.4	17.6 +/- 0.1
Travel Time to Work		
Mean travel time to work (minutes)	23.4 +/- 0.2	25.9 +/- 0.1

+/- = margin of error based on a 90% confidence level

Pinellas County

Page 3

Reported County Government Revenues and Expenditures

Revenue 2012-13	Pinellas County	Florida*
Total - All Revenue Account Codes ($000s)	$1,244,632.7	$35,293,287.4
Per Capita $	$1,343.21	$1,919.84
% of Total	100.0%	100.0%
Taxes ($000s)	$500,816.7	$10,693,725.3
Per Capita $	$540.48	$581.70
% of Total	40.2%	30.3%
Permits, Fee, and Special Assessments ($000s)	$10,298.3	$1,244,644.5
Per Capita $	$11.11	$67.70
% of Total	0.8%	3.5%
Intergovernmental Revenues ($000s)	$141,698.8	$4,201,688.5
Per Capita $	$152.92	$228.56
% of Total	11.4%	11.9%
Charges for Services ($000s)	$509,615.8	$11,260,085.1
Per Capita $	$549.98	$612.51
% of Total	40.9%	31.9%
Judgments, Fines, and Forfeits ($000s)	$4,771.0	$143,277.6
Per Capita $	$5.15	$7.79
% of Total	0.4%	0.4%
Miscellaneous Revenues ($000s)	$53,669.8	$906,487.4
Per Capita $	$57.92	$49.31
% of Total	4.3%	2.6%
Other Sources ($000s)	$23,762.3	$6,843,378.9
Per Capita $	$25.64	$372.26
% of Total	1.9%	19.4%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals

** (Not Court-Related)

Expenditures 2012-13	Pinellas County	Florida*
Total - All Expenditure Account Codes ($000s)	$1,266,846.27	$35,166,128.47
Per Capita $	$1,367.18	$1,912.92
% of Total	101.8%	99.6%
General Government Services** ($000s)	$245,167.06	$6,656,011.37
Per Capita $	$264.58	$362.07
% of Total	19.7%	18.9%
Public Safety ($000s)	$478,875.09	$7,985,046.91
Per Capita $	$516.80	$434.36
% of Total	38.5%	22.6%
Physical Environment ($000s)	$248,536.64	$4,010,157.73
Per Capita $	$268.22	$218.14
% of Total	20.0%	11.4%
Transportation ($000s)	$71,727.51	$4,248,314.58
Per Capita $	$77.41	$231.09
% of Total	5.8%	12.0%
Economic Environment ($000s)	$60,182.81	$1,344,639.65
Per Capita $	$64.95	$73.14
% of Total	4.8%	3.8%
Human Services ($000s)	$64,569.46	$2,960,257.60
Per Capita $	$69.68	$161.03
% of Total	5.2%	8.4%
Culture / Recreation ($000s)	$25,230.06	$1,389,486.43
Per Capita $	$27.23	$75.58
% of Total	2.0%	3.9%
Other Uses and Non-Operating ($000s)	$17,177.64	$5,581,727.34
Per Capita $	$18.54	$303.63
% of Total	1.4%	15.8%
Court-Related Expenditures ($000s)	$55,380.01	$990,486.86
Per Capita $	$59.77	$53.88
% of Total	4.4%	2.8%

State Infrastructure

Transportation	Pinellas County	Florida
State Highway		
Centerline Miles	221.2	12,085.9
Lane Miles	1,064.3	43,337.4
State Bridges		
Number	181	6,783
State Facilities		
Buildings/Facilities (min. 300 Square Feet)		
Number	242	15,455
Square Footage	4,378,470	218,133,686
State Lands		
Conservation Lands		
Parcels	135	38,326
Acreage	8,484.8	3,140,422.9
Non-Conservation Lands		
Parcels	316	5,880
Acreage	359.5	160,353.7

State and Local Taxation

2014 Ad Valorem Millage Rates	Pinellas County	
	County-Wide	Not County-Wide*
County	5.3377	1.7694
School	7.8410	
Municipal		3.7114
Special Districts	1.2799	0.9410

*MSTU included in Not County-Wide "County" category

Prepared by:
Florida Legislature
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May 2015

esri

Demographic and Income Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Summary	Census 2010	2015	2020
Population	916,542	924,995	942,459
Households	415,876	420,138	428,490
Families	234,268	234,206	237,271
Average Household Size	2.16	2.15	2.15
Owner Occupied Housing Units	280,458	265,580	268,708
Renter Occupied Housing Units	135,418	154,558	159,782
Median Age	46.2	48.0	49.2
Trends: 2015 - 2020 Annual Rate	**Area**	**State**	**National**
Population	0.37%	1.05%	0.75%
Households	0.39%	1.05%	0.77%
Families	0.26%	0.95%	0.69%
Owner HHs	0.23%	0.91%	0.70%
Median Household Income	3.06%	2.89%	2.66%

	2015		2020	
Households by Income	Number	Percent	Number	Percent
<$15,000	56,226	13.4%	53,388	12.5%
$15,000 - $24,999	55,144	13.1%	41,696	9.7%
$25,000 - $34,999	48,725	11.6%	41,282	9.6%
$35,000 - $49,999	65,589	15.6%	63,085	14.7%
$50,000 - $74,999	77,471	18.4%	88,114	20.6%
$75,000 - $99,999	46,165	11.0%	58,065	13.6%
$100,000 - $149,999	41,807	10.0%	47,625	11.1%
$150,000 - $199,999	14,243	3.4%	18,224	4.3%
$200,000+	14,768	3.5%	17,011	4.0%
Median Household Income	$45,478		$52,866	
Average Household Income	$64,464		$72,910	
Per Capita Income	$29,508		$33,377	

	Census 2010		2015		2020	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	42,349	4.6%	39,784	4.3%	39,869	4.2%
5 - 9	43,079	4.7%	42,073	4.5%	40,504	4.3%
10 - 14	46,769	5.1%	43,795	4.7%	44,357	4.7%
15 - 19	50,416	5.5%	46,006	5.0%	44,198	4.7%
20 - 24	47,098	5.1%	51,023	5.5%	46,725	5.0%
25 - 34	99,379	10.8%	101,156	10.9%	106,900	11.3%
35 - 44	111,363	12.2%	101,587	11.0%	101,717	10.8%
45 - 54	147,591	16.1%	134,677	14.6%	118,232	12.5%
55 - 64	134,399	14.7%	145,494	15.7%	150,487	16.0%
65 - 74	95,294	10.4%	116,386	12.6%	134,597	14.3%
75 - 84	66,970	7.3%	67,385	7.3%	77,915	8.3%
85+	31,835	3.5%	35,629	3.9%	36,958	3.9%

	Census 2010		2015		2020	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	752,892	82.1%	745,760	80.6%	744,116	79.0%
Black Alone	94,745	10.3%	100,245	10.8%	106,904	11.3%
American Indian Alone	2,892	0.3%	2,972	0.3%	3,065	0.3%
Asian Alone	27,148	3.0%	31,276	3.4%	36,245	3.8%
Pacific Islander Alone	810	0.1%	828	0.1%	881	0.1%
Some Other Race Alone	18,039	2.0%	20,631	2.2%	24,281	2.6%
Two or More Races	20,016	2.2%	23,283	2.5%	26,967	2.9%
Hispanic Origin (Any Race)	73,241	8.0%	85,048	9.2%	100,879	10.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

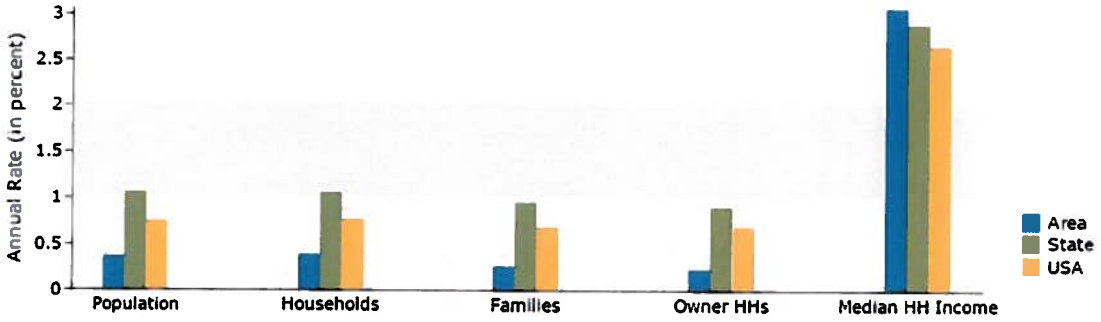
June 12, 2015

esri

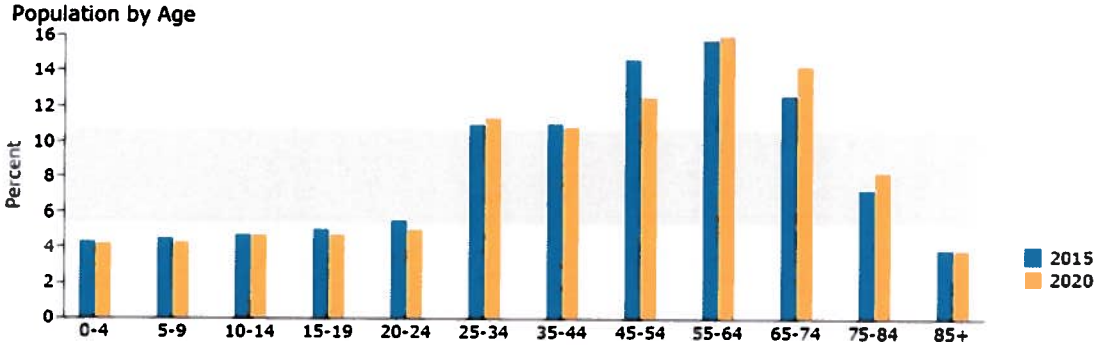
Demographic and Income Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

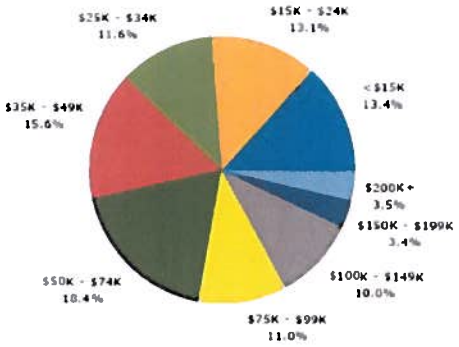
Trends 2015-2020



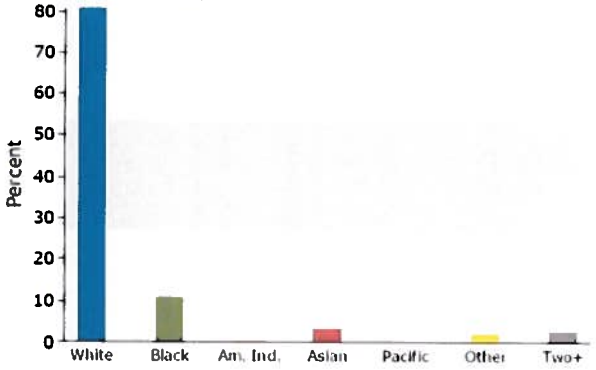
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 9.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

June 12, 2015

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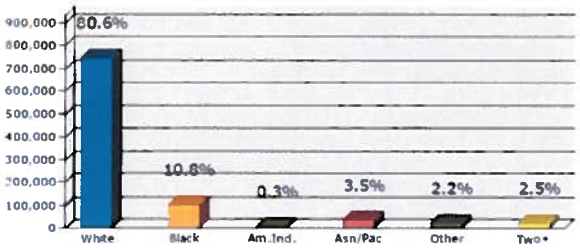
Graphic Profile

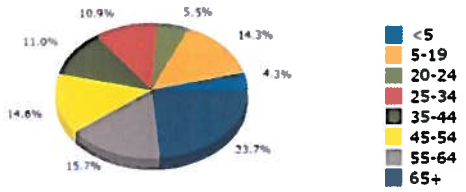
Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

2015 Population by Race

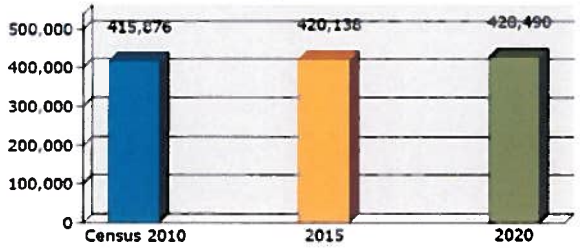


2015 Percent Hispanic Origin: 9.2%

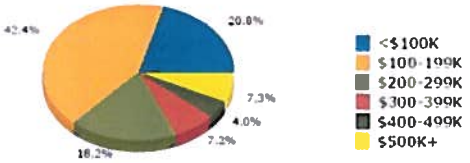
2015 Population by Age



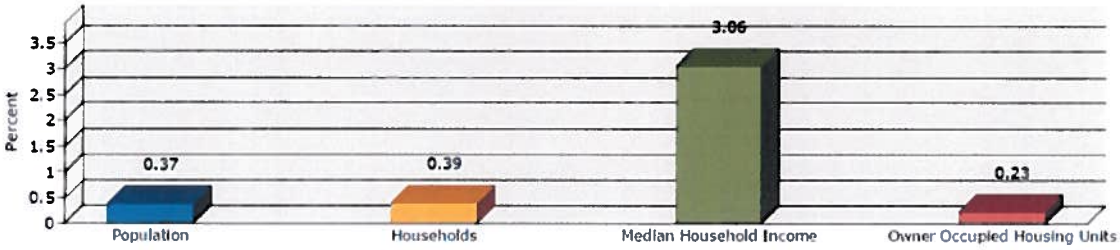
Households



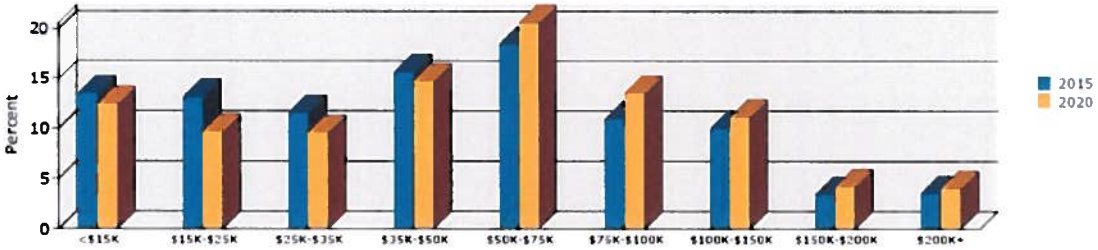
2015 Home Value



2015-2020 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

June 12, 2015

esri

Housing Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Population		**Households**	
2010 Total Population	916,542	2015 Median Household Income	$45,478
2015 Total Population	924,995	2020 Median Household Income	$52,866
2020 Total Population	942,459	2015-2020 Annual Rate	3.06%
2015-2020 Annual Rate	0.37%		

	Census 2010		2015		2020	
Housing Units by Occupancy Status and Tenure	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	503,634	100.0%	513,121	100.0%	520,961	100.0%
Occupied	415,876	82.6%	420,138	81.9%	428,490	82.2%
Owner	280,458	55.7%	265,580	51.8%	268,708	51.6%
Renter	135,418	26.9%	154,558	30.1%	159,782	30.7%
Vacant	87,758	17.4%	92,983	18.1%	92,471	17.8%

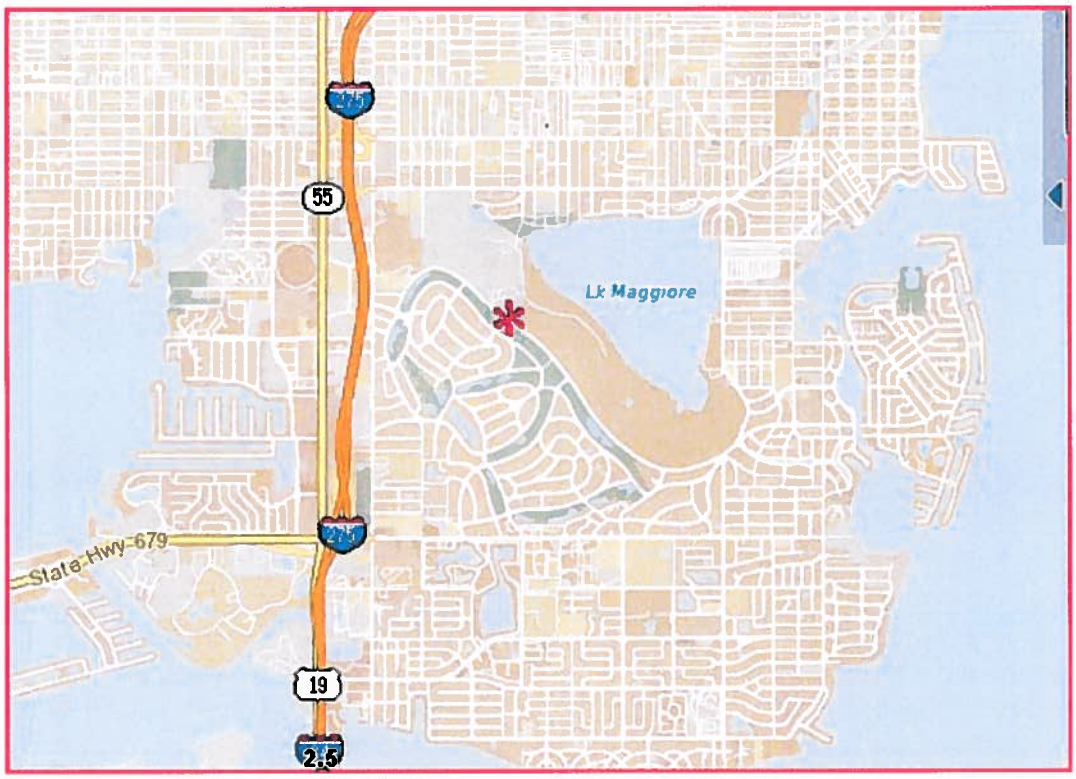
	2015		2020	
Owner Occupied Housing Units by Value	**Number**	**Percent**	**Number**	**Percent**
Total	265,565	100.0%	268,692	100.0%
<$50,000	10,570	4.0%	6,661	2.5%
$50,000-$99,999	44,702	16.8%	28,206	10.5%
$100,000-$149,999	63,492	23.9%	44,295	16.5%
$150,000-$199,999	49,159	18.5%	55,061	20.5%
$200,000-$249,999	29,955	11.3%	42,036	15.6%
$250,000-$299,999	18,462	7.0%	25,741	9.6%
$300,000-$399,999	19,051	7.2%	23,134	8.6%
$400,000-$499,999	10,665	4.0%	15,010	5.6%
$500,000-$749,999	11,107	4.2%	15,641	5.8%
$750,000-$999,999	3,525	1.3%	6,419	2.4%
$1,000,000+	4,877	1.8%	6,488	2.4%
Median Value	$164,258		$200,146	
Average Value	$224,287		$269,249	

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

June 12, 2015

City and Neighborhood Analysis

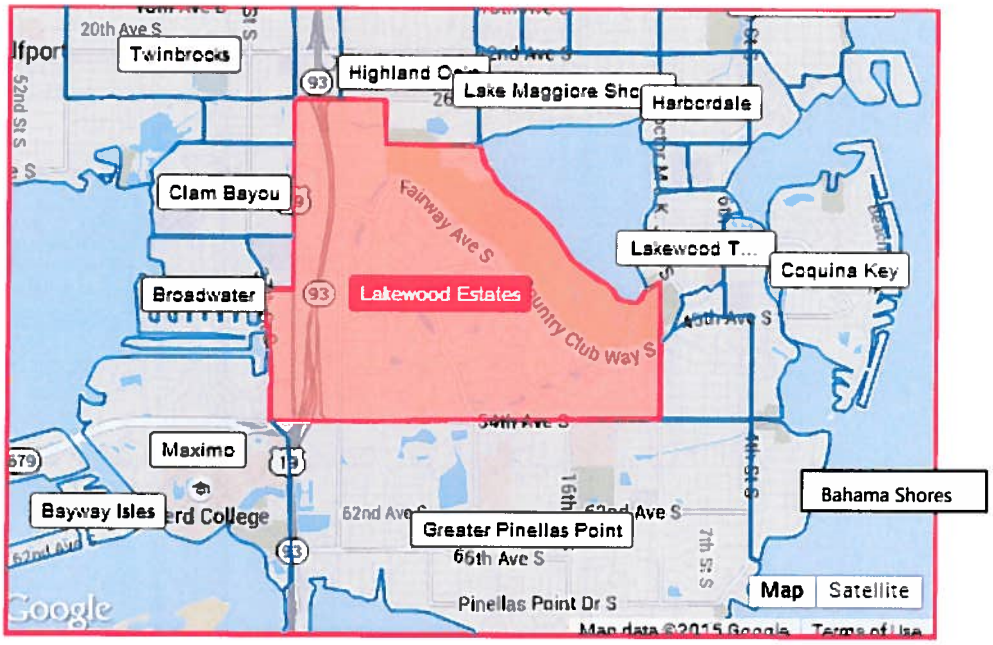
NEIGHBORHOOD MAP



Overview

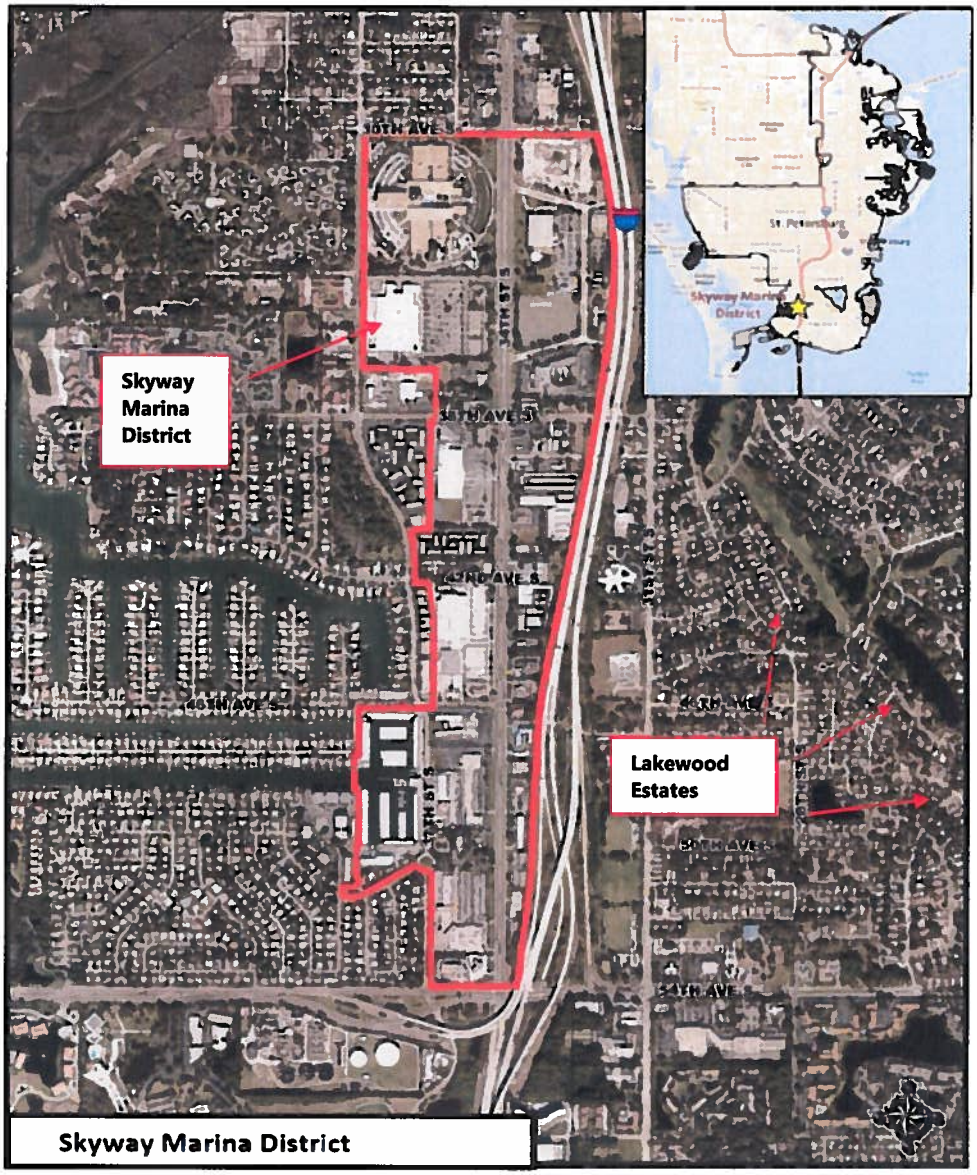
The subject property is located along the southern portion of Pinellas County within the City of St. Petersburg. St. Petersburg is a dynamic city with a strong central business district and established neighborhoods. St. Petersburg is currently gaining national attention for its revitalized downtown. Long known to attract tourists based on award winning beaches, the area is now attracting a broad demographic based on favorable climate, professional sports teams, an influx of music venues, galleries, museums, festivals, restaurants, craft breweries, etc. Within the downtown area, substantial new multifamily development is underway along a planned waterfront park system with excellent support facilities such as the University of South Florida St. Petersburg Campus, Bayfront Medical Center, and All Children's Hospital. An activity corridor has developed along Central Avenue running from the waterfront east to approximately 31st Street South. This corridor includes the Central Arts, Edge, Grand Central and Warehouse Arts Districts. Significant activity is underway in these areas.

The subject neighborhood is located in the extreme southern portion of St. Petersburg, generally located south of 30th Avenue South and extending south to Tampa Bay. There are a number of established neighborhoods in this area (Lakewood Estates (subject area), Broadwater, Maximo, Pinellas Point, Bahama Shores, Coquina Key, Bayway Isles, etc.) which include a wide range of residential styles and value ranges. Further west across the Pinellas Bayway are the south gulf beach communities of Pass-a-Grille, St. Pete Beach, Sunset Beach, Treasure Island, etc. The following map generally indicates immediate neighborhood locations.

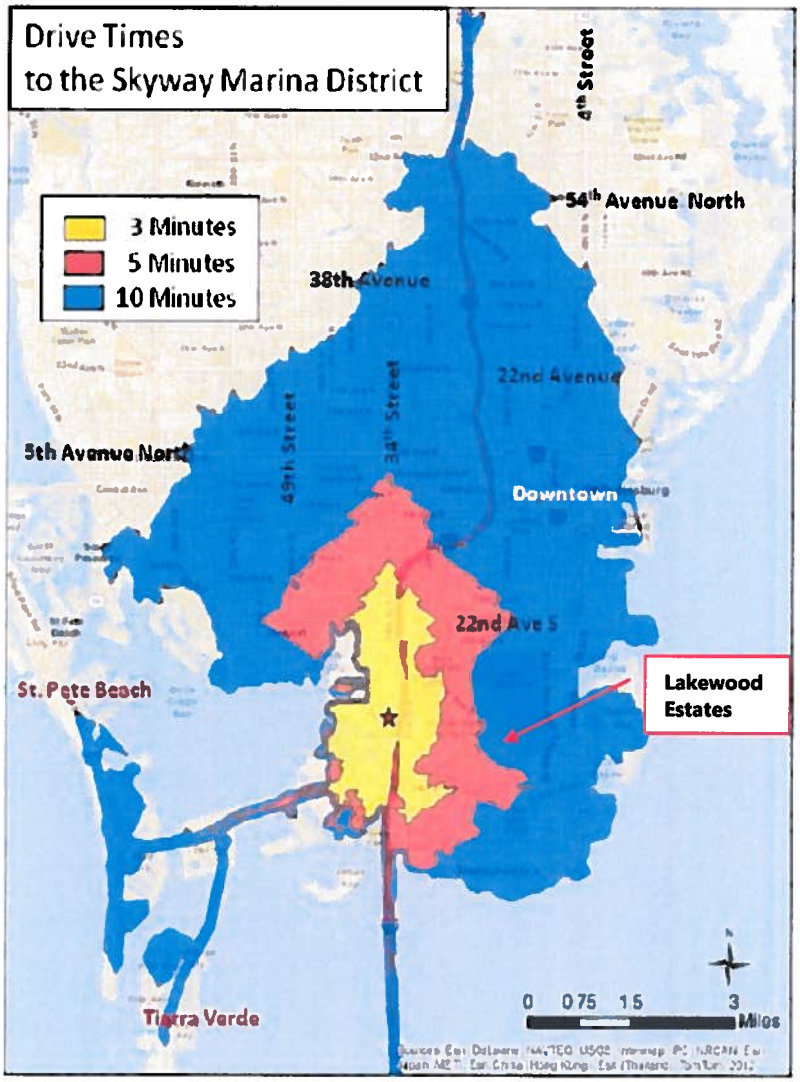


The south St. Petersburg area offers good amenities and infrastructure, including waterfront parks, magnet and fundamental schools, and good transportation routes. 34th Street South/US Highway 19 is a principal arterial State Road having six divided lanes. 38th Avenue South is a two lane collector that is one of two roads that connect eastern neighborhoods (including Lakewood Estates) to 34th Street South. Fourth Street South and Dr. MLK, Jr. Street, are other important north-south corridors. Furthermore, I-275 has ingress/egress at 22nd Avenue South/26th Avenue south and 54th Avenue South (AKA Pinellas Bayway). From these points, the Central Business District and the South Gulf Beaches are less than a ten minute drive.

Retail facilities within the area are generally located along 34th Street South, 54th Avenue South (Pinellas Bayway) and MLK, Jr. Street South. Within the last couple of years, the City of St. Petersburg has worked with local retailers to improve the commercial image along the area of 34th Street South (AKA US 19). To that end, the Skyway Marina District Plan was established in order to establish a destination (commercial) district in south St. Petersburg. The objectives of the plan were to increase population and buying power, increase employment, create a multimodal environment and to promote sustainability. This area is depicted below as follows:



As part of the Skyway Marina District Plan, a drive time study was published indicating that an area encompassing most of the city from Tampa Bay to 54th Avenue North is accessible from the heart of the Skyway Marina District within ten minutes.



As part of the Skyway Marina District Plan, the area will be considered as an Enterprise Zone, a Brownsfield area, and a Hub Zone. These designations provide for a myriad of advantages including Jobs Tax Credits, Business Equipment Refund, Building Materials Refunds, Property Tax Credits, Loan Guaranty Programs, etc. Other more tangible factors will be upgraded streetscaping and signage, See complete plan on the City of St. Petersburg's website.

The subject property is located within the Lakewood Estates area. Lakewood Estates is one of the older residential areas in southern St. Petersburg, Lakewood Estates is a single family residential subdivision situated along an 18 hole championship golf course and country club, currently known as St. Petersburg Country club. The subdivision was originally developed by the Victory Land Company beginning in 1917 and completed around 1925. The total land area, including the golf course, contained approximately 2,500 acres which incorporated a unique, serpentine layout that saved many mature trees. The first homes were built in the Mediterranean Revival style, while subsequent homes were the more typical Florida Ranch. According to George F. Young, consulting engineer,

there are presently approximately 1,390 homes in the greater Lakewood Estates area on 389 acres of land, excluding the golf course acreage.

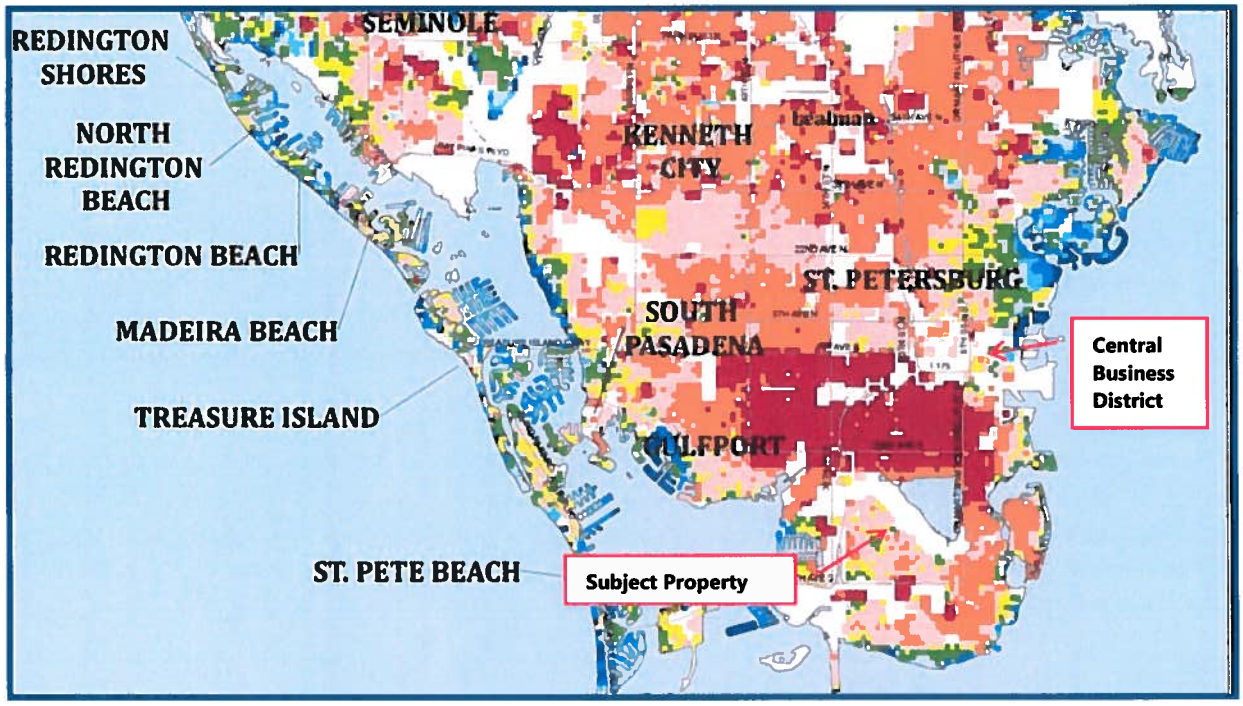
According to the Mid Florida Regional Multiple Listing Service, observed resale prices of existing homes within the Lakewood Estates area over the last two years within the subdivision indicate a range from $60,000 to $389,900 with an average of $167,691. Average marketing time is 74 days.

Market Analysis

Status: Sold (115)

	Beds	Baths	SqFt Heated	List Price	LP/SqFt	Close Price	SP/SqFt	DTC	DTCL	ADOM	CDOM	SP/LP Ratio
Min	2	1	856	$60,000	$36.79	$59,000	$35.26		2	1	1	.73
Max	5	4	3,917	$389,900	$162.34	$365,000	$161.60	378	536	387	419	1.27
Avg	3	2	1,758	$167,691	$96.24	$160,342	$92.22	69	118	74	84	.96
Median	3	2	1,568	$155,500	$96.43	$155,000	$93.75	30	78	35	40	.97

Included below is a value map prepared by the Pinellas County Property Appraiser's office that illustrates general housing values (2014) within the majority of the City of St. Petersburg area.



Historically, the higher value range residences are located within the Northeast portion of the city or along Tampa Bay/Gulf beaches. Outside of the high value Northeast and waterfront areas, the subject area is relatively consistent with the majority of the incorporated city in terms of value range. As noted in the graphic above, one of the lower value areas for residences in the city lies between the Central Business District and the subject area.

Recognizing challenges in this area, the City of St. Petersburg (as of May 2015) adopted a Community Redevelopment Area (CRA) for the area lying generally between 2nd Avenue North and 30th Avenue South, between 4th Street South and 49th Street South. Basically, Lake Maggiore is located between this newly developed CRA and the subject area. The CRA has been created to specifically address issues relating to Housing and Neighborhood Revitalization, Public Safety, Economic Development, and Community Empowerment and Enrichment. As overall property values have recovered and are now increasing in the wake of the last recession, the available CRA incentives are anticipated to greatly benefit the area and spur revitalization.

Historically however, the location of the newly adopted CRA in proximity to the subject area has been a factor in the perception of south St. Petersburg. Whereas the availability of waterfront public parks, good schools and transportation is good, the area has never achieved housing prices that are comparable to the northeast and waterfront/beach properties. Accordingly, general income levels lag behind as well.

Therefore, despite the existence of a good quality, championship golf course- historical value and income trends within the south St. Petersburg area have negatively influenced Lakewood Estates. In addition to this historical influence, the overall golf industry is experiencing a slump.

A recent Tampa Bay Times article dated March 13, 2015 was titled "Golf Industry in Slump as Courses Struggle For Profitability". Generally, the article reported that a difficult economy coupled with a glut of golf courses have produced losses for the industry over the past decade. The Tampa Bay Area has been heavily hit by these trends. The Cheval Golf and Country Club in Lutz (Hillsborough County) is in bankruptcy. Pinellas County closed its Airco Golf Course in Clearwater in 2011. The Plantation

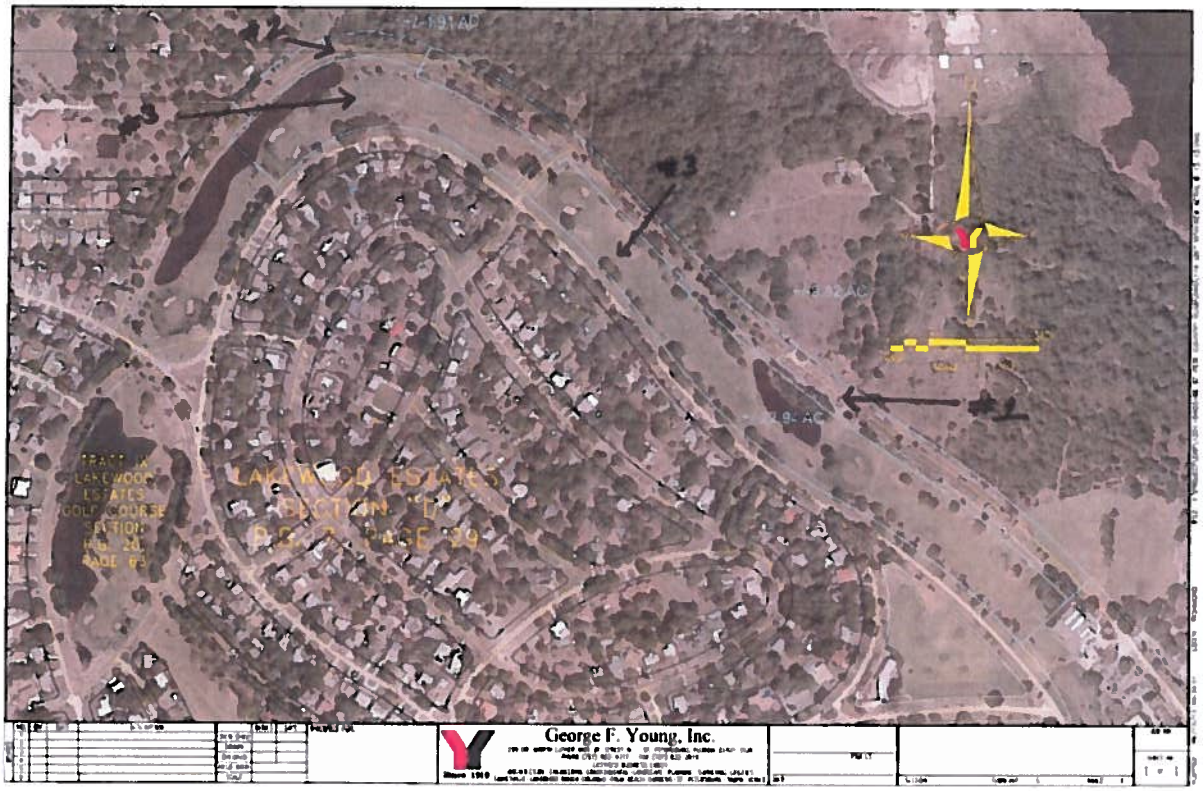
Palms Golf Course closed in 2014. The Temple Terrace Golf and Country club, located on city land, is struggling. Three City of Tampa owned courses are showing losses this year. The City of St. Petersburg's three municipal courses reportedly are showing a profit before payment to the city general fund, but are generally down from prior years. Other private courses have become semi-private or offer significant discounts for membership and summer programs. Reportedly, the City of St. Petersburg has passed on possible purchase of the golf course for municipal use. In summary, there is potential for a transition in use for the golf course property.

A significant factor within the immediate neighborhood is the Boyd Hill Nature Preserve. Immediately adjoining the St. Petersburg Country Club area to the north, this is a city owned public park and preserve including 245 acres of hardwood hammocks, sand pine scrub, pine flatwoods, willow marsh, swamp woodlands, and lake shore along Lake Maggorie. Improvements include six miles of trails and boardwalks along with an environmental studies area. The City of St. Petersburg recently rezoned most of the Boyd Hill Nature Preserve from Recreation/Open Space to Preservation in order to maintain the natural environment of Boyd Hill.

Despite the geographic and economic challenges of the subject location, the existing golf course property does offer one of the few land areas in the county that offers significant residential development potential. Pinellas County is nearly 100% developed with mainly only infill or redevelopment property available.

In summary, Pinellas County is nearly 100% developed and as the real estate market has recovered from the recession, there is a demand for housing with little available land for development. Despite the locational challenges noted above, the Lakewood Estates area would reflect a reasonable residential development opportunity.

Site Description



The sketch above was prepared by George F. Young, consulting engineer and provided to the appraisers by the City of St. Petersburg. This sketch generally identifies the two parcels (1 and 2) that total 11.73 acres, as well as #3 that includes the area proposed to be encumbered by the restrictive covenant (22.94 acres).

Site Characteristics-

Land Area/Dimensions:

Value Type	Parcel #	Acres	Sq. Ft.
Fee Simple	1	9.82	427,759
Fee Simple	2	1.91	83,200
Total		11.73	510,959
Partial Int.	3	22.94	999,266
Larger Parcel	1-3	34.67	1,510,225

Based on previously referenced sources, Parcel #1 contains a total of 9.82 acres and Parcel #2 contains 1.91 acres. The bulk of Parcel #1 and all of Parcel #2 are contained within the 100 foot unimproved right of way for Country Club Way South. I have estimated the approximate length of Parcel #1 based on Pinellas County GIS aerials to be 3,560 lineal feet. Based on the right of way width of 100 feet, the estimated area included within the unimproved right of way would be 356,000 square feet or 8.17

acres. Jeff Churchill of George F. Young has indicated that in some areas, Parcel #1 extends an additional 30 feet into the rough of the golf course. He estimated that the area of the golf course included in Parcel #1 contains approximately 71,800 square feet or 1.65 acres. This is consistent with the total estimated Parcel #1 size of 9.82 acres.

Parcel #2 is basically located along the north side of the dogleg (curve) of golf hole #3. Based on the provided site size of 1.19 acres (roughly 83,299 square feet) at a width of 100 feet, the indicated lineal footage of the parcel is approximately 832 feet. This was generally confirmed by GIS aerial.

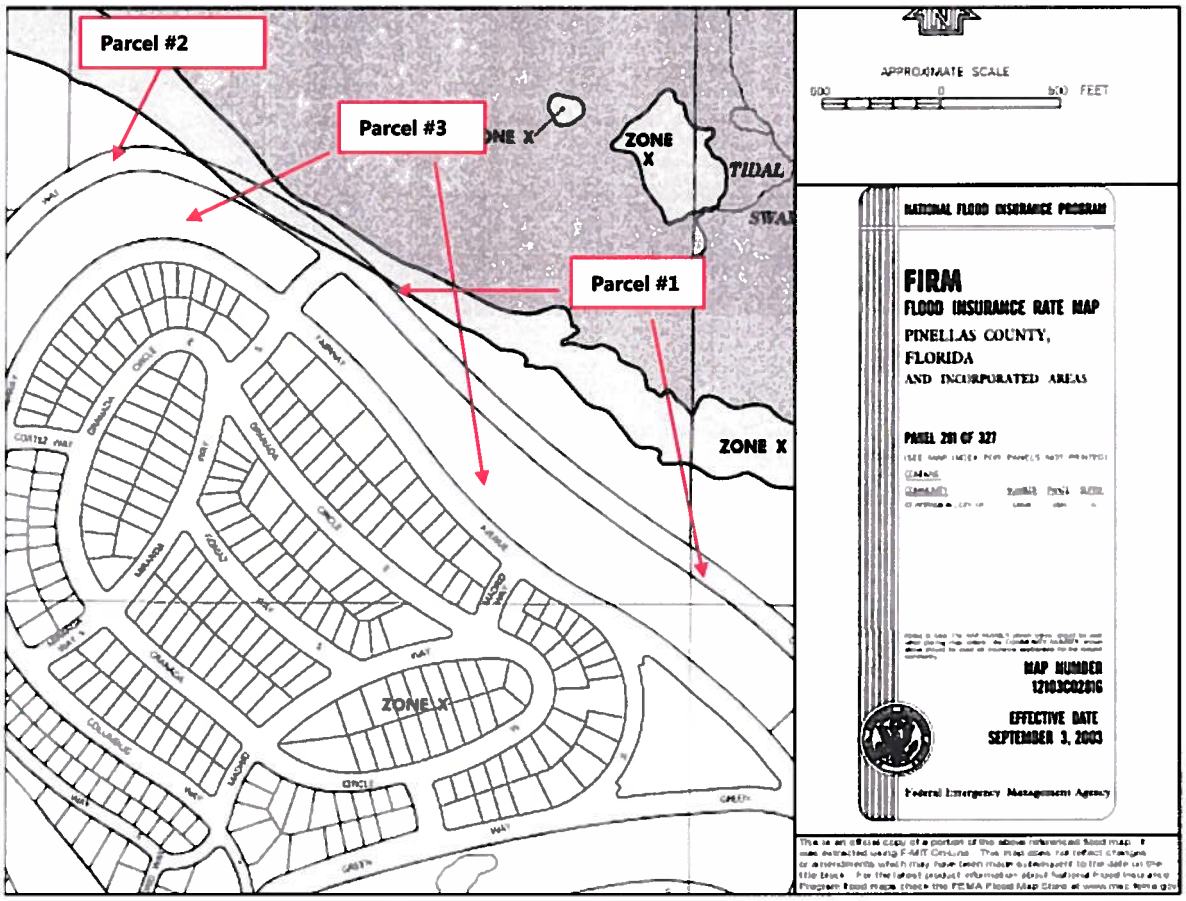
Parcel #3 comprises of all of golf holes 1, and 2 and 3. Excluding the right of way for both Fairway Avenue South (improved) and Country Club Way South (unimproved), Pinellas County GIS aerials indicate that this parcel averages just under 300 feet in depth. Furthermore, the area is estimated to have approximately 3,890 lineal feet of frontage along the right of way of Fairway Avenue south and 4,290 lineal feet of frontage along unimproved Country Club Way South.

Access & Visibility: Parcels #1 and 2 currently have no paved access and limited visibility from adjoining parcels only.

Parcel #3 (golf holes 1, 2 and 3) has significant frontage and visibility along Fairway Avenue South, a two lane, asphalt local street. There is a curb cut, but no street improvements for the extension of Miranda Way South across the golf course between the 2nd hole green and the 3rd hole tee box.

Topography / Shape: As noted, Parcels #1 and 2 basically comprised an unimproved right of way (corridor) that is long and narrow. From physical inspection they appear to be relatively level.

Parcel #3 is also relatively flat with the exception of elevated greens, sand traps and retention areas associated with the existing golf course use. See aerial for detail.



Flood Zone/Drainage

Flood Map:	Pinellas County Flood Map Panel 12103C0281G
Map Date:	September 3, 2003
Flood Zones:	Unshaded "X", Shaded "X"- areas of minimal flooding.
Drainage:	Assumed to be adequate
Retention:	There are existing retention ponds see aerial for detail.

Utilities and Services

Utility/Service	Provider
Water	City of St. Petersburg
Sewer	City of St. Petersburg
Electricity	Duke Energy
Telephone	Various Providers
Trash Collection	City of St. Petersburg
Cable TV/Internet	Various Providers
Police Protection	City of St. Petersburg
Fire Protection & EMS	City of St. Petersburg

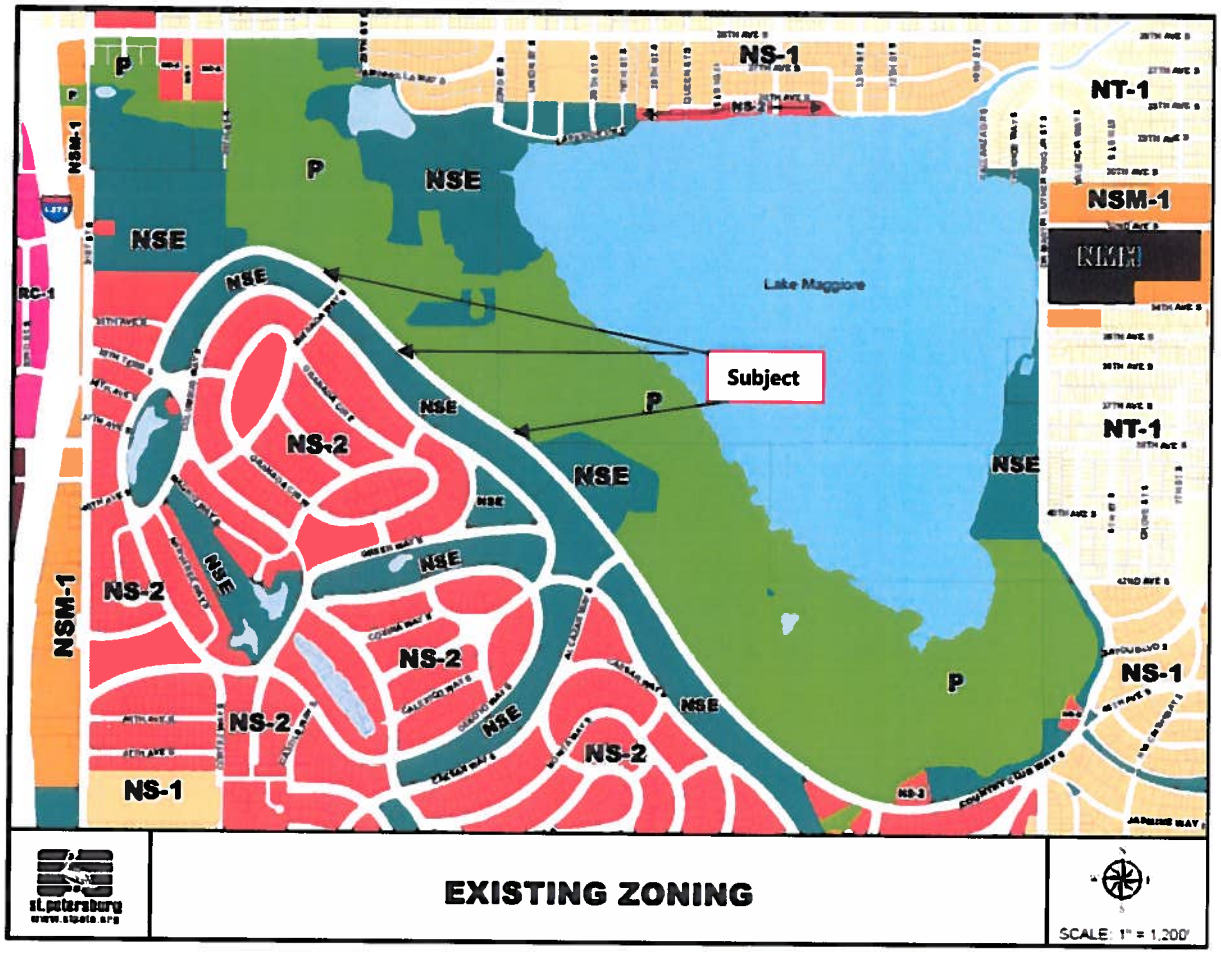
Availability of Utilities:	All utilities and services are adequate and available within the area. The existing homes located along the south side of Fairway Avenue South currently utilize a rear easement for sanitary sewer. Water lines are reportedly along Fairway Avenue South. Other utilities are available near the existing Golf Pro Shop.
Easements / Encroachments:	No significant easements or encroachments were noted from cursory visual inspection. No survey was provided.
Soil Conditions:	Adequate to support development.
Nuisances or Hazards:	In this assignment, the existence of potentially hazardous material or the existence of toxic waste, which may or may not be present on the property, has not been considered. The consultant is not qualified to detect such substances (i.e. arsenic, or other chemicals, that may have been used in golf course maintenance over the years). No other nuisances or hazards were noted that would adversely impact the subject site.
Endangered or Threatened Species:	It is assumed the subject site is not inhabited or utilized by endangered or threatened species.
Improvements:	As noted in the hypothetical conditions of the appraisal, this appraisal assumes that Parcels 1, 2 and 3 are vacant and available for development at their highest and best use. No contribution has been estimated for golf course improvements.

Adjacent Land Uses

North:	Boyd Hill Nature Preserve
South:	St. Petersburg Country Club Golf Course and Lakewood Estates Subdivision
East:	City of St. Petersburg Southside Soccer Fields
West:	Boyd Hill Nature Preserve, Church Property and individual single family residences

Legal Characteristics

Zoning Jurisdiction:	City of St. Petersburg
Zoning Classification:	NSE, Neighborhood Suburban Estate
Future Land Use Designation:	R/OS Recreation/Open Space
Compatibility:	According to the compatibility index below, NSE zoning is consistent with a future land use of RL (Residential low). There was no reference to the ROS future land use in terms of zoning compatibility. As indicated on the zoning map, the balance of Lakewood Estates is zoned NS-2 while Boyd Hill Preserve is now zoned Preservation.



Minimum Lot Size, Maximum Density and Maximum Intensity

		NS-1	NS-2	NS-E
Minimum lot width(1)	Residential	75 ft.	100 ft.	200 ft.
	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area(1)	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1 principal unit (accessory unit not permitted)	5 1 principal unit (accessory unit not permitted)	2 1 principal unit and 1 accessory unit per lot (see note 2)
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum impervious surface (site area ratio)		0.60	0.60	0.40

Section 16.10.020.2 MATRIX: ZONING DISTRICTS AND COMPATIBLE FUTURE LAND USE CATEGORIES			
Zoning District	Max. Density/Intensity Permitted by Right, per acre	Compatible Land Use Category	Maximum FLUP Density, per acre
NT-1	15/.50 FAR	Planned Redevelopment-Residential (PR-R)	15/.50 FAR (2)
NT-2	15/.50 FAR	Planned Redevelopment-Residential (PR-R)	15/.50 FAR (2)
NT-3	7/.40 FAR	Residential Urban (RU)	7.5/.40 FAR
NT-4	15/.85 FAR	Planned Redevelopment-Mixed Use (PR-MU)	24/1.25 FAR (2)
NSE	2/.20 FAR	Residential Low (RL)	5/.40 FAR
NS-1	7.5/.35 FAR	Residential Urban (RU)	7.5/.40 FAR
NS-2	5/.30 FAR	Residential Low (RL)	5/.40 FAR
NSM-1	15/.50 FAR	Residential Medium (RM)	15/.50 FAR
NSM-2	24/.60 FAR	Residential High (RH)	30/.60 FAR

The subject property (golf course as a whole) is zoned NSE (Neighborhood Suburban Estate) with a future land use (FLU) of Recreation/Open Space. As noted above, the NSE zoning district is intended to be compatible with the Residential Low Future Land Use category which has a maximum density of 5 units per acre and a FAR of .40.

In 2007, the city approved amendments to the Future Land Use Map and Official Zoning Map for 1.23 acres of the subject golf course in two separate locations. At time of the request, staff analysis supported the amendment, indicating that the requested zoning density (NS-2) is 5.0 units per acre which is the same as the surrounding residential area in Lakewood. The request was approved and five single family lots were platted indicating a density of just over 4 units per acre. A summary of the change is as follows:

	Existing	Amended
Zoning	NSE	NS-2
FLUE	R/OS	RL

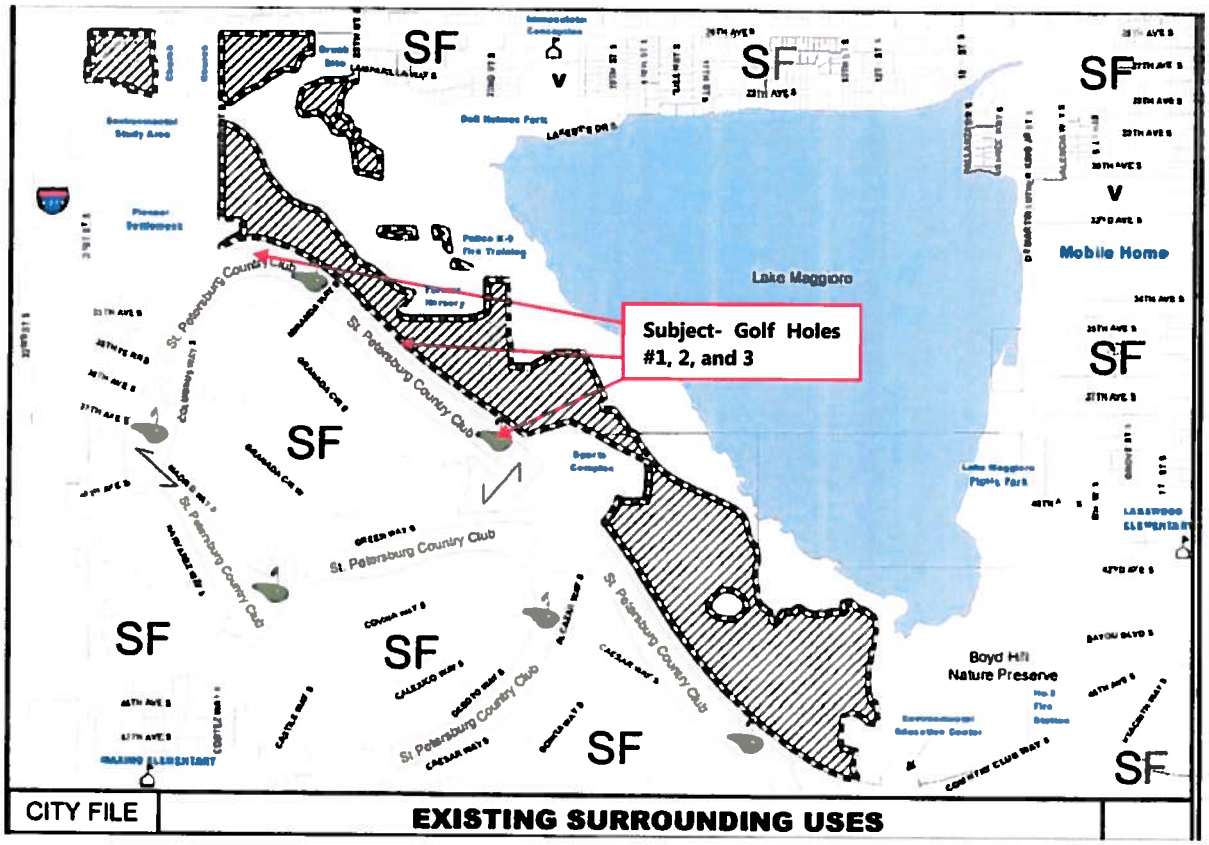
Mr. Rick MacAulay, Planner II Planning & Economic Development Dept. at the City, provided a summary of the current process and an approximate time frame for the amendment process:

ACTION	DATE
Application Deadline	June 30, 2015
Community Planning & Preservation Commission PUBLIC HEARING	**August 11, 2015**
City Council - first reading of the Ordinance(s) and PUBLIC HEARING	**September 3, 2015**
Transmittal for State, Regional and County Review & Comment	September 17, 2015
Planners Advisory Committee meeting	October 5, 2015
Pinellas Planning Council PUBLIC HEARING	**October 14, 2015**
Board of County Commissioners (CPA) PUBLIC HEARING	**November 10, 2015**
City Council - second reading and PUBLIC HEARING	**November 23, 2015**
Affected persons have 30 days from the date of adoption to challenge	December 23, 2015
Effective Date	**December 28, 2015**

Furthermore, the amendment process takes into consideration neighborhood input, consistency with the City's Comprehensive Plan, zoning and land use history, surrounding zoning and land use classifications, as well as existing and proposed levels of service in including water, sewer, solid waste, traffic, mass transit, etc.

As noted previously, the City recently (May 2015) approved a request for amendment to the Future Land Use and Zoning Maps for most of the adjoining Boyd Hill Preserve area. The maps were amended from NSE zoning to Preservation and from Recreation/Open Space FLU to Preservation. The request indicated that the purpose of the amendment was to protect Boyd Hill from development pressures and inappropriate uses. The request stated that City Council had a strong desire to protect Boyd Hill. Furthermore, the property met various designation criteria relating to wildlife species and endangered plant species necessary for the Preservation designation.

The following map indicates the proximity of the Boyd Hill Preserve preservation area (shown by the cross hatched area) to the subject golf course, and specifically Holes 1, 2 and 3:



In summary:

- The current golf course zoning of NSE is included on the compatibility matrix to be consistent with the Residential Low (RL) Future Land Use which permits a maximum of 5 units per acre.
- The Lakewood Estates area that adjoins the golf course is zoned NS-2 and is improved with freestanding single family residential uses on traditional lots.
- A portion of the golf course has already been successfully amended from NSE to NS-2 (zoning) and from R/OS to RL (FLU).
- Prior efforts on the part of the St. Petersburg Country Club to amend the future land use and zoning to a more intense level of NSM-1 (Neighborhood Suburban Multifamily) and RM (Residential Medium) was met with significant resistance from the Friends of Boyd Hill, the Sierra Club and a faction of the residents of Lakewood Estates.

Considering these factors, it is my opinion that there is a reasonable likelihood of the subject golf course property successfully being rezoned from NSE to NS-2 with a corresponding FLU amendment from R/OS to RL. Furthermore, it is my opinion that any requested amendment change seeking density in excess of the surrounding Lakewood Estates current zoning (NS-2) would likely not be supported by either City Staff or the adjoining property owners.

Subject Photos

Fairway Avenue South Looking East Fronting Hole #2

Looking North from Fairway Avenue across Golf Course toward Boyd Hill

Typical View Looking East along Vacant Right of Way (Rough)/
Boyd Hill to Left of Fence

Typical Golf Course View

Assessment and Tax Data

Assessment Methodology

Florida's Constitution requires property appraisers to establish the property tax base for their county annually. In doing so, property appraisers determine the just, or market, value of each parcel of property as of January 1 of each year. Then, they apply all valid exemptions, classifications and assessment limitations to determine each property's taxable value, or relative tax burden. The property appraiser does not determine the property tax rate or the amount of property taxes levied.

In August, the property appraiser sends each property owner a Notice of Proposed Property Taxes, or TRIM notice. This notice contains the property's value on January 1, the millage rates proposed by each local government, and an estimate of the amount of property taxes owed based on the proposed millage rates. The date, time, and location of each local government's budget hearing are also provided on the notice. This provides property owners the opportunity to attend the hearings and comment on the millage rates before approval. The County Tax Collector issues tax bills in late October. This billing allows for an early payment discount of 4% if paid in November, 3% if paid in December, 2% if paid in January and 1% if paid in February. All tax bills are delinquent after March 31 of each year.

The Florida Constitution was amended effective January 1, 1995 to limit annual increases in assessed value of property with Homestead Exemption to three percent or the change in the Consumer Price Index, whichever is lower. In addition, the Florida Constitution was further amended effective January 1, 2008 to limit annual increases in assessed value of non-homesteaded property to a maximum of ten percent. However, no assessment shall exceed current fair market value. This limitation applies only to property *value*, not property *taxes*.

When a property is sold, the cap and exemption are removed at the end of the calendar year, and taxes are calculated on the full market value, also called the Just/Market Value. If declared as a residential homestead, the property will fall under the limitations of the Save Our Homes Cap the second year of the new owner's Homestead Exemption. To determine taxable value, any exemptions are subtracted from the Assessed Value to reach a Taxable Value, which is then multiplied by the annual Millage Rate set by the taxing authorities to reach the amount of tax due.

Assessed Values and Property Taxes

As noted, the subject parcels (1-3) are all assessed as part of the St. Petersburg Country Club Golf Course Parcel #35-31-16-49356-000-0010. *This parcel does not include the clubhouse facilities.* The subject's assessed values, applicable tax rates and total taxes, including direct assessments, are shown in the following table:

Ad Valorem Tax Schedule
Parcel Number: Portion of: 35/31/16/49356/000/0010

Pinellas County Appraised Values	Actual 2014
Land:	$341,536
Improvements:	$1,008,000
Total:	$1,349,536
Millage Rate	22.8749
Tax Expense	2014
Total:	$30,871
Special Assessments:	$0
Total Taxes:	$30,871

The subject taxes were paid on 11/18/2014 in the amount of $29,635.69, taking advantage of early payment discounts. 2015 assessments are due out in August 2015. The market and assessed values for the subject property appear to be based on the reported income from golf operations.

Market Analysis

MARKET AREA MAP

Overview

The scarcity of potential development sites expands the competitive market area to all of Pinellas County.

Definition of Product and Market Segmentation

In the following paragraphs, I describe the competitive qualities of the subject and the market segment in which it competes.

Property Type

As noted in the prior discussion of zoning and land use, it is my opinion that the subject property (larger parcel) would have a reasonable likelihood of a rezoning and future land use amendment to permit single family residential development up to a maximum of 5 residential units per acre. Based on the likely zoning designation of NS-2, the minimum residential lot width would be 100 feet. George F. Young, consulting engineer, provided two conceptual single family residential lot layouts for the larger parcel. These layouts (which did not allow for any additional drainage requirement), indicated a minimum lot count of 70 lots based on 100 foot lot width and a maximum count of 82 lots based on 85 foot lot width.

A review of the existing lots located along the south side of Fairway Avenue South indicates that lot width ranges from 75' to 160' within the immediate subject area.

While the market is extremely limited due to lack of available raw land or redevelopment parcels, recent market activity indicates that single family residential development is trending toward a significantly smaller lot width (40-50') due to limited land and in effort to minimize infrastructure cost per lot.

Accordingly, I have assumed that development would probably trend toward the lower end of the range or 85 foot lot widths, indicating approximately 82 lots or 2.37 lots per acre. This is well below the maximum of 5 units per acre.

Therefore, the product would be a single family residential development with approximate lot widths of 85 feet and an overall density of less than 2.4 lots per acre.

Location of Competition/ Barriers to Entry

The most significant barrier to entry in this market is the lack of vacant parcels of adequate size and scarce redevelopment opportunities. While there is significantly more available land to the south in Manatee County and southern Hillsborough County, the supporting infrastructure in most areas is not considered comparable to Pinellas County.

Within Pinellas County, pockets of activity are scattered and considered "infill". There are two recent subdivisions under development in the Seminole area of the County, one in Palm Harbor, one in the Tarpon Springs area and one in the Oldsmar area. Within Northeast St. Petersburg, there has been some redevelopment and infill of smaller lots with existing road frontage, but no raw land development. In looking at the Pinellas County Property Appraiser 2014 Valuation Maps of the county, the Seminole and Oldsmar areas appear to be most similar to the subject area. The development in Tarpon Springs (fronting Lake Tarpon) and the Palm Harbor area appear to be superior in terms of value trends.

Supply and Demand Trends

Included below is the April 2015 Monthly Market Detail for Single Family Homes in Pinellas County as published by Florida Realtors. This study basically contrasts 2015 data over the same time period in 2014. In summary, Closed sales are 20+% higher, Median Sales Prices are 12.5% higher, Average Sale Prices are 9.1% higher, Days on the Market are 8.6% lower, Pending Inventory is down 11%, with a decrease in the months supply of inventory by 14.6%.

Monthly Market Detail - April 2015
Single Family Homes
Pinellas County

FloridaRealtors

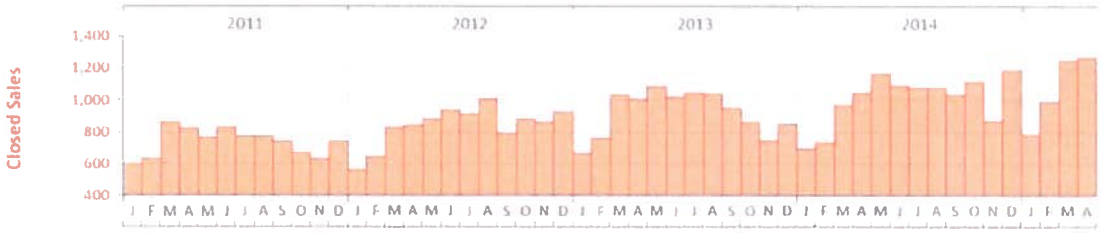
Summary Statistics	April 2015	April 2014	Percent Change Year-over-Year
Closed Sales	1,269	1,046	21.3%
Paid in Cash	446	462	-3.5%
New Pending Sales	997	1,002	-0.5%
New Listings	1,578	1,464	7.8%
Median Sale Price	$180,000	$160,000	12.5%
Average Sale Price	$250,368	$229,549	9.1%
Median Days on Market	53	58	-8.6%
Average Percent of Original List Price Received	93.9%	92.5%	1.5%
Pending Inventory	1,466	1,649	-11.1%
Inventory (Active Listings)	4,424	4,434	-0.2%
Months Supply of Inventory	4.1	4.8	-14.6%

Closed Sales

The number of sales transactions which closed during the month

Economists' note : Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
April 2015	**1,269**	**21.3%**
March 2015	1,252	28.8%
February 2015	989	34.6%
January 2015	782	11.9%
December 2014	1,189	40.5%
November 2014	869	16.3%
October 2014	1,121	30.0%
September 2014	1,037	8.6%
August 2014	1,080	3.4%
July 2014	1,081	2.9%
June 2014	1,091	6.8%
May 2014	1,167	7.7%
April 2014	1,046	3.3%



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Monthly Market Detail - April 2015
Single Family Homes
Pinellas County

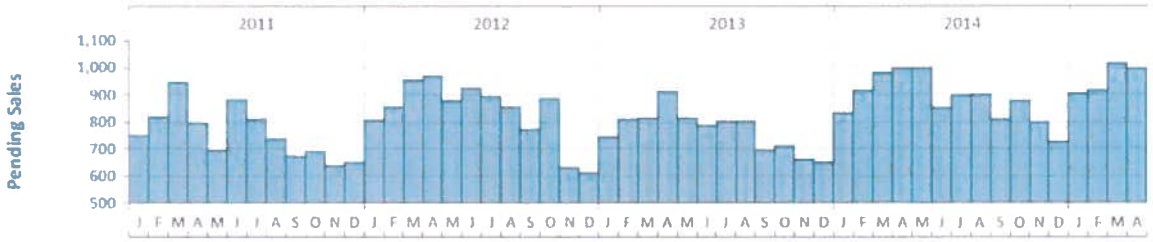
FloridaRealtors
The Voice for Real Estate in Florida

New Pending Sales

The number of property listings that went from "Active" to "Pending" status during the month

Economists' note : Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
April 2015	**997**	**-0.5%**
March 2015	1,017	3.7%
February 2015	916	-0.2%
January 2015	905	8.8%
December 2014	726	12.2%
November 2014	798	21.3%
October 2014	879	24.0%
September 2014	809	16.4%
August 2014	901	12.3%
July 2014	898	12.1%
June 2014	852	8.3%
May 2014	1,002	23.4%
April 2014	1,002	9.7%

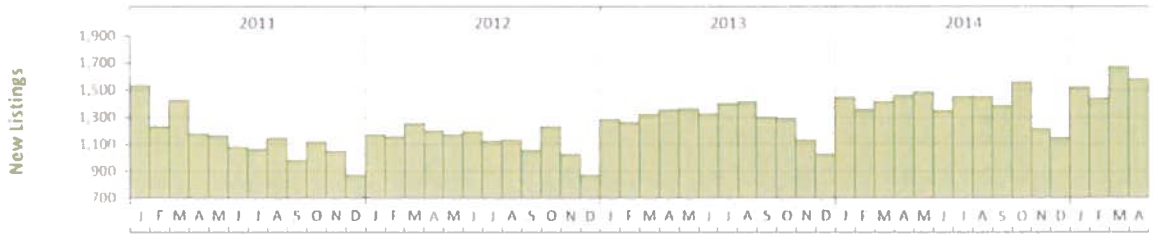


New Listings

The number of properties put onto the market during the month

Economists' note : In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a *lagging* indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Month	New Listings	Percent Change Year-over-Year
April 2015	**1,578**	**7.8%**
March 2015	1,670	18.3%
February 2015	1,437	6.2%
January 2015	1,517	5.1%
December 2014	1,148	11.7%
November 2014	1,218	7.8%
October 2014	1,556	20.2%
September 2014	1,388	7.0%
August 2014	1,457	2.7%
July 2014	1,451	3.8%
June 2014	1,351	2.1%
May 2014	1,486	9.1%
April 2014	1,464	8.3%



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Monthly Market Detail - April 2015
Single Family Homes
Pinellas County

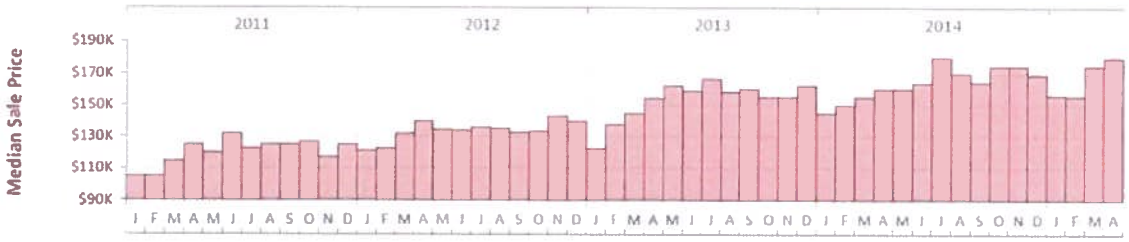
FloridaRealtors

Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Month	Median Sale Price	Percent Change Year-over-Year
April 2015	**$180,000**	**12.5%**
March 2015	$175,000	12.9%
February 2015	$156,000	4.0%
January 2015	$156,500	7.9%
December 2014	$169,000	4.3%
November 2014	$175,000	12.9%
October 2014	$175,000	12.9%
September 2014	$165,000	3.1%
August 2014	$170,000	7.6%
July 2014	$179,900	8.1%
June 2014	$164,000	3.1%
May 2014	$159,900	-1.4%
April 2014	$160,000	3.7%

Economists' note : Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area.

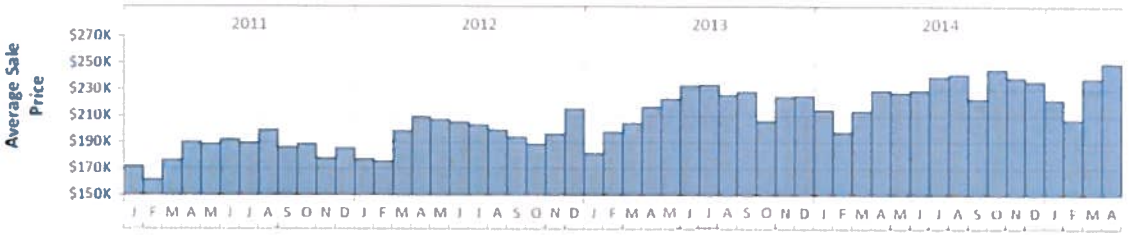


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Month	Average Sale Price	Percent Change Year-over-Year
April 2015	**$250,368**	**9.1%**
March 2015	$238,750	11.5%
February 2015	$207,040	4.7%
January 2015	$222,350	3.7%
December 2014	$236,078	4.5%
November 2014	$239,420	6.4%
October 2014	$245,518	19.0%
September 2014	$222,852	-2.5%
August 2014	$241,342	6.7%
July 2014	$239,777	2.5%
June 2014	$229,128	-1.6%
May 2014	$227,518	1.8%
April 2014	$229,549	5.8%

Economists' note : As noted above, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.



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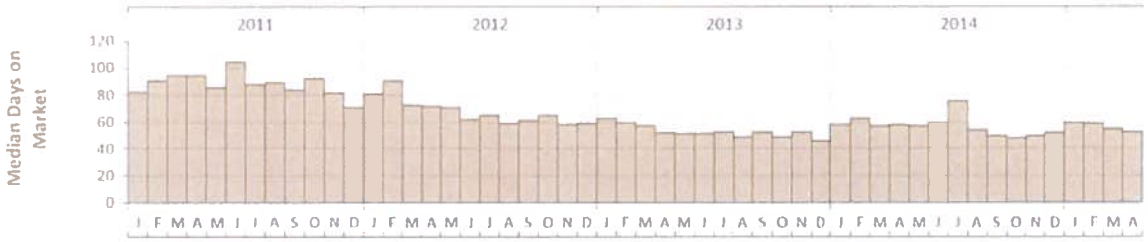
Median Days on Market

The median number of days that properties sold during the month were on the market

Economists' note : Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Month	Median Days on Market	Percent Change Year-over-Year
April 2015	**53**	**-8.6%**
March 2015	55	-3.5%
February 2015	59	-6.3%
January 2015	60	3.4%
December 2014	52	13.0%
November 2014	50	-5.7%
October 2014	48	-2.0%
September 2014	50	-5.7%
August 2014	54	10.2%
July 2014	76	43.4%
June 2014	60	17.6%
May 2014	57	11.8%
April 2014	58	11.5%



Average Percent of Original List Price Received

The average of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note : The Average Percent of Original List Price Received is an indicator of market conditions, in that in a recovering market, the measure rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market that has shifted from down to up, and is another *lagging* indicator.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
April 2015	**93.9%**	**1.5%**
March 2015	92.7%	0.5%
February 2015	92.4%	1.5%
January 2015	92.5%	-0.2%
December 2014	93.0%	0.5%
November 2014	93.3%	-0.4%
October 2014	92.7%	-1.8%
September 2014	92.3%	-2.2%
August 2014	93.7%	-1.0%
July 2014	92.8%	-2.0%
June 2014	92.7%	-1.4%
May 2014	92.7%	-1.9%
April 2014	92.5%	-1.2%

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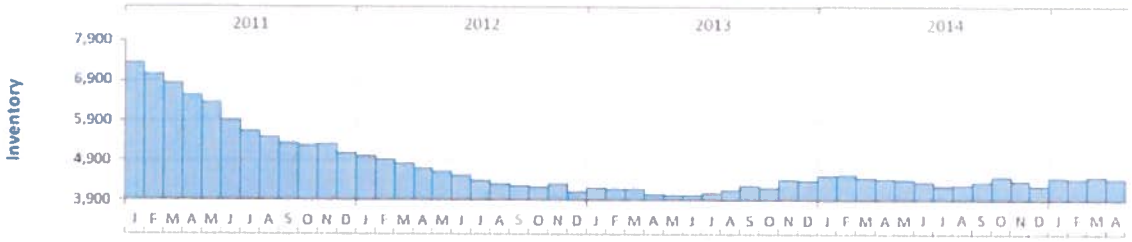
Inventory (Active Listings)

The number of property listings active at the end of the month

Month	Inventory	Percent Change Year-over-Year
April 2015	**4,424**	**-0.2%**
March 2015	4,479	0.6%
February 2015	4,435	-2.3%
January 2015	4,444	-1.6%
December 2014	4,249	-2.8%
November 2014	4,363	-0.9%
October 2014	4,474	6.9%
September 2014	4,345	2.5%
August 2014	4,277	3.0%
July 2014	4,243	4.0%
June 2014	4,351	8.2%
May 2014	4,416	9.6%
April 2014	4,434	9.8%

Economists' note : There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

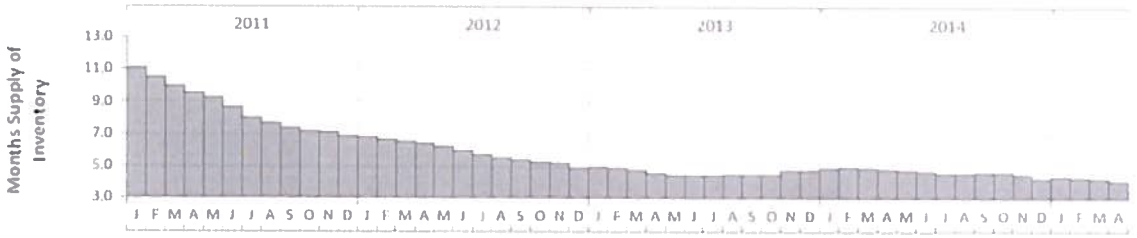


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Month	Months Supply	Percent Change Year-over-Year
April 2015	**4.1**	**-14.6%**
March 2015	4.2	-12.7%
February 2015	4.3	-12.8%
January 2015	4.4	-10.2%
December 2014	4.2	-10.9%
November 2014	4.5	-5.9%
October 2014	4.6	3.6%
September 2014	4.6	1.8%
August 2014	4.5	1.5%
July 2014	4.5	2.6%
June 2014	4.7	5.6%
May 2014	4.8	6.8%
April 2014	4.8	5.8%

Economists' note : This is an indicator of the state of the market, whether it is a buyers' market or a sellers' market. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 Months of Inventory. Higher numbers indicate a buyers' market, lower numbers a sellers' market.



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New Construction

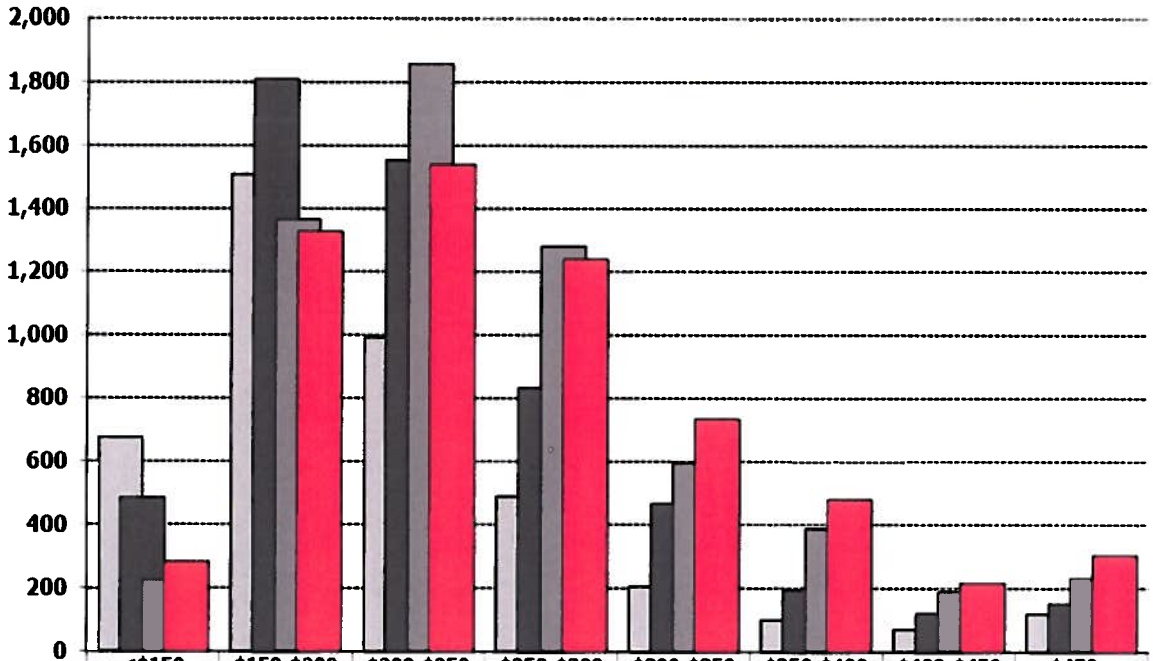
Overall Q115 is showing significant improvement over Q114, on the strength of generally increasing employment. *MetroStudy's* 1Q15 survey of the Tampa Bay housing market shows that 1,422 single-family units were started in the quarter, up 24.5% over 1Q14 levels. This compares favorably with the annual starts rate decline of .2%. Generally it is perceived that the market heated up too fast and is in the process of adjusting.

Source-Bureau of Labor Statistics for Tampa Bay MSA May 2015

In May 2015, the *Tampa MetroStudy Report* reported the following:

> "A quarter ago, we were questioning lack of job growth and its affect upon housing demand," said Tony Polito, Director of Metrostudy's Tampa Market. "With one stroke of the government pen in March, Tampa Bay job growth was restated to add 18,000 additional jobs. Moreover, our unemployment rate has dropped by 1.1 percent over the last twelve months. Couple this with higher household formations, lower gas prices and wage growth, demand for housing is improving. Coming out of the Great Recession we stated that Tampa will not return to average housing activity until the workforce size fully recovers to prerecession levels. As of March, Tampa is at 99% of the peak employment level. If job creation continues at the current pace, Tampa will set a new peak employment level sometime in 2015. The wildcards in demand moving forward will be pricing, availability of entry level product and potential interest rate increases."

Figure 6: Annual Starts By Price Range



	<$150	$150-$200	$200-$250	$250-$300	$300-$350	$350-$400	$400-$450	$450+
1Q12	676	1,508	992	489	207	102	71	120
1Q13	485	1,811	1,553	834	466	194	122	153
1Q14	224	1,365	1,859	1,279	595	387	191	233
1Q15	282	1,327	1,539	1,240	734	478	217	302

Source- Q1 2015 MetroStudy Report , Tampa Area

According to the residential section of the recently published *Lay of the Land Report (Coldwell Banker Commercial)*, sales volume and prices of finished single family homes both increased in 2014 in relation to previous years, but price slowed down near the end of the year. Construction costs have increased and most builders have not been able to pass this through to the end buyers. This has caused a conservative approach in developing lots and or buying lots from developers. Many counties are reinstituting impact fees after years of moratoriums. These factors have caused builders to be more cautious. Generally, *Lay of the Land* reports a low, steady (and healthy) rate of growth for the new single family residential market.

These sentiments were echoed in the *Eshenbaugh Report* out of Tampa, Florida. The Q1 2015 report indicates mixed signals in the new housing market. Sales figures are "not as robust" as would be anticipated based on low interest rates, falling energy prices, unemployment under 6%, strong new vehicle sales and stable new home prices should be driving stronger new home sales.

However, the report indicates that part of the market that may be depressing sales is the first time home buyer that is still experiencing credit issues. Additionally, impact fees are discouraging the first time market.

Conclusions

Overall within the Tampa Bay area, new home development growth is proceeding, but at slower pace than in annualized 2014 and with limited price growth. This is particularly applicable to the border markets which are transitioning to suburban use.

Within an infill market such as Pinellas County, statistics reflect that overall home sales are positive in terms of volume, pricing and days on the market. Within certain desirable markets, there is a shortage of inventory. For example, increasing rental rates in the popular downtown market have significantly affected the housing prices and inventory of residential neighborhoods near the downtown market. As Gen Y and Millennials seek alternatives to the urban lifestyle, new construction within a ten-fifteen minute drive of downtown becomes an attractive alternative.

Overall, functional, aesthetically pleasing single family housing should be competitive within the Pinellas County market, and specifically the subject area due to the proximity to downtown, the gulf beaches, and other desirable infrastructure. Community initiatives to improve the area such as the Skyway Marina District and the new CRA designation of the area between downtown and the subject neighborhood should improve market perception.

Highest and Best Use

The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

Analysis of Highest and Best Use As If Vacant

In determining the highest and best use of the property as if vacant, I examine the potential for: 1) near term development, 2) a subdivision of the site, 3) an assemblage of the site with other land, or 4) holding the land as an investment.

Legally Permissible

Included within the "Property History" and "Zoning" sections of the appraisal is a detailed discussion of the current zoning/future land use of the subject property and the probability of change. As noted, the subject property is being considered as part of a "larger parcel" that includes platted, unimproved right of way as well as Holes 1, 2 and 3 of the St. Petersburg Country Club Golf Course. The subject property is currently part of an operating private golf course facility.

A brief summary of the relevant points relating to the potential for a rezoning and future land use change for the "larger parcel" is as follows:

- The current golf course zoning of NSE is included on the City of St. Petersburg compatibility matrix to be consistent with the Residential Low (RL) Future Land Use which permits a maximum of 5 units per acre.
- The Lakewood Estates area that adjoins the golf course is zoned NS-2 and is improved with freestanding single family residential uses on traditional lots.
- A portion of the golf course has already been successfully amended from NSE to NS-2 (zoning) and from R/OS to RL (FLU).
- Prior efforts on the part of the St. Petersburg Country Club to amend the future land use and zoning to a more intense level of NSM-1 (Neighborhood Suburban Multifamily) and RM (Residential Medium) was met with significant resistance from the Friends of Boyd Hill, the Sierra Club and a faction of the residents of Lakewood Estates.

Considering these factors, it is my opinion that there is a reasonable likelihood of the subject golf course property successfully being rezoned from NSE to NS-2 with a corresponding FLU amendment from R/OS to RL. Furthermore, it is my opinion that any requested amendment change seeking density in excess of the surrounding Lakewood Estates current zoning (NS-2) would likely not be supported by either City Staff or the adjoining property owners.

Furthermore, it is an extraordinary assumption of the report that the unimproved right of way for Country Club Way South could be vacated and would vest in ownership to the St. Petersburg Country Club.

No further legal issues were brought to the attention of the appraiser.

Physical Attributes

The physical attributes allow for a number of potential uses. Elements such as size, shape, availability of utilities, known hazards (flood, environmental, etc.), and other potential influences are described in the Site Description and have been considered. The current designation (NSE) and the potential zoning (NS-2) are both single family residential zonings and are both compatible with an RL (Residential Low) future land use designation. The RL (Residential Low) FLU maximum density is 5 (five) units per acre.

As noted, the existing lots running along the south side of Fairway Avenue South range from 70-160' in width. According to the original SPCC application for rezoning, the overall density of the Lakewood Estates area is based on 1,390 existing homes over 389 acres or 3.57 units per acre. George F. Young, consulting engineer, further provided two alternative conceptual single family residential layouts for the larger parcel. In our opinion, based on the provided conceptual layouts, and surrounding lots within the immediate area, the 82 lot configuration appears reasonable. This configuration calls for 85' lot widths and an overall density of 2.37 units per acre.

Given the prior discussion relating to Zoning and Site Description, this 82 single family lot conceptual layout appears to be legally permissible (per likely zoning/FLU amendment) and physically possible.

Financially Feasible

Considering the legal permissibility, and the physical shape and orientation of the proposed lots and the physical location of the subject site, I consider the maximally productive feasible use to be residential development. The feasibility as to product type and end-user price points is the current test of feasibility as compared to the competitive market.

The subject project is a *conceptual* single family residential development to be located within the existing Lakewood Estates area of south St. Petersburg. As noted, the provided conceptual layout for 82 lots assumes use of Fairway Avenue South which is already improved as a part of the existing infrastructure. It is further assumed that Country Club Way South would have to be extended through the area, utilities would have to be extended along Country Club Way and the existing golf course drainage would have to be reconfigured to service the proposed residences. Additionally, the contour of the golf course would have to be leveled and trees removed as needed. At present, it is beyond the scope of this analysis to estimate the associated cost of development. Therefore, as an alternative to a residual analysis to test feasibility, I have researched the market for relationships between subdivision land sales, end unit package pricing, and other reasonable ratios that do not require specific cost estimates.

In interviewing market participants (KB Homes, Taylor Morrison, Apple, etc.) it was noted that development costs are rapidly increasing, including impact fees, permitting, utility costs, paving, piping, drainage, etc. Generally, for the comparable projects within this appraisal, development costs were equal to or greater than the raw land cost. Prior to the most recent cost increases- a rule of thumb in the industry was that approximately 25% of end unit price should be attributable to raw land cost and lot development. Market participants reported that due to scarcity of land and increased development costs, 30%+ is not unreasonable. As noted in the prior market comments, this additional cost has not been accepted market wide by the consumer and that has limited new housing starts.

Infill Analysis

Within the south St. Petersburg area, there has been only infill building of single family homes within the last few years. As noted, SPCC sold off 5 lots for a recorded land cost of $198,000 (9/2014) or $39,600 per lot. While no street improvements had to be constructed, the contractor had to reconfigure the existing drainage along #5 as well as rebuild restroom facilities for the golf course that were displaced by the lot sale. Doug Apple of G.J. Apple (buyer) indicated that he had an additional $150,000 minimum in lot development for these five lots, indicating developed lot costs of just under $70,000 per lot. It should be noted that these five lots were sold as golf course frontage lots. Mr. Apple indicated that he currently has one single family residence underway fronting #5 that will contain approximately 2,400 square feet of living area. He is asking $420,000 or $175.00 per square foot. He intends to start all five houses before the end of the year. Note land cost was equal to 9.4% of the asking price for the end unit and total developed lot basis is only 16.7% of the asking price. Note that development cost for infill lots should be substantially lower than overall subdivision development lots.

Additionally, Mr. Apple indicated that he purchased two large lots (1/2014) in the nearby "pink streets" area that borders on Tampa Bay. These two lots were purchased for $100,000 each and he reported additional development costs of $50,000, indicating total developed lot basis of $125,000. He intends to construct two homes just under 3,000 square feet and market them for approximately $600,000 each or $200.00 per square foot. Land cost is equal to 16.7% of the proposed asking price while developed lot cost is equal to 20.8%.

Last, Mr. Apple purchased an infill lot out of foreclosure on 59th Avenue South in 12/2013 for $42,900. This is located within the relatively upscale Ahlai subdivision of generally newer and larger homes. Deed restrictions require a minimum living area of 2,400 square feet. This is an irregularly shaped lot on the cul-de-sac. Mr. Apple indicated he has significant basis in the lot ($100,000) and plans to construct a residence in the $700,000 price range.

Other notable infill lots include a contractor purchase of a vacant lot at 2016 Almeria Way South within Lakewood Estates for $55,000 (10/2014). The lot size was 75' x 125' indicating a price of $5.92 per square foot. The contractor Jerry Russell (American Housing) purchased the lot and indicated there were few additional development costs with the exception of some tree removal, clearing, and utility extension. He sold a single family package home containing 1,524 square feet of finished area for $201,216 or $132 per square foot.

At 2662 Fairway Avenue South within the immediate subject area across from #3, a single infill lot was purchased by an individual for $55,000 (1/2015). The site is under construction with a one story single family residence to contain a total of 2,105 square feet of living area. Andrew Park Construction indicated the reported contract price for the residence was $292,000, bring total end package up to $347,000 or $164.85 per square foot. The contractor indicated few additional development costs.

One additional infill lot was purchased on Bethel Court South (2/2015) for $44,500, while an infill lot was also purchased on Canton Street for $46,000 (9/2014). These were both oversized lots within older, established residential areas.

There is one current infill lot listing on Narvarez Way South within Lakewood Estates for $70,000. The lot contains 8,586 square feet, indicating an asking price of $8.15 per square foot. This lot has golf course frontage and has been for sale for approximately one month. The listing broker reports that she has fielded several phone calls, but has received no offers to date. The lot was purchased at the height of the market in 12/2005 for $120,000.

Overall, while infill lot sales are limited, it appears that golf course influenced infill lots (as adjusted for development costs) are probably in the $50,000-$70,000 range, while non-golf course lots are generally $50,000 or less.

Date of Sale	Location	Price	Size	Price/SF	Orientation
Sep-14	SPCC sales to Apple*	$198,000	53,578	$3.70	Golf Course
Listing	Navares Way South	$70,000	8,586	$8.15	Golf Course
Oct-14	2016 Almeria Way S	$55,000	9,150	$6.01	Interior
Aug-14	2664 Fairway Ave S	$55,000	11,657	$4.72	GC View
Dec-13	0 59th Ave S	$42,900	12,642	$3.39	Interior
Sep-14	0 60th Ave s	$46,000	14,553	$3.16	Interior
Feb-15	0 Bethel Court	$44,500	15,264	$2.92	Cul de sac
Jan-14	Murok	$100,000	9,220	$10.85	Corner
Jan-14	Murock	$100,000	9,220	$10.85	Corner

*5 lots

While a larger scale development typically reduces average land cost per unit, the proposed conceptual development for 82 lots would have the advantage of a cohesive site plan with similar value range properties and superior marketing. Furthermore, approximately 38 lots+/- would be located across Country Club Way South from Boyd Hill offering a preserve view and privacy.

It appears reasonable that development costs should be somewhat reduced due to Fairway Avenue South already being in place and there being no need for infrastructure such as walls, fencing or gated areas. However, I was not provided with any information pertaining to the cost of improving Country Club Way South, extending water, sewer and electric service to the lots, removing trees, reconfiguring drainage, or clearing, grading, etc.

MLS indicates that within the Lakewood Estates area over the last year, the average single family home sale price was just under $170,000 with an average home size of 1,762 square feet of living area. The maximum sale price was $450,000 for a 3,656 square foot home, indicating a unit value of $161.60 per square foot.

As indicated in the prior discussion of recent infill contractor information, end home prices for new construction with the south St. Petersburg area ranges from approximately $132 to $165 per square foot, with the new Apple home proposed to be listed at $175.00 per square foot.

As will be noted in the subsequent discussion of comparable development projects in Pinellas County, KB homes Cove at Bay Pines project in the Seminole area indicates closed single family home end price packaging ranging from $350,800 to $451,400. These new homes range in size from 2,330 to 3,270 square feet of living area (average 2,829 SF) , indicating a unit price range from $118.50 to $165.92 per square foot with an average of $135.88. Reportedly, the newest project, Seminole Groves, will be scaled down and will offer a smaller product with slightly inferior finishes. No prices have been set for Seminole Groves to date.

Also reasonably similar in terms of demographics is the Philippe Oaks Site located in the Safety Harbor area. This small project offers 21 lots with end single family home packages in the $135.00 per square foot range for large homes approximately 2,800-3,000 square feet.

Summary of End Home Packages Price per Square Foot:

Contractor	Location	Influence	Status	Living Area	Unit Price PSF	Typical Lot Size
G.J. Apple	Lakewood Estates	Golf Course	Asking	2,400	$175	10,000
G.J. Apple	Pink Streets	Interior	Proposed	3,000	$200	9,750
American Housing	Lakewood Estates	Interior	Closed	1,524	$132	9,150
Andrew Park Construction	Lakewood Estates	GC View	UC	2,105	$165	11,657
KB Homes	Cove at Bay Pines	Interior	Closed	2,829	$136	4800
Pioneer Development	Philippe Oaks	Interior	Asking	2,800	$135	6,500
			Avg.	2,094	$135	

Based on the data presented and the conceptual subject layout, it is reasonable to estimate that single family home package prices for the subject area would conservatively average $145 per square foot for a 2,200 square foot home, or just under $320,000 (rounded).

Based on lack of finalized plans and development cost estimates, I do not believe it is appropriate to run a residual analysis. However, the four subsequent subdivision land sales indicate that raw land represents a ratio from approximately 10.12 to 13.6% of the average projected end package home price. At a land cost of $42,500 per lot, the indicated ratio to the indicated end unit price ($320,000) would be 13.3%. This is within the range of the comparable sales included within the valuation section of the appraisal.

As noted, I am assuming some cost savings due to infrastructure in place. However, as a test of feasibility, I have utilized land cost of $42,500 per lot along with development cost of $42,500 per lot for a total developed lot cost of $85,000. $85,000 divided by the estimated average end unit sale price of $320,000 indicates a ratio of 26.6%, below the maximum of 30%+ reported by market participants.

While this analysis does not take into account absorption, marketing costs, carrying costs, and profit incentive, it provides a reasonable framework for feasibility as compared to other current single family projects with the Pinellas County area. Additionally, this analysis provided relationships to market activity with the Lakewood Estates and immediate surrounding area.

Highest and Best (Most Probable) Use

Considering all of the preceding factors, in my opinion, the Highest and Best Use of the larger parcel is estimate to be for redevelopment with single family residential per NS-2 zoning and Residential Low land use designation.

Appraisal Methodology

Three Approaches to Value

There are three traditional approaches typically available to develop indications of real property value: the cost, sales comparison, and income capitalization approaches.

Cost Approach

The cost approach is based upon the principle that a prudent purchaser would pay no more for a property than the cost to purchase a similar site and construct similar improvements without undue delay, producing a property of equal desirability and utility. This approach is particularly applicable when the improvements being appraised are relatively new or proposed, or when the improvements are so specialized that there are two few comparable sales to develop a credible Sales Comparison Approach analysis. As noted, due to the conceptual nature of the proposed development and the lack of development cost data, the cost approach to value has not been utilized as a residual valuation tool.

Sales Comparison Approach

In the sales comparison approach, the appraiser analyzes sales and listings of similar properties, adjusting for differences between the subject property and the comparable properties. This method can be useful for valuing general purpose properties or vacant land. For improved properties, it is particularly applicable when there is an active sales market for the property type being appraised – either by owner-users or investors. In the case of the subject, there were limited but adequate comparable sales.

Income Capitalization Approach

The income capitalization approach is based on the principle that a prudent investor will pay no more for the property than he or she would for another investment of similar risk and cash flow characteristics. The income capitalization approach is widely used and relied upon in appraising income-producing properties, especially those for which there is an active investment sales market. The Income Approach typically takes the form of a Discounted Cash Flow Analysis or Development Model when appraising a proposed subdivision. Again, due to the conceptual nature of development and lack of cost data, the Income or Development Approach was not utilized in this appraisal.

Subject Valuation

Based on the foregoing discussion, the Sales Comparison approach to value has been utilized as the sole valuation basis.

Land Valuation "As Vacant"

Larger parcel:

The valuation of the subject property is predicated on it being put to its highest and best use as vacant, as determined previously in the *Highest and Best Use* section of this report.

According to Dictionary of Real Estate Appraisal, the Sales Comparison Approach is defined as "A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available."

As mentioned, the "larger parcel" is a 34.67 acre property with a conceptual layout for 82 traditional single family homesites. As noted, the competitive market area is estimated to be all of Pinellas County. Considerable research was conducted in attempting to find reasonably current transactions of similar properties. Included within the following pages is a discussion of four comparable land sales from the Pinellas County market that occurred within the last 24 months for single family residential development. A detailed write up of each sale is included within the addenda section of the appraisal. Below is a discussion of the adjustments that were necessary in comparing each of the comparables to the subject property as well as a map and summary grid.

Adjustments (Transactional): Adjustments relating to various conditions at time of sale are taken into consideration and applied cumulatively in the following sequence:

1) Property Rights
2) Financing
3) Conditions of Sale
4) Expenditures Immediately After Sale
5) Market Conditions

Property Rights: All of the comparables represented the transfer of 100% fee simple interests. Therefore, no adjustments were required.

Financing: The comparable transactions were reported to have involved cash to the seller with no atypical financing. Therefore, no adjustments were applied in this category.

Conditions of Sale: All of the comparables were reported to be "arm's length" transactions with no atypical conditions of sale. No additional adjustments were warranted.

Expenditures Immediately After Sale: No major atypical expenditures were reported for the any of the comparables. Therefore, no adjustments were required for this category.

Market Conditions: The respective dates of sale are analyzed in order to determine whether a market conditions adjustment is warranted. The sales used in this analysis occurred within 24 months during a period of similar market conditions as the effective date of this report. Thus, market condition adjustments are not considered warranted.

Units of Comparison:

Typically the market for development tracts looks at two units of comparison concerning vacant land; (1) physical units such as price per square foot and/or price per acre and (2) density units such as price per permitted units and/or price per planned units. The most appropriate application of comparison is dependent on the quantification of the highest and best use of the land. It is also important to note that residential entitlements are a real property right associated with the legal and physical aspect of the real estate (land).

Based on the foregoing discussion of zoning and land use, it is my opinion that there is a reasonable likelihood of the "larger parcel" obtaining a zoning and land use amendment that would permit single family residential development similar to the density and lot configurations existing within the adjoining Lakewood Estates area. Based on provided conceptual layouts, I have assumed the potential for 82 lots. Presently, the market for single family residential development tends to run to smaller lots, skewing a comparable analysis based on price per square foot. Accordingly, I have placed the most weight in the valuation of the larger parcel on price per unit (lot).

Adjustments (Property):

Adjustments considered for reliable comparison of the physical and legal characteristics of the comparable sales to the subject property in this analysis follow:

6) Location/Demographics
7) View Amenity
8) Project Size
9) Project Density
10) Orientation
11) Zoning/Land Use/Entitlements

Please note that typically this section would include an adjustment for utilities. However, in the case of the comparables, all necessary utilities and services were considered similar and a specific discussion has not been included.

Location/ Demographics:

The adjustment for location and demographics was based on local knowledge and perception of the specific neighborhoods, Median Household Income for the zip code reported by ESRI, and MLS statistics for the Zip Codes in terms of Average Sales Prices and average square footage for single family residences sold.

Land Sale 1 is located within the incorporated Seminole area within the southwestern portion of Pinellas County. This area immediately adjoins the City of St. Petersburg. This area reflects a slightly superior Median Household Income and Average Single Family Residential Home Price for the 33772 (Seminole) zip code as compared to the subject area. Accordingly, I have adjusted this transaction downward 5% for slightly superior location.

Land Sale 2 is located within the unincorporated Palm Harbor area in northern Pinellas County. This area reflects a significantly superior Median Household Income and Average Single Family Residential Home Price for the 34683 (Palm Harbor) zip code as compared to the subject area. Accordingly, I have adjusted this transaction downward 25% for superior location.

Land Sale 3 is located within the incorporated Safety Harbor area within the northeastern portion of Pinellas County. This zip code reflects a superior Median Household Income and Average Single Family Residential Home Price for the 34683 (Safety Harbor) zip code as compared to the subject area. While this is technically a Safety Harbor zip code, this particular area closely borders the City of Oldsmar and is a somewhat transitional area. After considering all factors, I have adjusted this transaction downward 10% for slightly superior location.

Land Sale 4 is located within the incorporated Dunedin area. While the zip code for the Dunedin area (34698) indicates only slightly superior Median Household Income and Average Single Family sale prices, the specific location is located within close proximity to the Palm Harbor area and has many of the same influences. Accordingly, I have adjusted this transaction downward 25% for superior location.

View Amenity: As noted, the subject site (as vacant) adjoins Boyd Hill Nature Preserve, a 245 acre public park. Approximately 38+/- lots in the conceptual layout border this park (across Country Club Way South). This is considered a significant amenity with the potential for lot premium. None of the four comparable sales has any external view/privacy amenity potential. Therefore, a 5% upward adjustment has been made to each sale for view amenity.

Project Size: Normally, smaller sites tend to sell for a higher sales price per unit than larger parcels, unless the size of the site restricts development to the maximum utility. The subject property, at 82 conceptual lots, is the largest property. Accordingly, I have made a downward adjustment for smaller size to each of the comparables as follows:

Project Size		
Sale	**Site Size**	**Adjustment**
Subject	**34.67 acres**	
1	**9.14 acres**	-10%
2	**20.43 acres**	-5%
3	**4.97 acres**	-15%
4	**5.43 acres**	-15%

Orientation: The subject larger parcel is an interior parcel within an established residential area with buffers from major roads and commercial properties.

Sale 1 is located with direct frontage along Seminole Boulevard, a busy commercial roadway. Difficult site access as well as the necessity for significant entry buffer (wall) and gate render this site inferior to the subject for single family residential use based on orientation. A 5% upward adjustment has been made for orientation when compared to the subject.

Sale 2 orientation is considered reasonably comparable to the subject and no adjustment is considered necessary.

Sale 3 is located just south of SR 580 and just east of McMullen-Booth Road, directly across the street from a large mobile home park. The front entry of the subdivision looks immediately into the back of the park. Overall, the

orientation to the park and the major roadways is considered inferior and a 5% upward adjustment has been made to this sale.

Sale 4 orientation is considered reasonably comparable to the subject and no adjustment is considered necessary.

Zoning / Land Use/Entitlements: As noted, both a zoning and future land use amendment would be necessary in order for a single family residential development to proceed on the subject property. This will take considerable time and expense. In the case of comparables, all properties required at least some status changes in order to approve development. The need for significant changes to each comparable emphasizes the limited number of development sites in the county.

In the case of Sale 1, a zoning and land use change were necessary on a portion of the property and a rather complex development agreement was approved between the City and the Seller prior to the land sale. It appeared that the developer was actively involved in the process. Overall, this situation is considered reasonably similar to the subject and no adjustment was considered necessary.

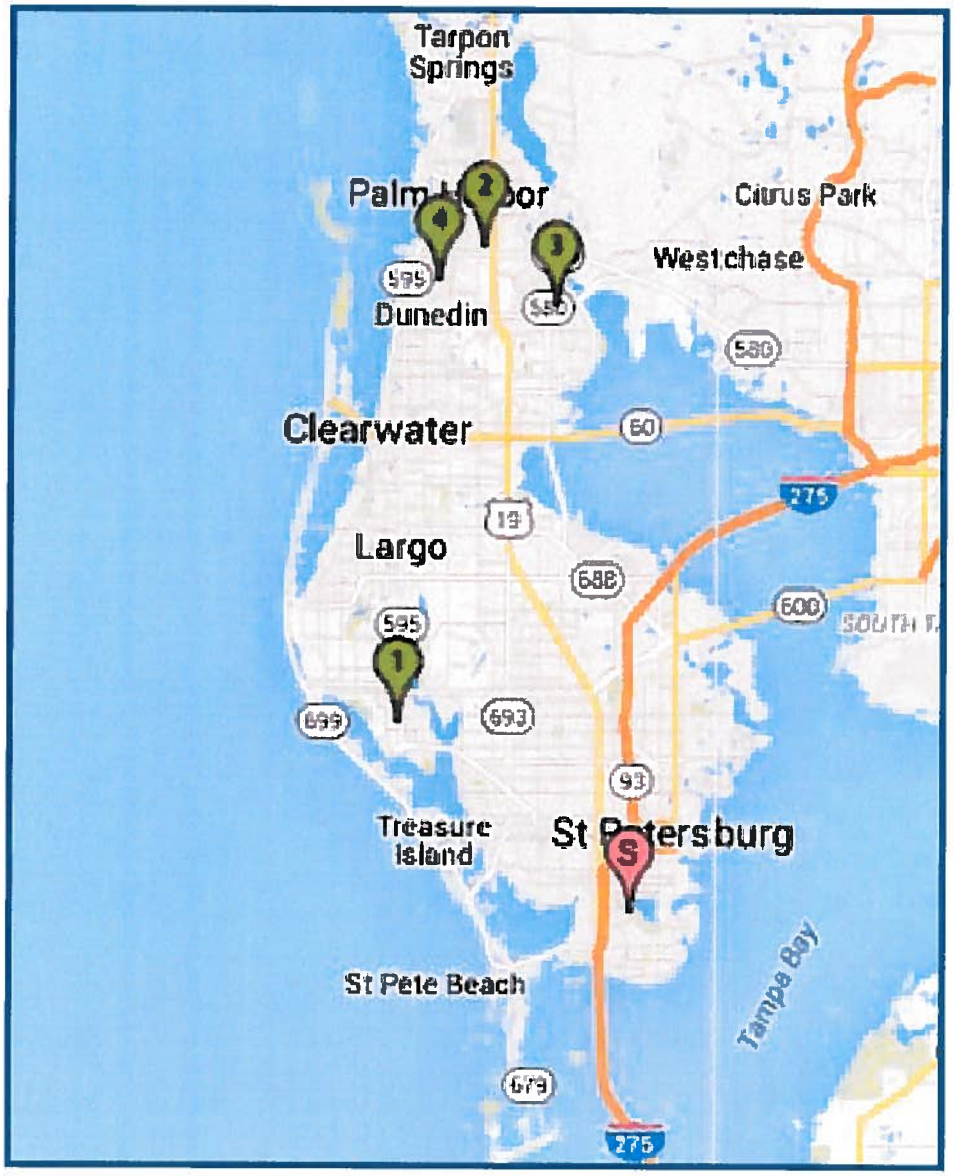
In the case of Sale 2, a zoning change was necessary from RR (Rural Residential) to R-1 (Single Family) which permitted the development of 50 lots and a reduction in minimum lot size from 16,000 to 9,500 square feet. This process was completed subsequent to the purchase of the property. Again, no adjustment is considered necessary.

In the case of Sale 3, the property had to be annexed into the city of Safety Harbor and a complex development plan was approved prior to closing. Again, it appeared that the developer was actively involved in the process. Overall, this situation is considered reasonably similar to the subject and no adjustment was considered necessary.

In the case of Sale 4, a land use change was required from Institutional to RU (Residential Urban) as well as a rezoning from RS-60 to PRD along with a conceptual site plan approved for the development of 23 single family homes. These took place subsequent to closing. Overall, this situation is considered reasonably similar to the subject and no adjustment was considered necessary.

Sales Map & Grid: There follows a map which indicates the location of the subject and the comparable sales. On the following page is the adjustment grid for the "As Vacant " value of the larger parcel site.

Subject and Comparable Land Sale Map



COMPARABLE LAND SALE GRID
St. Petersburg Country Club Holes 1, 2 and 3 plus Country Club Way South Right of Way

COMPARABLE #	SUBJECT	1	2	3	4
Database Record #		18840	18020	18008	18531
LOCATION					
Property Name	St. Petersburg Country Club Holes 1, 2 and Part of 3	Seminole Groves	Arbor Chase Subdivision Site	Philippe Oaks Subdivision Site	Glenn Moor Subdivision Site
Street Address	2000 Country Club Way South	5782 Seminole Boulevard	3696 Fisher Road	2805 Rigsby Lane	1289-1293 Michigan Boulevard
Location					
City Zip Code	St. Petersburg /33712	Seminole/ 33772	Palm Harbor / 34683	Safety Harbor / 34695	Dunedin / 34698
Market Area	Tampa Bay	Tampa Bay	Tampa Bay	Tampa Bay	Tampa Bay
PROPERTY DATA					
Land Area, Acres	34.67	9.14	20.43	4.97	5.43
Land Area, SF	1,510,225	398,138	889,931	216,493	236,531
Size Ratio - Acreage Comp to Subject	1.00	0.26	0.59	0.14	0.16
Zoning	Assume NS-2	RU/RL	R-R	PDD	R-60
Land Use	Assume RL	RU/RL	RS	RL	RU
# of Units	82	53	50	21	23
Density (Units/Acre)	2.37	5.80	2.45	4.23	4.24
Size Ratio -Unit Count Comp to Subject	1.00	0.65	0.61	0.26	0.28
Average Residential Unit Price	$320,000	$330,000	$500,000	$350,000	$500,000
TRANSACTION DATA					
Grantor	N/A	Janet B. Repetto, Sandra L. Miller and Cindy Repetto, Co-Trustees	School Board of Pinellas County	Brann Trust	
Grantee	N/A	KB Home Tampa, LLC	Taylor Morrison of Florida Inc.	GGR Philippe Oaks LLP	Glenn Moor Development Group Inc.
OR Book/Page	N/A	18658/2379	18154/1336	18263/2357	18127/1230 & 18294/2231
County	Pinellas	Pinellas	Pinellas	Pinellas	Pinellas
Date of Sale	N/A	1/15	9/13	12/13	7/13 & 12/13
Sale Price	N/A	$2,150,000	$3,400,000	$950,000	$1,164,000
ADJUSTMENTS (Conditions at Sale)					
Property Rights	$0	$0	$0	$0	$0
Financing	$0	$0	$0	$0	$0
Conditions of Sale	$0	$0	$0	$0	$0
Expenditures After Purchase	$0	$0	$0	$0	$0
Subtotal	$0	$2,150,000	$3,400,000	$950,000	$1,164,000
Market Conditions		0%	0%	0%	0%
Adjusted Sale Price		$2,150,000	$3,400,000	$950,000	$1,164,000
ELEMENTS OF COMPARISON					
Sale Price/ Proposed Unit	$0	$40,566	$68,000	$45,238	$50,609
Sales Price/SF Land	$0.00	$5.40	$3.82	$4.39	$4.92
Price per Lot/Proposed End Unit Price		12.29%	13.60%	12.93%	10.12%
ELEMENT OF COMPARISON					
Sales Price/Unit		**$40,566**	**$68,000**	**$45,238**	**$50,609**
ADJUSTMENTS (Physical/Legal)					
Location/Demographics	Lakewood Estates	Slightly Superior	Superior	Slightly Superior	Superior
		-5%	-25%	-10%	-25%
View Amenitiy	Some Preserve Views	Inferior	Inferior	Inferior	Inferior
		5%	5%	5%	5%
Project Size	82 lots- 34.67 acres	Smaller	Smaller	Smaller	Smaller
		-10%	-5%	-15%	-15%
Density	2.37 lots per acre	Inferior	Similar	Inferior	Inferior
		10%	0%	5%	5%
Orientation	Interior to existing subdivision	Inferior	Similar	Inferior	Similar
		5%	0%	5%	0%
Zoning/Land Use/Entitlements	Zoning/Land Use Amendment Required	Similar	Similar	Similar	Similar
		0%	0%	0%	0%
Net Adjustments		5%	-25%	-10%	-30%
ADJUSTED VALUE INDICATORS		$42,594	$51,000	$40,714	$35,426

Reconciliation of Land Value via Sales Comparison Approach:

I have used the price per unit based on conceptual layout (82 lots) as the most applicable unit of comparison for final reconciliation. Based on my analysis of the most recent comparable residential sales in the market, this unit of comparison appears to give the best indication of the "As Vacant" market value of the subject site.

The range of value indications summarized as follows:

VALUE INDICATOR STATISTICS - PRICE PER UNIT	
Min	$35,426
Mean	$42,380
Median	$40,714
Max	$51,000
Std. Deviation	$7,919

In my reconciliation the adjusted value indications indicate a reasonable range. In the final analysis, I have placed the most weight on Land Sale 1 as the most current sale, and land sale 2 as being the most similar to the subject in terms of size and density. The value estimate using this emphasis is as follows:

VALUE ESTIMATE	
Value Indicator	$42,500
Proposed Units	82
Value Estimate	$3,485,000
Value Estimate (Rounded)	**$3,490,000**

This is equal to following measures of unit value:

Value per Proposed Unit	$42,500
Average Proposed Resid. Unit Value	$320,000
Allocated Land Value Per Unit	13.28%
Price per SF Land	$2.31

ATF VALUE

The foregoing valuation reflects the "larger parcel", a 34.67 acre tract of land that includes golf holes 1, 2, and 3 of the St. Petersburg Country Club as well as part of the unimproved right of way of Country Club Way South. As noted in the method of valuation, Across The Fence (ATF) value is defined as "In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed and location."[5]

The premise behind the "across the fence" value is that when a corridor (in this case, existing right of way) is created, market participants (buyers and sellers of the corridor) expect to pay and be paid based upon the unit value of their total property that adjoins the corridor. This unit value is then applied to the portion being acquired for the corridor to estimate compensation. In estimating the value of an existing corridor, the same premise holds true. The "across the fence" value of corridor real estate is similar to the value of those properties that adjoin the corridor.

[5] Source: The Dictionary of Real Estate Appraisal, Fifth Edition, pg 3

The "larger parcel" was valued on the basis on 82 conceptual single family residential lots at a unit value of $42,500 per lot or a total of $3,490,000 (Rounded). This is equivalent to approximately $2.31 per square foot.

Utilizing the "Across The Fence" methodology, this unit price of $2.31 per square foot is applied on a prorata share to the unimproved right of way area as follows:

Across The Fence				
Parcel #	Acres	Square Feet	Unit Value	ATF Value
Parcel 1	9.82	427,759	$2.31	$988,124
Parcel 2	1.91	83,200	$2.31	$192,191
Total ROW Property	**11.73**	**510,959**		**$1,180,315**
			Rounded	**$1,180,400**

Valuation of Restrictive Covenant- Partial Interest

In addition to the ATF valuation of the unimproved right of way, I have also been asked to estimate the market value of the partial interest created by a proposed restrictive covenant on the remainder portion of the "larger parcel".

A partial interest is defined as "Divided or undivided rights in real estate that represents less than the whole".[6]

In the case of the remainder larger parcel (34.67 acres -11.73acres = 22.94 acres), the interest appraised represents the value of a proposed restrictive covenant. A restrictive covenant is defined as "A private agreement that restricts the use and occupancy of real estate that is part of a conveyance and is binding on all subsequent purchasers...".[7]

As unencumbered, the 22.94 acres has a presumed highest and best use for single family residential development. The restrictive covenant states that this property can only be used for the existing golf course use, or alternatively, for passive recreation use, in perpetuity. Passive recreation is generally an undeveloped space or environmentally sensitive area that requires minimal development. These areas refer to less structured recreational activities that require little or no specialized parkland development and management. This would exclude playing fields, public restrooms, or any motorized activity. Additionally, city zoning officials have noted that there would be no potential for transfer of development rights from this property as there are only two types of development rights in the City that can be "transferred," and they are environmental TDRs (TDR-E) and historic TDRs (TDR-H).

Included within file is a copy of the *Lay of the Land* Market Report 2014 published by Coldwell Banker Commercial – Saunders Real Estate as of Spring 2015. This report is compiled annually by brokers and appraisers having expertise in land use and values throughout the State of Florida for niche properties such as ranch and recreational land, timberland, citrus, etc. This report is of particular interest as it tracts special situations such as conservation sales, easements and remainder

[6] Source: The Dictionary of Real Estate Appraisal, Fifth Edition, pg 123

[7] Source: The Dictionary of Real Estate Appraisal, Fifth Edition, pg 170

rights for land. While these are generally very large tracts of land, the report states that the primary conservation land sales in 2014 were purchased for buffers or connectors to existing public land.

When a property that is encumbered with a conservation easement sells, it is often referred to as a "Remainder Right" sale or an "Encumbered Land Sale". For the purposes of the subject valuation, the proposed restrictive covenant is estimated to reflect an encumbrance similar to a conservation easement. *The Lay of the Land* Report indicates that some easements (such as a Wetlands Reserve Program easement) are more restrictive and reflect a lower remainder right. Conversely, the value of the easement is higher. In the case of the WRP sales, the remainders sold for between 21-30% of market value, indicating an easement value of 70-79% of market value.

Less restrictive (more flexible) agreements such as Land Protection Agreements and DEP sales were more in the range of 50% of market value.

In my opinion, the proposed restrictive covenant is extremely restrictive as it eliminates any future residential development potential of the property in perpetuity. While the continued use for the existing golf course has value, as noted in the prior discussions, the highest and best of the property is estimated to be for residential development. Accordingly, I have estimated that the proposed restrictive covenant would be more similar to the Wetland Reserve Program easements, reflecting a value range from 70-79% of market value. Overall, a 75% ratio appears reasonable on a preliminary basis.

Applying this percentage to the "ATF" value of the remainder parcel is as follows:

Across The Fence/Valuation of Restrictive Covenant/Remainder Interests						
Parcel #	Acres	Square Feet	Unit Value	ATF Value	Restricted Covenant	Remainder Value
					75%	25%
Parcel 3	22.94	999,266	$2.31	$2,308,305	$1,731,229	$577,076

As a test of the reasonableness of the estimate of 75% for the rights attributable to the restrictive covenant interest and 25% for the remainder interest, I have considered the acreage value of the remainder property on the basis of golf course use. Included below is a summary of the Restrictive Covenant and Remainder Interests for Parcel 3 on an acreage basis, assuming a 75/25% split:

Summary			
Property Interests- Parcel 3	ATF Value	Acres	Price/Acre
Restricted Covenant Interest	$1,731,229	22.94	$75,468
Remainder Interest	$577,076	22.94	$25,156

The $25,156 per acre unit value theoretically reflects the land available for golf course use only. This value would not include club improvements. As noted, the golf industry is generally in distress at present which is putting downward pressure on sale transactions. Included below is a summary of four relatively recent sales of improved golf courses/country clubs from the Tampa Bay area. A summary of these transactions is as follows:

Golf Course Sale Summary							
Location	Name	Status	# of Holes	Acreage	Sale Price	Date of Sale	Price/Acre
Pasco County	Fox Hollow	Semi-Private	18	174.83	$2,852,833	Aug-13	$16,318
Hillsborough County	Carrollwood CC	Private	27	236.42	$6,000,000	Jun-13	$25,379
Pinellas County	Feather Sound CC	Private	18	156.11	$5,150,000	Mar-14	$32,990
Pinellas County	Belleview Biltmore CC*	Public	18	145	$3,500,000	Feb-13	$24,138

*significant liens were forgiven in addition to purchase price

The four improved golf course sales indicate a price range from $16,318 to $32,990 per acre with an average of $24,706 per acre. As these transactions include golf course improvements and other country club amenities, it would appear that the 25% estimate for the remainder rights of Parcel 3 at $25,156 for land only is too aggressive. In other words, for golf course use only, a 25% remainder interest is probably too high.

Slightly reducing the remainder interest to 20% indicates the following:

Across The Fence/Valuation of Restrictive Covenant/Remainder Interests						
Parcel #	Acres	Square Feet	Unit Value	ATF Value	Restricted Covenant	Remainder Value
					80%	20%
Parcel 3	22.94	999,266	$2.31	$2,308,305	$1,846,644	$461,661
				Rounded	$1,846,700	$461,700

The following chart indicates the estimated value of the property interest on the basis of price per acre:

Estimated Value of Property Interests (Rounded)			
Property Interests- Parcel 3	ATF Value	Acres	Price/Acre
Restricted Covenant Interest	$1,846,700	22.94	$80,501
Remainder Interest	$461,700	22.94	$20,126

While the remainder interest is still indicated to be within the range of improved golf course sales, the price per acre indication is now toward the lower end of the range, which is more reasonable for land contribution only as compared to improved sales. Therefore, the valuation of the remainder parcel is allocated as follows:

Parcel 3 Summary	
Property Interests- Parcel 3	ATF Value
Restricted Covenant Interest (80%)	$1,846,700
Remainder Interest (20%)	$461,700

Reconciliation and Conclusion

Valuation considered the development potential of the "larger parcel" which includes holes 1, 2 and 3 of the St. Petersburg Country Club golf course, including unimproved right of way for Country Club Way South. Per a sketch provided by George F. Young, property consultant, the "larger parcel" contains a total of 34.67 acres.

Parcels 1 and 2 comprise unimproved right of way containing a total of 11.73 acres which was valued on an "across the fence" or prorata unit price based on the estimated market value of the larger parcel.

Parcel 3 is the remainder area of the larger parcel (34.67 acres -11.73 acres = 22.94 acres) that is proposed to be encumbered by a restrictive covenant. According to city officials, this covenant is intended to restrict use of the 22.94 acre property to the existing golf course use, or alternatively, a passive parkland use. The basis of the valuation is the fee simple valuation of the larger parcel (34.67 acres) with an "across the fence" or prorata unit price estimated for the 22.94 acre remainder tract. Additionally, a percentage adjustment was applied based on the estimated utility (property rights) applicable to the proposed restrictive covenant.

The applicable approaches to value have been presented and discussed in detail in previous sections of the report. A detailed analysis of all-pertinent facts and data that were considered to influence the value of the subject has indicated the following value estimates:

Reconciled Value Estimate(s)

Value Estimate Type	Property Identification	Effective Date of Valuation	Final Value Estimate
Fee Simple	**Parcels 1 and 2-11.73 acres**	**June 5, 2015**	**$1,180,400**
Partial Interest (per Restrictive Covenant)	**Parcel 3 22.94 acres 80% of Fee Simple**	**June 5, 2015**	**$1,846,700**
Total Value Estimated	**Parcels 1, 2 and 3**	**June 5, 2015**	**$3,027,100**

Exposure & Marketing Time

Exposure Time

"The estimated length of time 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; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions."[8]

As of the date of this appraisal, the subject property represents a conceptual single family residential development site. Based on in house information regarding sales in the Tampa Bay and Southwest Florida general market area for residential development sites, I estimate a reasonable Exposure Time of the subject site would have been 12 months or less.

Marketing Time

The Appraisal Requirements of the Controller of Currency require that the value estimate also include a normal marketing time. Normal marketing time is defined as: "The most probable amount of time necessary to expose a property, in its entirety, to the open market in order to achieve a sale. Implicit in this definition are the following characteristics:

(1) The property will be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties.

(2) The property will be offered at a price reflecting the most probable markup over market value used by sellers of similar type properties.

(3) A sale will be consummated under the terms and conditions of the definition of market value set forth in this policy."

The forecast Marketing Time for the subject residential development site is considered to be generally in balance with exposure time. The marketing time for the subject site is estimated to be 12 months or less.

[8] Source: The Dictionary of Real Estate Appraisal pg 73

General Assumptions and Limiting Conditions

This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to me – is assumed to be correct.

2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.

3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Entreken Associates, Inc. will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.

4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.

5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.

7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Entreken Associates, Inc. is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.

8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.

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9. The dates of value to which the opinions expressed in this report apply are set forth in this report. I assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.

10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.

11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.

13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. I claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.

14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Entreken Associates, Inc. and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.

15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. I will make no distribution of the report without the specific direction of the client.

16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Entreken Associates, Inc..

17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, I have not completed nor have I contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

19. The flood maps are not site specific. I am not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject's flood zone classification from a licensed surveyor.

20. If the appraisal is for mortgage loan purposes 1) I assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with the "Income and Expense Projection" are anticipated.

21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

22. My inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. I inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.

23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

24. When possible, I have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, I have relied upon my own measurements of the subject improvements. I follow typical appraisal industry methods; however, I recognize that some factors may limit my ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.

25. I have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, I cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). I reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.

26. In the absence of being provided with a detailed land survey, I have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, I reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.

27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and I reserve the right to amend this appraisal if substantial differences are discovered.

28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.

30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.

31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.

32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.

33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from my estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, I strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and I make no warranties regarding the accuracy of this estimate.

34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and Valbridge Property Advisors | Entreken Associates, Inc. both agree that any dispute over matters in excess of $5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Entreken Associates, Inc. and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, I both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Entreken Associates, Inc. or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Entreken Associates, Inc. for this assignment, and under no circumstances shall any claim for consequential damages be made.

36. Valbridge Property Advisors | Entreken Associates, Inc. shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Entreken Associates, Inc.. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Entreken Associates, Inc. and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Entreken Associates, Inc. harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Entreken Associates, Inc. in such action, regardless of its outcome.

37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Entreken Associates, Inc.. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.

38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.

39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.

40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

Certification – Leslie A. McKeon

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. 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.
4. The undersigned has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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 value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Leslie A. McKeon has personally inspected the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. 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 and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education requirements for state certification with the State of Florida and for Designated Members of the Appraisal Institute.

Leslie A. McKeon, MAI, SRA
Senior Appraiser
State-Certified General Appraiser RZ272

Addenda

Legal Description Parcels 1 and 2
Conceptual Site Plan for 82 Single Family Residential Lots
Additional Photographs
Comparable Land Sales
Glossary
Qualifications

- Leslie A. McKeon, , MAI, SRA - Senior Appraiser

Information on Valbridge Property Advisors
Office Locations

Legal Description- Parcels 1 and 2

LEGAL DESCRIPTION

A PORTION OF COUNTRY CLUB WAY SOUTH, A PORTION OF MIRANDA WAY SOUTH, A PORTION OF TRACTS VII AND VIII, LAKEWOOD ESTATES GOLF COURSE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE 63, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A PORTION OF LOT 1, BLOCK 1, LAKEWOOD COUNTRY CLUB REPLAT, AS RECORDED IN PLAT BOOK 115, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS: FROM THE CENTERLINE INTERSECTION OF FAIRWAY AVENUE SOUTH AND MIRANDA WAY SOUTH AS SHOWN ON SAID PLAT OF LAKEWOOD ESTATES GOLF COURSE SECTION, AS A POINT OF REFERENCE; THENCE ALONG THE CENTERLINE OF SAID MIRANDA WAY SOUTH, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET, ARC 50.51 FEET, CHORD N30°55'40"E, 50.49 FEET TO A POINT ON A LINE BEING 50.00 FEET DISTANT FROM THE CENTERLINE OF SAID FAIRWAY AVENUE SOUTH SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID LINE, ALONG THE ARC OF A CURVE TO THE LEFT, 20.08 FEET, SAID CURVE HAVING A RADIUS OF 3,029.68 FEET, CHORD N51°19'08"W, 20.08 FEET TO A POINT ON A LINE BEING 20.00 FEET DISTANT FROM THE CENTERLINE OF SAID MIRANDA WAY SOUTH; THENCE ALONG SAID LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, 193.16 FEET, SAID CURVE HAVING A RADIUS OF 560.00 FEET, CHORD N43°40'15"E, 192.21 FEET TO A POINT ON A LINE BEING 80.00 FEET DISTANT FROM THE CENTERLINE OF SAID COUNTRY CLUB WAY SOUTH; THENCE ALONG SAID LINE, ALONG THE ARC OF A CURVE TO THE LEFT, 633.99 FEET; SAID CURVE HAVING A RADIUS OF 1966.70 FEET, CHORD N59°42'46"W, 631.25 FEET; THENCE LEAVING SAID LINE ALONG A RADIAL LINE TO SAID CURVE, N21°03'08"E, 130.00 FEET TO A POINT ON A LINE BEING 50.00 FEET DISTANT FROM THE CENTERLINE OF SAID COUNTRY CLUB WAY SOUTH; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: ALONG THE ARC OF A CURVE TO THE RIGHT , 972.48 FEET; SAID CURVE HAVING A RADIUS OF 2,096.70 FEET, CHORD S55°39'37"E, 963.79 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 1,655.62 FEET, SAID CURVE HAVING A RADIUS OF 6,426.36 FEET, CHORD S49°45'13"E, 1,651.05 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 850.07 FEET, SAID CURVE HAVING A RADIUS OF 3,613.08 FEET, CHORD S50°23'38"E, 848.11 FEET; THENCE LEAVING SAID LINE ALONG A NON-RADIAL LINE, S46°41'14"W, 130.00 FEET TO A POINT ON A LINE BEING 80.00 FEET DISTANT FROM THE CENTERLINE OF SAID COUNTRY CLUB WAY SOUTH; THENCE ALONG SAID LINE THE FOLLOWING TWO COURSES: ALONG THE ARC OF A CURVE TO THE LEFT 818.71 FEET, SAID CURVE HAVING A RADIUS OF 3,483.08 FEET, CHORD N50°24'01"W, 816.83 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 1,234.01 FEET, SAID CURVE HAVING A RADIUS OF 6,556.36 FEET, CHORD N51°44'32"W, 1,232.19 FEET; THENCE LEAVING SAID LINE ALONG A RADIAL LINE TO SAID CURVE, N43°38'59"E, 30.00 FEET TO A POINT ON A LINE BEING 50.00 FEET DISTANT FROM THE CENTERLINE OF SAID COUNTRY CLUB WAY SOUTH; THENCE ALONG SAID LINE THE FOLLOWING TWO COURSES: ALONG THE ARC OF A CURVE TO THE RIGHT 453.02 FEET, SAID CURVE HAVING A RADIUS OF 6,526.36 FEET, CHORD N44°21'42"W, 452.93 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 232.22 FEET, SAID CURVE HAVING A RADIUS OF 1,996.70 FEET, CHORD N45°42'18"W, 232.09 FEET TO A POINT ON A LINE BEING 20.00 FEET DISTANT FROM THE CENTERLINE OF SAID MIRANDA WAY SOUTH; THENCE ALONG SAID LINE, ALONG THE ARC OF A CURVE TO THE LEFT 223.63 FEET, SAID CURVE HAVING A RADIUS OF 520.00 FEET, CHORD S45°43'03"W, 221.91 FEET TO A POINT ON A LINE BEING 50.00 DISTANT FROM THE CENTERLINE OF SAID FAIRWAY AVENUE SOUTH; THENCE ALONG SAID LINE ALONG THE ARC OF A CURVE TO THE LEFT 20.09 FEET, SAID CURVE HAVING A RADIUS OF 3,029.68 FEET, CHORD N50°56'21"W, 20.09 FEET TO THE POINT OF BEGINNING. CONTAINING 435,432 SQUARE FEET OR 9.996 ACRES MORE OR LESS.

ST. PETERSBURG, FLORIDA

LEGEND

℄	CENTER LINE	PSM	PROFESSIONAL SURVEYOR AND MAPPER		
LS	LICENSED SURVEYOR	LB	LICENSED BUSINESS	NO.	NUMBER

NOTES

1. BASIS OF BEARINGS: PLAT NORTH AS PER LAKEWOOD ESTATES GOLF COURSE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE 63.
2. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
3. NOT A BOUNDARY SURVEY.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1"=400'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

ST. PETERSBURG COUNTRY CLUB
EXHIBIT A – DESCRIPTION SKETCH
SECTION 35, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

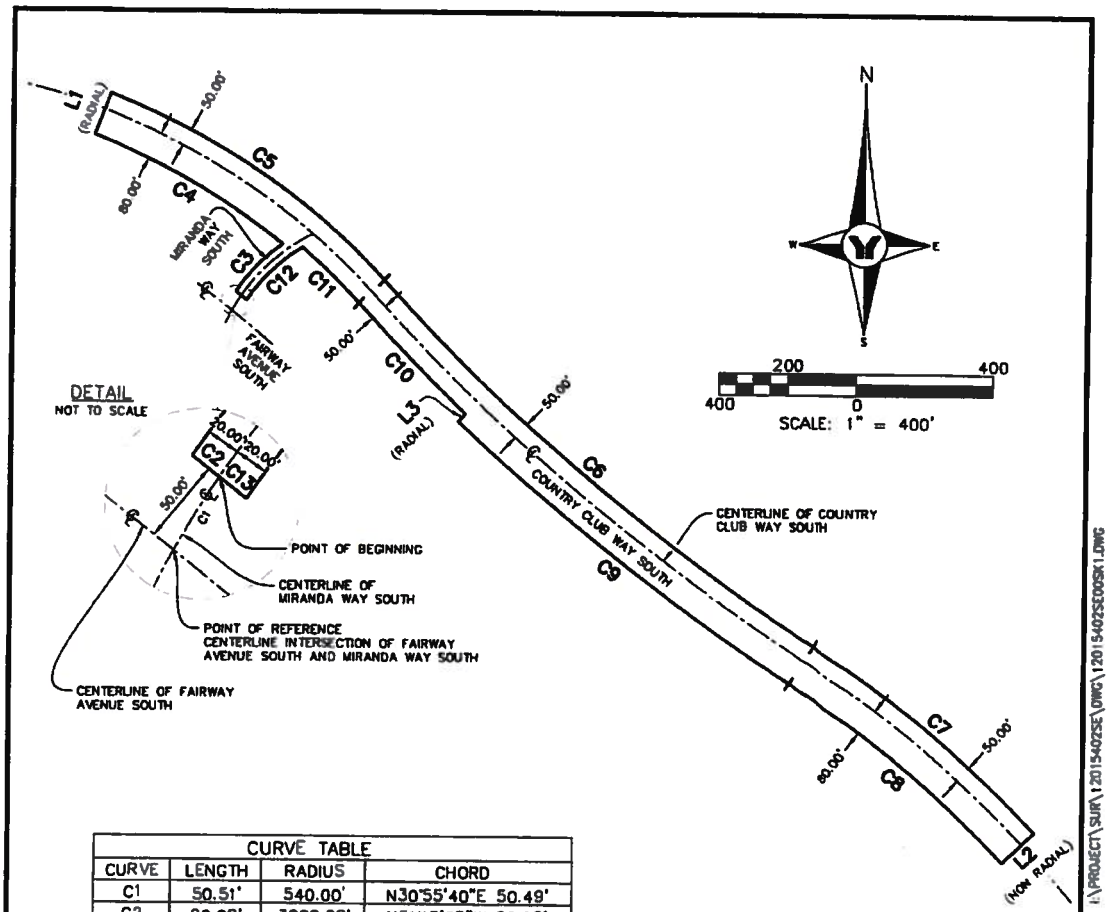
	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	6/27/13
CHECKED	JAA	6/27/13
FIELD BOOK		
FIELD DATE		

JAMES A. AKKER PSM LS 3972
6/27/13
DATE

George F. Young, Inc.
200 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-3918
BUSINESS ENTITY LB21
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH GARDENS • ST. PETERSBURG • TAMPA • VENICE
Since 1919

JOB NO. 12015402SE
SHEET NO. 1 OF 2

FILE: I:\PROJECT\SUR\12015402SE\DWG\12015402SEDDSK1.DWG
LOGIN: JLSMITH
PLOTTED: 06/28/13 10:36:21



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	50.51'	540.00'	N30°55'40"E 50.49'
C2	20.08'	3029.68'	N51°19'08"W 20.08'
C3	193.16'	560.00'	N43°40'15"E 192.21'
C4	633.99'	1966.70'	N59°42'46"W 631.25'
C5	972.48'	2096.70'	S55°39'37"E 963.79'
C6	1655.62'	6426.36'	S49°45'13"E 1651.05'
C7	850.07'	3613.08'	S50°23'38"E 848.11'
C8	818.71'	3483.08'	N50°24'01"W 816.83'
C9	1234.01'	6556.36'	N51°44'32"W 1232.19'
C10	453.02'	6526.36'	N44°21'42"W 452.93'
C11	232.22'	1996.70'	N45°42'18"W 232.09'
C12	223.63'	520.00'	S45°43'03"W 221.91'
C13	20.09'	3029.68'	N50°56'21"W 20.09'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°03'08"E	130.00'
L2	S46°41'14"W	130.00'
L3	N43°38'59"E	30.00'

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

ST. PETERSBURG COUNTRY CLUB
EXHIBIT A – DESCRIPTION SKETCH
SECTION 35, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	6/27/13
CHECKED	JAA	6/27/13
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 OF 2 FOR SIGNATURE AND SEAL

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2918
BUSINESS ENTITY LB21
ARCHITECTURE·ENGINEERING·ENVIRONMENTAL·LANDSCAPE·PLANNING·SURVEYING·UTILITIES
GAINESVILLE·LAKEWOOD RANCH·ORLANDO·PALM BEACH GARDENS·ST. PETERSBURG·TAMPA·VENICE

JOB NO. 12015402SE
SHEET NO. 2 OF 2

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LOGIN: JLSMITH
PLOTTED: 06/28/13 10:35:40

LEGAL DESCRIPTION

A PORTION OF COUNTRY CLUB WAY SOUTH BEING DESCRIBED AS FOLLOWS:

FROM THE CENTERLINE INTERSECTION OF MIRANDA WAY SOUTH AND COUNTRY CLUB WAY SOUTH AS SHOWN ON THE PLAT OF LAKEWOOD ESTATES GOLF COURSE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE 63, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AS A POINT OF REFERENCE; THENCE ALONG THE CENTERLINE OF SAID COUNTRY CLUB WAY SOUTH, ALONG THE ARC OF A CURVE TO THE LEFT 707.81 FEET, SAID CURVE HAVING A RADIUS OF 2,046.71 FEET, CHORD N59°02'25"W, 704.29 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE ALONG A RADIAL LINE TO SAID CURVE, S21°03'08"W, 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID COUNTRY CLUB WAY SOUTH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: ALONG THE ARC OF A CURVE TO THE LEFT 80.81 FEET, SAID CURVE HAVING A RADIUS OF 1,996.70 FEET, CHORD N70°06'26"W, 80.81 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 356.31 FEET, SAID CURVE HAVING A RADIUS OF 430.00 FEET, CHORD S84°59'41"W, 346.21 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 318.08 FEET, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET, CHORD S53°19'56"W, 317.07 FEET; THENCE LEAVING SAID RIGHT OF WAY ALONG A RADIAL LINE TO SAID CURVE, N44°35'30"W, 100.00 FEET TO THE NORTH RIGHT OF WAY OF SAID COUNTRY CLUB WAY SOUTH; THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE COURSES: ALONG THE ARC OF A CURVE TO THE RIGHT 345.74 FEET, SAID CURVE HAVING A RADIUS OF 1,250.00 FEET, CHORD N53°19'56"E, 344.64 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 439.18 FEET, SAID CURVE HAVING A RADIUS OF 530.00 FEET, CHORD N84°59'41"E, 426.72 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 84.86 FEET, SAID CURVE HAVING A RADIUS OF 2,096.70 FEET, CHORD S70°06'26"E, 84.85 FEET; THENCE LEAVING SAID RIGHT OF WAY ALONG A RADIAL LINE TO SAID CURVE, S21°03'08"W, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 81,249 SQUARE FEET OR 1.865 ACRES MORE OR LESS.

ST. PETERSBURG, FLORIDA

LEGEND

℄	CENTER LINE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	NO.	NUMBER
LS	LICENSED SURVEYOR	LB	LICENSED BUSINESS		

NOTES

1. BASIS OF BEARINGS: PLAT NORTH AS PER LAKEWOOD ESTATES GOLF COURSE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE 63.
2. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
3. NOT A BOUNDARY SURVEY.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

ST. PETERSBURG COUNTRY CLUB
EXHIBIT B – DESCRIPTION SKETCH
SECTION 35, TOWNSHIP 31S, RANGE 16E

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	6/27/13
CHECKED	JAA	6/27/13
FIELD BOOK		
FIELD DATE		

JAMES A. AKKER PSM LS 3972
6/27/13
DATE

George F. Young, Inc.
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GAINESVILLE·LAKEWOOD RANCH·ORLANDO·PALM BEACH GARDENS·ST. PETERSBURG·TAMPA·VENICE

JOB NO. 12015402SE
SHEET NO. 1 OF 2

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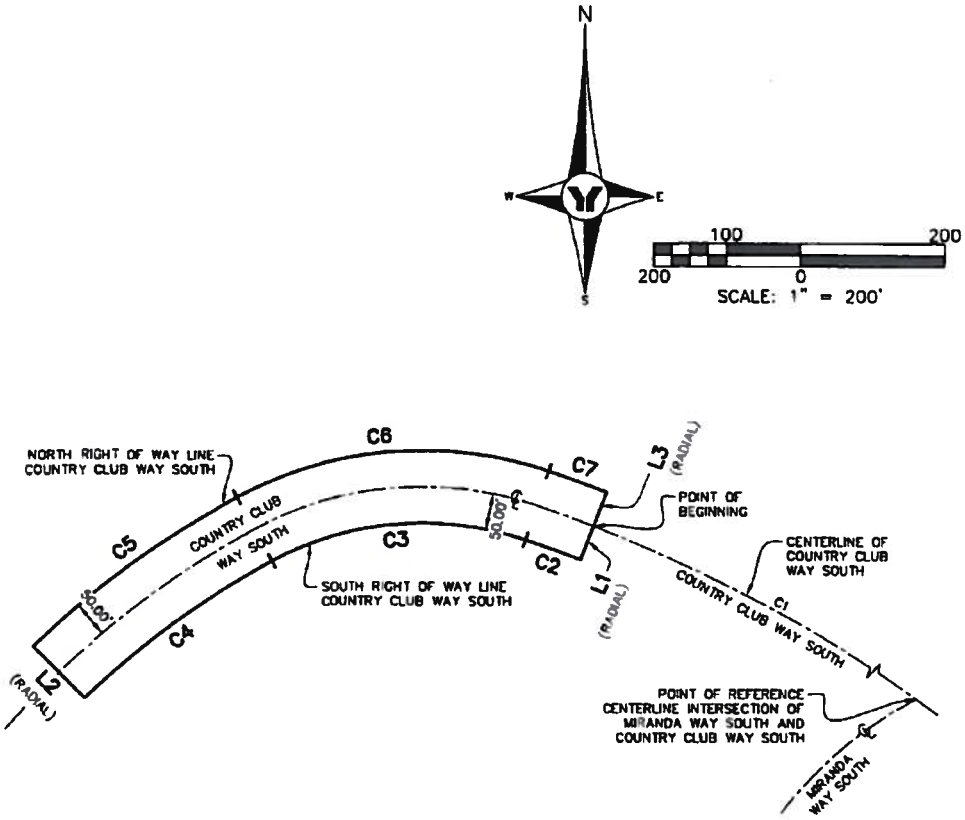

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	707.81'	2046.71'	N59°02'25"W 704.29'
C2	80.81'	1996.70'	N70°06'26"W 80.81'
C3	356.31'	430.00'	S84°59'41"W 346.21'
C4	318.08'	1150.00'	S53°19'56"W 317.07'
C5	345.74'	1250.00'	N53°19'56"E 344.64'
C6	439.18'	530.00'	N84°59'41"E 426.72'
C7	84.86'	2096.70'	S70°06'26"E 84.85'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°03'08"W	50.00'
L2	N44°35'30"W	100.00'
L3	S21°03'08"W	50.00'

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

ST. PETERSBURG COUNTRY CLUB
EXHIBIT B – DESCRIPTION SKETCH
SECTION 35, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	6/27/13
CHECKED	JAA	6/27/13
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 OF 2 FOR SIGNATURE AND SEAL

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JOB NO 12015402SE
SHEET NO 2 of 2

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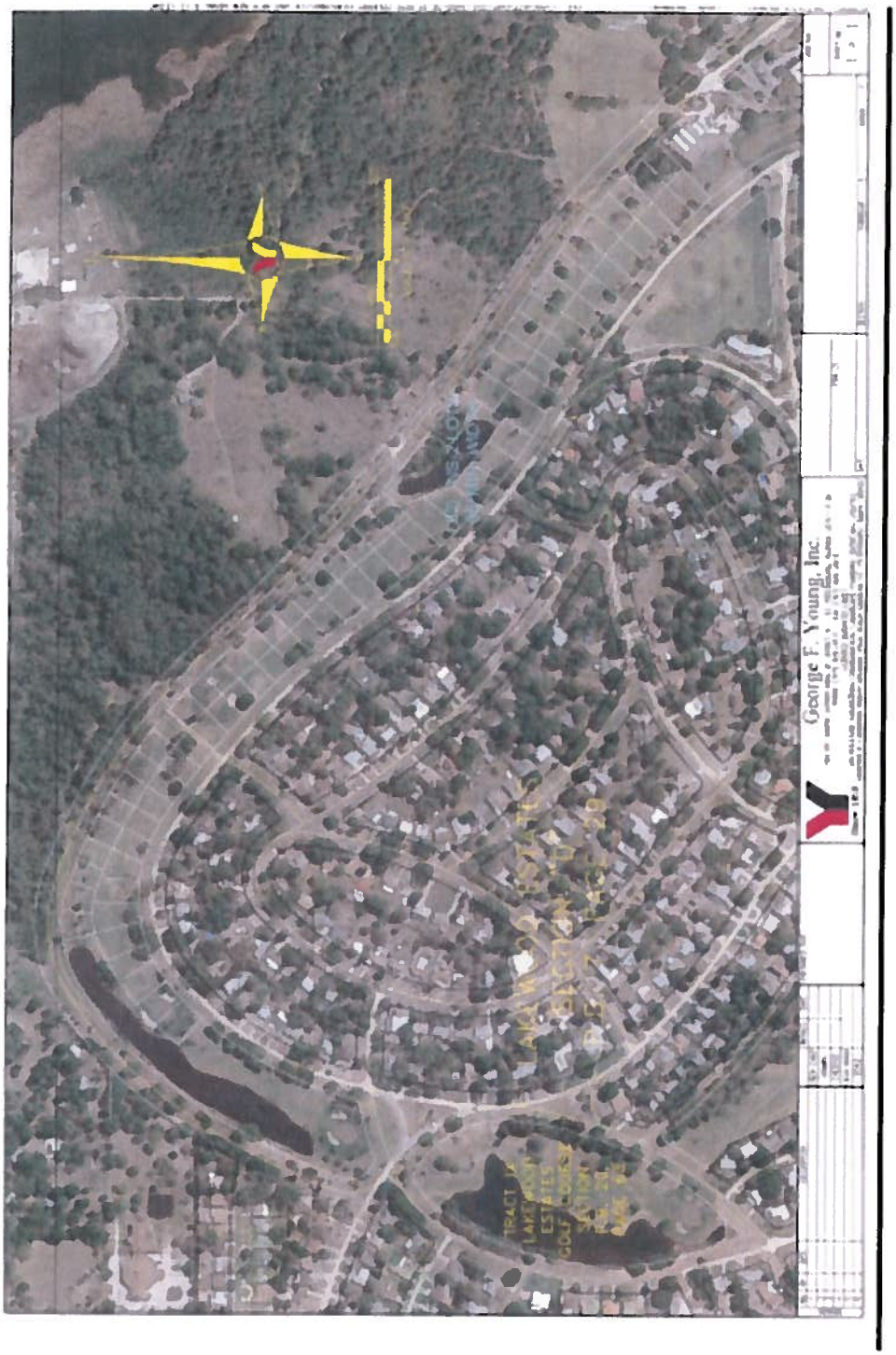
82 Lot Conceptual Layout



Subject Photographs

Typical Golf Course View

Golf Pro Shop (adjoins subject area)

Looking at Clubhouse from Pro Shop

Looking South Along Existing Portion of Country Club Way South, #4 at Left

Looking North from Terminus of Country Club Way South Improvements

Apple Home Under Construction Adjoining #5

Subject Photographs

Country Club Way South Looking East from Pro Shop Area

Looking West Along Fairway Avenue South in Subject Area

Tee Box of #3

Country Club Way South Right of Way area adjoining #3

#2 Green

Typical Golf Course View

Comparable Land Sales

LAND COMPARABLE 1

Property Identification

Property/Sale ID	18440/31899
Property Type	Subdivision-Residential
Property Name	Former Orange Blossom Groves Site
Address	5782 Seminole Blvd
City, State Zip	Seminole, Florida 33772
County	Pinellas
MSA	Tampa-St. Petersburg-Clearwater
Submarket	Pinellas/South Pinellas
Latitude/Longitude	27.825352/-82.788802
Tax ID	34-30-15-00000-310-1300, 34-30-15-00000-340-0100, 34-30-15-00000-310-1400, 34-30-15-00000-310-1500, 34-30-15-43884-000-0010, 34-30-15-34992-002-0010

Transaction Data

Sale Date	January 21, 2015	**Property Rights**	Fee Simple
Sale Status	Closed	**Financing**	Cash to Seller
Grantor	Janet B. Repetto, Sandra L. Miller and Cindy A. Repetto, Co-Trustees	**Conditions of Sale**	Arm's Length
		Deed Book/Page	18658/2379 & 18658/2381
		Sale Price	$2,150,000
Grantee	KB Home Tampa, LLC		

Property Description

Gross Acres	9.145	**Flood Hazard Zone**	X
Gross SF	398,348	**Use Designation**	RU and RL
No. of Lots	53	**Zoning Jurisdiction**	City of Seminole
Density (Units/Ac)	5.80	**Zoning Code**	RU and RL
Shape	Irregular	**Zoning Description**	Residential
Topography	Generally Level		Urban/Residential Low

Indicators

$/Gross Acre	$235,106	**$/Lot**	$40,566
$/Gross SF	$5.40		

Verification

Confirmed With	Steve Bennett, KB Homes
Confirmed By	Leslie McKeon
Confirmation Date	06-08-2015

Remarks

Former Orange Blossom Groves Retail Site. Property was originally placed on the market for $2,900,000 in June, 2013. The price was subsequently reduced to $2,200,000.

The property was purchased for single family residential subdivision development. A gated, partially walled subdivision is currently under development with a grand opening Scheduled in September 2015. 53 single family residences are planned on 40-45' X 115' lots. KB Homes plans to roll into this project as the nearby Cove at Bay Pines sells out. According to Steve Bennett of KB Homes, this project will be slightly scaled down from the Bay Pines project and will have shingle roofs as opposed to tile roofs, more basic finishes and smaller living areas (2200 square feet average). No end unit prices have been firmed up as of June 2015, but the ballpark is from $300,000-$400,000, leaning toward the lower edge of the range. Detail for sales from the Cove at Bay Pines is available in file.

LAND COMPARABLE 2

Property Identification

Property/Sale ID	18020/31633
Property Type	Subdivision-Residential
Property Name	Arbor Chase Site
Address	3696 Fisher Road
City, State Zip	Palm Harbor, Florida 34683
County	Pinellas
MSA	Tampa-St. Petersburg-Clearwater
Submarket	Palm Harbor
Latitude/Longitude	28.052458/-82.743064
Tax ID	18-28-16-00000-210-0200 & 0300

Transaction Data

Sale Date	September 9, 2013	**Property Rights**	Fee Simple
Sale Status	Closed	**Financing**	Cash to Seller
Grantor	School Board of Pinellas County Florida	**Conditions of Sale**	Arm's Length
		Deed Book/Page	18154/1336
Grantee	Taylor Morrision of Florida Inc.	**Sale Price**	$3,400,000

Property Description

Gross Acres	20.430	**Use Designation**	Residential Suburban
Gross SF	889,931	**Zoning Jurisdiction**	Pinellas County
No. of Lots	50	**Zoning Code**	RR
Density (Units/Ac)	2.45	**Zoning Description**	Residential Rural
Shape	Rectangular		

Indicators

$/Gross Acre	$166,422	**$/Lot**	$68,000
$/Gross SF	$3.82		

Verification

Confirmed With	Scott Himelhoch, Taylor Morrison
Confirmed By	Leslie McKeon
Confirmation Date	11-11-2014

Remarks

This site was purchased by national developer/home builder Taylor Morrison for re-development with a 50 lot subdivision to known as Arbor Chase. Subsequent to the sale, the final plat included 51 homesites and on-site retention. This will be a traditional single family residential subdivision with 80' average lot widths. Site will be gated with finished two story homes ranging in size from 2,900 up to 5,000 square feet. The average anticipated end unit price range will be from the low $400s to $600s. According to Taylor Morrison, development costs were approximately $60,000+ per lot. Site work is underway and off-site presales should be starting in July 2015. On-site sales should be in the first part of 2016.

No sale prior 3 years

LAND COMPARABLE 3

Property Identification

Property/Sale ID	18008/31621
Property Type	Subdivision-Residential
Property Name	Philippe Oaks Site
Address	2805 Rigsby Lane
City, State Zip	Safety Harbor, Florida 34695
County	Pinellas
MSA	Tampa-St. Petersburg-Clearwater
Submarket	Safety Harbor/Countryside
Latitude/Longitude	28.023727/-82.703404
Tax ID	28-28-16-00000-120-0900

Transaction Data

Sale Date	December 10, 2013	**Property Rights**	Fee Simple
Sale Status	Closed	**Financing**	Cash to Seller
Grantor	Brann Trust & Turner Trust	**Conditions of Sale**	Arm's Length
Grantee	Pioneer Developer of America, Inc.	**Deed Book/Page**	18263/2357
		Sale Price	$950,000

Property Description

Gross Acres	4.970	**Topography**	Cleared and level
Gross SF	216,493	**Utilities**	All Available
No. of Lots	21	**Zoning Jurisdiction**	Safety Harbor
Density (Units/Ac)	4.23	**Zoning Code**	PDD
Shape	Rectangular	**Zoning Description**	Planned Development

Indicators

$/Gross Acre	$191,147	**$/Lot**	$45,238
$/Gross SF	$4.39		

Verification

Confirmed With	David Norton of Pioneer Dev., Buyer
Confirmed By	Patricia F. Rottenberg
Confirmation Date	11-06-2014

Remarks

This site, which was a former auto salvage yard, was purchased by Pioneer Developer for the re-development of a 21 lot detached single family subdivision. Two homes are completed and one is under construction. The home package prices will range from the $350,000's and up and in size from 2,555 to 2,937 SF.

No sales over the prior 3 years

LAND COMPARABLE 4

Property Identification

Property/Sale ID	18531/31961
Property Type	Subdivision-Residential
Property Name	Glenn Moor
Address	1289-1293 Michigan Boulevard
City, State Zip	Dunedin, Florida 34698
County	Pinellas
MSA	Tampa-St. Petersburg-Clearwater
Submarket	NW Pinellas County
Latitude/Longitude	28.036272/-82.767275
Tax ID	23-28-15-70110-100-2100 & 2101

Transaction Data

Sale Date	Two deeds- July 2013 and December 2013	**Grantee**	Glenn Moor Development Group, Inc.
Sale Status	Closed	**Property Rights**	Fee Simple
Grantor	Southeast District of Christian and Missionary Alliance/Charles and Shirley Sabbides	**Financing**	Cash to Seller
		Conditions of Sale	Arm's Length
		Deed Book/Page	18127/1230 & 18294/2231
		Sale Price	$1,164,000 (total)

Property Description

Gross Acres	5.430	**Flood Hazard Zone**	X
Gross SF	236,531	**Use Designation**	RU- Residential Urban
Density (Units/Ac)	4.24	**Zoning Jurisdiction**	City of Dunedin
Shape	Slightly Irregular	**Zoning Code**	PRD
Topography	Slightly above street grade and generally level	**Zoning Description**	Planned Residential Development

Indicators

$/Gross Acre	$214,364	**$/Gross SF**	$4.92

Verification

Confirmed By	Patty Rottenberg- Appraiser for project
Confirmation Date	06-08-2015

Remarks

No other sales of the property within the last three years.

Property was purchased for development of a 23 lot gated single family subdivision. Typical lot sizes are 61-84' in width and between 6,133 and 13,388 in overall size. Premium orientations will include pond and park views.

Glossary

Definitions are taken from the Dictionary of Real Estate Appraisal, 5th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP) and Building Owners and Managers Association International (BOMA).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

Additional Rent

Any amounts due under a lease that is in addition to base rent. Most common form is operating expense increases. (Dictionary)

Amortization

The process of retiring a debt or recovering a capital investment, typically though scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

Base (Shell) Building

The existing shell condition of a building prior to the installation of tenant improvements. This condition varies from building to building, landlord to landlord, and generally involves the level of finish above the ceiling grid. (Dictionary)

Base Rent

The minimum rent stipulated in a lease. (Dictionary)

Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

Building Common Area

The areas of the building that provide services to building tenants but which are not included in the rentable area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common areas are; floor common areas, parking spaces, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

Certificate of Occupancy (COO)

A statement issued by a local government verifying that a newly constructed building is in compliance with all codes and may be occupied.

Common Area (Public) Factor

In a lease, the common area (public) factor is the multiplier to a tenant's useable space that accounts for the tenant's proportionate share of the common area (restrooms, elevator lobby, mechanical rooms, etc.). The public factor is usually expressed as a percentage and ranges from a low of 5 percent for a full tenant to as high as 15 percent or more for a multi-tenant floor. Subtracting one (1) from the quotient of the rentable area divided by the useable area yields the load (public) factor. At times confused with the "loss factor" which is the total rentable area of the full floor less the useable area divided by the rentable area. (BOMA)

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.

CAM can be a line-item expense for a group of items that can include maintenance of the parking lot and landscaped areas and sometimes the exterior walls of the buildings. CAM can refer to all operating expenses.

CAM can refer to the reimbursement by the tenant to the landlord for all expenses reimbursable under the lease. Sometimes reimbursements have what is called an administrative load. An example would be a 15 percent addition to total operating expenses, which are then prorated among tenants. The administrative load, also called an administrative and marketing fee, can be a substitute for or an addition to a management fee. (Dictionary)

Condominium
A form of ownership in which each owner possesses the exclusive right to use and occupy an allotted unit plus an undivided interest in common areas.

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

Conservation Easement
An interest in real property restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature to continue, subject to the easement. In some locations, a conservation easement may be referred to as a conservation restriction. (Dictionary)

Contributory Value
The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

Debt Coverage Ratio (DCR)
The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability to a property to meet its debt service out of net operating income. Also called Debt Service Coverage Ratio (DSCR). A larger DCR indicates a greater ability for a property to withstand a downturn in revenue, providing an improved safety margin for a lender. (Dictionary)

Deed Restriction
A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

Depreciation
1) In appraising, the loss in a property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. 2) In accounting, an allowance made against the loss in value of an asset for a defined purpose and computed using a specified method. (Dictionary)

Disposition Value
The most probable price that a specified interest in real property is likely to bring under the following conditions:

- Consummation of a sale within a exposure time specified by the client;
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time specified by the client;
- Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Easement
The right to use another's land for a stated purpose. (Dictionary)

EIFS
Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

Effective Date
The date at which the analyses, opinions, and advice in an appraisal, review, or consulting service apply. 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

Effective Gross Income (EGI)
The anticipated income from all operations of the real property after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

Effective Rent
The rental rate net of financial concessions such as periods of no rent during the lease term and above- or below-market tenant improvements (TIs). (Dictionary)

EPDM
Ethylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

Escalation Clause
A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called an expense recovery clause or stop clause. (Dictionary)

Estoppel Certificate
A statement of material factors or conditions of which another person can rely because it cannot be denied at a later date. In real estate, a buyer of rental property typically requests estoppel certificates from existing

tenants. Sometimes referred to as an estoppel letter. (Dictionary)

Excess Land

Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land may have the potential to be sold separately and is valued separately. (Dictionary)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. (Dictionary)

Exposure Time

1) The time a property remains on the market. 2) The estimated length of time 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; a retrospective estimate based on an analysis of past events assuming a competitive and open market. (Dictionary)

Extraordinary Assumption

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

Floor Common Area

Areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a full service lease. (Dictionary)

Going Concern Value

- The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern.
- The value of an operating business enterprise. Goodwill may be separately measured but is an integral component of going-concern value when it exists and is recognizable. (Dictionary)

Gross Building Area

The total constructed area of a building. It is generally not used for leasing purposes (BOMA)

Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of the same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

Gross Up Method

A method of calculating variable operating expense in income-producing properties when less than 100 percent occupancy is assumed. The gross up method approximates the actual expense of providing services to the rentable area of a building given a specified rate of occupancy. (Dictionary)

Gross Retail Sellout

The sum of the appraised values of the individual units in a subdivision, as if all of the units were completed and available for retail sale, as of the date of the appraisal. The sum of the retail sales includes an allowance for lot premiums, if applicable, but excludes all allowances for carrying costs. (Dictionary)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

HVAC

Heating, ventilation, air conditioning. A general term encompassing any system designed to heat and cool a building in its entirety.

Highest and Best Use
The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are 1) legal permissibility, 2) physical possibility, 3) financial feasibility, and 4) maximally profitability. Alternatively, the probable use of land or improved –specific with respect to the user and timing of the use–that is adequately supported and results in the highest present value. (Dictionary)

Hypothetical Condition
That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary)

Industrial Gross Lease
A lease of industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real estate taxes as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

Insurable Value
A type of value for insurance purposes. (Dictionary)
(Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees).

Investment Value
The value of a property interest to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

Just Compensation
In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position as he or she would be if the property had not been taken. (Dictionary)

Leased Fee Interest
A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease). (Dictionary)

Leasehold Interest
The tenant's possessory interest created by a lease. (Dictionary)

Lessee (Tenant)
One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

Lessor (Landlord)
One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

Liquidation Value
The most probable price that a specified interest in real property should bring under the following conditions:

- Consummation of a sale within a short period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Loan to Value Ratio (LTV)
The amount of money borrowed in relation to the total market value of a property. Expressed as a percentage of the loan amount divided by the property value. (Dictionary)

Major Vertical Penetrations
Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

Market Rent
The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement including

permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

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

a. Buyer and seller are typically motivated;
b. Both parties are well informed or well advised, and acting in what they consider their own best interests;
c. A reasonable time is allowed for exposure in the open market;
d. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value As If Complete
Market value as if complete means the market value of the property with all proposed construction, conversion or rehabilitation hypothetically completed or under other specified hypothetical conditions as of the date of the appraisal. With regard to properties wherein anticipated market conditions indicate that stabilized occupancy is not likely as of the date of completion, this estimate of value shall reflect the market value of the property as if complete and prepared for occupancy by tenants.

Market Value As If Stabilized
Market value as if stabilized means the market value of the property at a current point and time when all improvements have been physically constructed and the property has been leased to its optimum level of long term occupancy.

Marketing Time
An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time). (Dictionary)

Master Lease
A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

Modified Gross Lease
A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a double net lease, net net lease, partial net lease, or semi-gross lease. (Dictionary)

Operating Expense Ratio
The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., OER = 1 – NIR (Dictionary)

Option
A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the optionee) to buy, sell, or lease real property for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

Partial Interest
Divided or undivided rights in real estate that represent less than the whole (a fractional interest). (Dictionary)

Pass Through
A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real estate taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

Potential Gross Income (PGI)
The total income attributable to real property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

Prospective Future Value Upon Completion
Market value "upon completion" is a prospective future value estimate of a property at a point in time when all of its improvements are fully completed. It assumes all proposed construction, conversion, or rehabilitation is hypothetically complete as of a future date when such effort is projected to occur. The projected completion date and the value estimate must reflect the market value of the property in its projected condition, i.e., completely vacant or partially occupied. The cash flow

must reflect lease-up costs, required tenant improvements and leasing commissions on all areas not leased and occupied.

Prospective Future Value Upon Stabilization

Market value "upon stabilization" is a prospective future value estimate of a property at a point in time when stabilized occupancy has been achieved. The projected stabilization date and the value estimate must reflect the absorption period required to achieve stabilization. In addition, the cash flows must reflect lease-up costs, required tenant improvements and leasing commissions on all unleased areas.

Replacement Cost

The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout. (Dictionary)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, super-adequacies, and obsolescence of the subject building. (Dictionary)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

Sandwich Leasehold Estate

The interest held by the original lessee when the property is subleased to another party; a type of leasehold estate. (Dictionary)

Sublease

An agreement in which the lessee (i.e., the tenant) leases part or all of the property to another party and thereby becomes a lessor. (Dictionary)

Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

Substantial Completion

Generally used in reference to the construction of tenant improvements (TIs). The tenant's premises are typically deemed to be substantially completed when all of the TIs for the premises have been completed in accordance with the plans and specifications previously approved by the tenant. Sometimes used to define the commencement date of a lease.

Surplus Land

Land that is not currently needed to support the existing improvement but cannot be separated from the property and sold off. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

Triple Net (Net Net Net) Lease

A lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called NNN, triple net lease, or fully net lease. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

Usable Area

The measured area of an office area, store area or building common area on a floor. The total of all the usable areas or a floor shall equal floor usable area of that same floor. The amount of floor usable area can vary over the life of a building as corridors expand and contract and as floors are remodeled. (BOMA)

Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

Qualifications

Qualifications of Leslie A. McKeon, MAI, SRA
Senior Appraiser

Valbridge Property Advisors | Entreken Associates, Inc.

Independent Valuations for a Variable World

State Certification

Florida State-Certified
General Real Estate
Appraiser RZ272

Education

BS, Real Estate
Florida State University

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Appraisal Institute – MAI, SRA Member
Florida Gulfcoast Chapter of the Appraisal Institute Member

Appraisal Institute & Related Courses:

Completed all required coursework necessary for MAI and SRA designations.

Experience:

Senior Appraiser
Valbridge Property Advisors|Entreken Associates, Inc. (2013-Present)

Vice President
McKeon & Menard, Tampa, Fl. (1990-2013)

President/Principal
McKeon & Stroud (1986-1990)

Senior Appraiser
Glenn E. McCormick Co., Inc. (1979-1986)

Leslie McKeon has completed a wide variety of real estate appraisal assignments for financial institutions, law firms, and corporations. Appraisal experience includes:

- Eminent Domain
- Commercial Litigation
- Estate and Tax Planning
- Corporate Real Estate Portfolio
- Commercial and Multi-Family Loan Underwriting
- Toxic/REO Assets
- Real Estate Tax Appeal
- Environmental Sensitive Lands
- Less Than Fee Interests
- Corridor Real Estate
- Appraisal Review

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ272	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS
Expiration date: NOV 30, 2016

MC KEON, LESLIE ANN
1100 16TH STREET NORTH
ST. PETERSBURG FL 33705

ISSUED: 11/09/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1411090002028

Valbridge PROPERTY ADVISORS

SERVICES

Valuation and Advisory Services for All Types of Property and Land

- **Office**
- **Industrial**
- **Retail**
- **Apartments/multifamily/senior living**
- **Lodging/hospitality/recreational**
- **Other special-purpose properties**

SPECIALTY SERVICES

- Portfolio valuation
- REO/foreclosure evaluation
- Real estate market and feasibility analysis
- Property and lease comparables, including lease review
- Due diligence
- Property tax assessment and appeal-support services
- Valuations and analysis of property under eminent domain proceedings
- Valuations of property for financial reporting, including goodwill impairment, impairment or disposal of long-lived assets, fair value and leasehold valuations
- Valuation of property for insurance, estate planning and trusteeship, including fractional interest valuation for gifting and IRS purposes
- Litigation support, including expert witness testimony
- Business and partnership valuation and advisory services, including partial interests

Independent Valuations for a Variable World valbridge.com

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Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ACQUIRE AN ±11.642 ACRE PORTION OF ST. PETERSBURG COUNTRY CLUB PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A", TOGETHER WITH A RESTRICTIVE COVENANT ON ±22.855 ADJACENT ACRES LEGALLY DESCRIBED IN EXHIBIT "B", FOR THE CONTRACT PRICE OF $1,100,000; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A TRANSFER IN THE AMOUNT OF $970,000 FROM THE PRESERVATION RESERVE FUND (0002) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); APPROVING A SUPPLEMENTAL APPROPRIATION OF $970,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THIS TRANSFER, TO THE ST. PETERSBURG COUNTRY CLUB ACQUISITION PROJECT (TBD); AND APPROVING A SUPPLEMENTAL APPROPRIATION OF $130,000 FROM THE UNAPPROPRIATED BALANCE OF THE WEEKI WACHEE CAPITAL IMPROVEMENT FUND (3041) TO THE ST. PETERSBURG COUNTRY CLUB ACQUISITION PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Real Estate and Property Management Department ("Real Estate") received an unsolicited proposal from the St. Petersburg Country Club, Inc. ("SPCC") offering to sell a certain parcel of real estate from SPCC as well as SPCC's agreement to encumber certain other real estate owned by SPCC so that said real estate could not be developed and in effect provide a buffer for Boyd Hill Nature Preserve; and

WHEREAS, after review with Administration and the Parks and Recreation Department ("Parks"), Real Estate was requested to proceed with evaluating and negotiating for the acquisition of the property; and

WHEREAS, the subject property is described as follows:

- A portion of Tract VII and Tract VIII, LAKEWOOD ESTATES GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63 of the Public Records of Pinellas County, Florida, and a portion of the rights-of-way of Country Club

Way South and Miranda Way South, more particularly described in the attached Exhibit "A" containing ±11.642 acres ("Real Property"); and

- The majority of holes 1, 2 and 3 of the St. Petersburg Country Club, more particularly described in the attached Exhibit "B" containing ±22.855 acres ("Restrictive Covenant Property"), (collectively, "Properties"); and

WHEREAS, the Properties are zoned NS-E/Neighborhood Suburban Estate and inasmuch as the Properties abut Boyd Hill Nature Preserve, the Real Property meets the Parks acquisition criteria due to its wilderness characteristics; and

WHEREAS, the Restrictive Covenant will encumber, run with the land and be binding upon the Seller, any other occupants of the Restrictive Covenant Property, and their respective successors and assigns; and

WHEREAS, the Restrictive Covenant Property is restricted to use for a golf course and golf course accessory uses only (collectively, "Golf Course Uses") with such accessory uses including, but are not limited to, golf course practice areas, golf cart paths, rain shelters, irrigation system installation, relocating fairways, greens and sand traps, and driving range; and

WHEREAS, at any time the Restrictive Covenant Property is not used for Golf Course Uses, the use of the Restrictive Covenant Property by SPCC shall be restricted to that of parks and open space: and

WHEREAS, in accordance with City policy, two (2) appraisals were prepared on the Properties to determine the market value of the fee simple interest of the Real Property as if vacated and the Restrictive Covenant Property; and

WHEREAS, the first appraisal was performed by Chris A. Finch, MAI, SRA, State Certified General Real Estate Appraiser, Fogarty and Finch, who indicated an estimated market value of $1,548,000 for the Real Property and $1,514,000 for the Restrictive Covenant Property as of May 29, 2015; and

WHEREAS, a second appraisal was performed by Leslie A. McKeon, MAI, SRA, State-Certified General Real Estate Appraiser, Valbridge Property Advisors, who indicated an estimated market value of $1,180,400 for the Real Property and $1,846,700 for the Restrictive Covenant Property as of June 5, 2015; and

WHEREAS, at the June 11, 2015 Budget, Finance & Taxation Committee ("BFT") meeting, City staff reported the status of the additional research on the purchase of the Properties and the asking price of $3,200,000 which SPCC represented as the contract price with developers who previously had the Real Property under contract; and

WHEREAS, after negotiations with SPCC, a purchase price of $1,100,000 was agreed upon for the Properties; and

WHEREAS, at the September 3, 2015 City Council meeting, City Council recommended a referral to a Committee of the Whole ("COW") meeting on September 17, 2015 for discussion regarding potential funding from Weeki Wachee Funds for the purchase of the property adjacent to Boyd Hill Nature Preserve; and

WHEREAS, City Council, sitting as the Committee of the Whole ("COW"), discussed the mitigation of the loss of preservation areas in relation to the purchase of lands adjacent to Boyd Hill Nature Preserve ("Project") and recommended to City Council that *"the Project is approved, that funding for the Project is allocated from the total remaining balance of the Preservation Reserve Fund (0002), and that the remainder of the cost of the Project is allocated from the Weeki Wachee Operating Fund (1041)"*; and

WHEREAS, at the September 17, 2015 City Council meeting, in conjunction with the COW report, City Council adopted Resolution No. 2015-438 approving a project and allocation of monies from the Preservation Reserve Fund and Weeki Wachee Operating Fund for acquisition of the SPCC property; and

WHEREAS, SPCC has executed the Agreement to sell the Real Property and encumber the Restrictive Covenant Property to the City for $1,100,000, subject to City Council approval which price is significantly less than the value determined by the two appraisals; and

WHEREAS, SPCC is responsible for the costs of the survey, title insurance commitment, the owner's title policy, closing fees and the State documentary stamps on the deed for the conveyance of the Properties to the City; and

WHEREAS, the City is responsible for recording fees, closing related costs, and any costs incurred by the City related to its investigation of the Properties; and

WHEREAS, once the Real Property is conveyed to the City, it is the intent of Parks to preserve the property in its natural state and will be an important addition to the City's park assets; and

WHEREAS, this acquisition of ±11.642 acres of Real Property along the southern perimeter of Boyd Hill Nature Preserve with an additional ±22.855 acres of land protected by a Restrictive Covenant will create an additional protected natural area within the City's park system; and

WHEREAS, the presence of a buffer will allow Parks to safely continue important land management activities such as prescribed fires and mechanical treatments that are essential to the overall health of the Boyd Hill Nature Preserve while creating a natural buffer extending protection to native species and habitat in case of future development; and

WHEREAS, Parks will also be able to better control the ongoing problem of seed sources from non-native invasive plants on the abutting properties while drastically increasing the aesthetic value of the area for preserve visitors, neighboring residents and golfers alike; and

WHEREAS, the Restrictive Covenant includes a Right of First Refusal in favor of the City providing the City with the opportunity to acquire the Restrictive Covenant Property in the event SPCC receives and intends to accept a written offer to purchase property owned by SPCC from a third party purchaser who does not intend to operate the property for Golf Course Uses; and

WHEREAS, in the event the City does not exercise its Right of First Refusal in one instance, it does not prohibit the City from exercising its Right of First Refusal in subsequent instances.

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 acquire an ±11.642 acre portion of St. Petersburg Country Club property legally described and attached hereto as Exhibit "A", together with a Restrictive Covenant on ±22.855 adjacent acres legally described and attached hereto as Exhibit "B", for the contract price of $1,100,000; and to execute all documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that there are hereby approved the following supplemental appropriations from the unappropriated balances of their respective funds for fiscal year 2016:

Preservation Reserve Fund (0002)	
Transfer to: General Capital Improvement Fund (3001)	$970,000
General Capital Improvement Fund (3001)	
St. Petersburg Country Club Acquisition Project (TBD)	$970,000
Weeki Wachee Capital Improvement Fund (3041)	
St. Petersburg Country Club Acquisition Project (TBD)	$130,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)
Legal: 00266942.doc V. 1

APPROVED BY:

Bruce E. Grimes, Director
Real Estate and Property Management

APPROVED BY:

Tom Greene, Director
Budget & Management

APPROVED BY:

Michael J. Jefferis, Director
Parks and Recreation

Exhibit "A"

LEGAL DESCRIPTION

A portion of Tract VII and Tract VIII, LAKEWOOD ESTATES GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63 of the Public Records of Pinellas County, Florida, and a portion of the rights-of-way of Country Club Way South and Miranda Way South, more particularly described as follows:

From the most Westerly corner of Lot 1, Block 1, LAKEWOOD COUNTRY CLUB REPLAT, as recorded in Plat Book 115, Page 87, Public Records of Pinellas County, Florida as a Point of Reference; thence along the Northwest line of said Lot 1, Block 1, N.47°04'54"E., 258.59 feet to the POINT OF BEGINNING;

thence continue along the Northwest line of said Lot 1, Block 1 and its extension, N.47°04'54"E., 130.02 feet to a point being 50.00 feet Northerly of the centerline of Country Club Way South as per said plat of LAKEWOOD ESTATES GOLF COURSE SECTION;

thence along a line 50.00 feet Northerly of said centerline the following five (5) courses:

1.) 836.48 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 3613.08 feet, central angle 13°15'53", chord bearing N.50°30'06"W., chord length 834.61 feet to a point of reverse curvature;

2.) thence 1655.62 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 6426.36 feet, central angle 14°45'40", chord bearing N.49°45'13"W., chord length 1651.05 feet to a point of reverse curvature;

3.) thence 1057.34 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 2096.70 feet, central angle 28°53'37", chord bearing N.56°49'12"W., chord length 1046.17 feet to a point of compound curvature;

4.) thence 439.18 feet along the arc of a curve to the left, concave to the South, having a radius of 530.00 feet, central angle 47°28'38", chord bearing S.84°59'41"W., chord length 426.72 feet to a point of compound curvature;

5.) thence 345.74 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 1250.00 feet, central angle 15°50'52", chord bearing S.53°19'56"W., chord length 344.64 feet to a point of intersection with a radial line;

thence departing that line 50.00 feet Northerly of said centerline, S.44°35'30"E., 100.00 feet radially to a point of intersection with a curve, said curve being 50.00 feet Southerly of the centerline of said Country Club Way South;

thence along a line 50.00 feet Southerly of said centerline the following three (3) courses:

1.) 318.08 feet along the arc of a curve to the right, concave to the Southeast, having a radius of 1150.00 feet, central angle 15°50'52", chord bearing N.53°19'56"E., chord length 317.07 feet to a point of compound curvature;

(continued on sheet 2 of 4)

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

LEGAL DESCRIPTION

SECTION 1, TOWNSHIP 32 S. RANGE 16 E. / SECTIONS 35 & 36, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	08/25/15
CHECKED	JAA	08/25/15
FIELD BOOK		
SCALE	1" = 500'	

James A. Akker PSM LS 3972
DATE 9/14/15

Since 1919

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

JOB NO. 12015403SE
SHEET NO. 1 OF 4

LEGAL DESCRIPTION

(continued from page 1 of 4)

2.) thence 356.31 feet along the arc of a curve to the right, concave to the South, having a radius of 430.00 feet, central angle 47°28'38", chord bearing N.84°59'41"E., chord length 346.21 feet to a point of compound curvature;

3.) thence 80.81 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 1996.70 feet, central angle 2°19'08", chord bearing S.70°06'26"E., chord length 80.81 feet to a point of intersection with a radial line;

thence departing that line 50.00 feet Southerly of said centerline, S.21°03'08"W., 30.00 feet radially to a point of intersection with a curve, said curve being 80.00 feet Southerly of the centerline of said Country Club Way South;

thence along said curve, 675.21 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 1966.70 feet, central angle 19°40'15", chord bearing S.59°06'44"E., chord length 671.90 feet to a point of intersection with a non–tangent curve, said curve being 20.00 feet Southeasterly of the centerline of Miranda Way, as per the plat of LAKEWOOD ESTATES GOLF COURSE SECTION;

thence along said curve, 31.13 feet along the arc of a curve to the right, concave to the Southeast, having a radius of 520.00 feet, central angle 3°25'50", chord bearing N.56°19'21"E., chord length 31.13 feet to a point of intersection with a non–tangent curve, said curve being 50.00 feet Southerly of the centerline of said Country Club Way South;

thence along a line 50.00 feet Southerly of said centerline the following two (2) courses:

1.) 232.22 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 1996.70 feet, central angle 6°39'49", chord bearing S.45°42'18"E., chord length 232.09 feet to a point of reverse curvature;

2.) thence 453.02 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 6526.36 feet, central angle 3°58'38", chord bearing S.44°21'42"E., chord length 452.93 feet to a point of intersection with a radial line;

thence departing that line 50.00 feet Southerly of said centerline, S.43°38'59"W., 30.00 feet radially to a point of intersection with a curve, said curve being 80.00 feet Southerly of said centerline;

thence along a line 80.00 feet Southerly of said centerline the following two (2) courses:

1.) 1234.01 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 6556.36 feet, central angle 10°47'02", chord bearing S.51°44'32"E., chord length 1232.19 feet to a point of reverse curvature;

(continued on sheet 3 of 4)

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

LEGAL DESCRIPTION

SECTION 1, TOWNSHIP 32 S. RANGE 16 E. / SECTIONS 35 & 36, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	08/25/15
CHECKED	JAA	08/25/15
FIELD BOOK		
SCALE	1" = 500'	

SEE SHEET ONE OF FOUR FOR SIGNATURE, SEAL, DESCRIPTION, LEGEND AND NOTES

Since 1919

George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126
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JOB NO. 12015403SE

SHEET NO. 2 OF 4

LEGAL DESCRIPTION

(continued from sheet 2 of 4)

2.) thence 804.22 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 3483.08 feet, central angle 13°13'45", chord bearing S.50°31'10"E., chord length 802.44 feet to the POINT OF BEGINNING.

Containing 507,141 square feet, or 11.642 acres, more or less.

St. Petersburg, Florida

NOTES

1. George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, setback lines, reservations, agreements and/or other matters pertaining to survey.
2. Basis of Bearings: Plat North as per LAKEWOOD ESTATES GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, Public Records of Pinellas County, Florida.
3. NOT A BOUNDARY SURVEY.
4. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
5. This sketch is made without the benefit of a title report or commitment for title insurance.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Certification is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and it is not a guarantee or warranty, expressed or implied.
8. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

A	Arc length	LS	Licensed Surveyor
℄	Centerline	P.B.	Plat Book
C	Chord	PSM	Professional Surveyor and Mapper
Δ	Delta (central angle)	RAD.	Radius
LB	Licensed Business	R/W	Right-of-way

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

LEGAL DESCRIPTION

SECTION 1, TOWNSHIP 32 S. RANGE 16 E. / SECTIONS 35 & 36, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	08/25/15
CHECKED	JAA	08/25/15
FIELD BOOK		
SCALE	1" = 500'	

SEE SHEET ONE OF FOUR FOR SIGNATURE, SEAL, DESCRIPTION, LEGEND AND NOTES

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JOB NO. 12015403SE

SHEET NO. 3 OF 4

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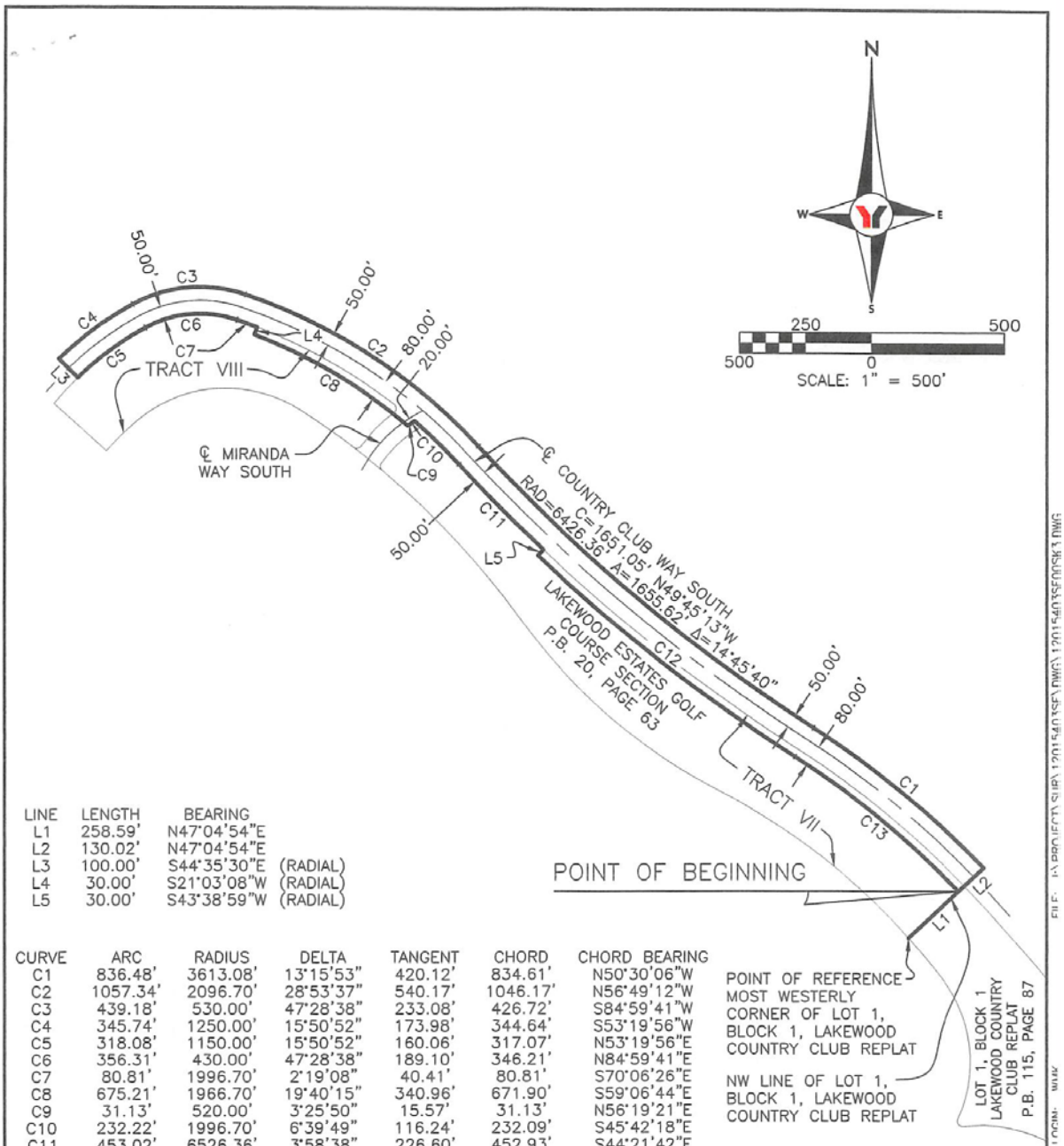

LINE	LENGTH	BEARING	
L1	258.59'	N47°04'54"E	
L2	130.02'	N47°04'54"E	
L3	100.00'	S44°35'30"E	(RADIAL)
L4	30.00'	S21°03'08"W	(RADIAL)
L5	30.00'	S43°38'59"W	(RADIAL)

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	836.48'	3613.08'	13°15'53"	420.12'	834.61'	N50°30'06"W
C2	1057.34'	2096.70'	28°53'37"	540.17'	1046.17'	N56°49'12"W
C3	439.18'	530.00'	47°28'38"	233.08'	426.72'	S84°59'41"W
C4	345.74'	1250.00'	15°50'52"	173.98'	344.64'	S53°19'56"W
C5	318.08'	1150.00'	15°50'52"	160.06'	317.07'	N53°19'56"E
C6	356.31'	430.00'	47°28'38"	189.10'	346.21'	N84°59'41"E
C7	80.81'	1996.70'	2°19'08"	40.41'	80.81'	S70°06'26"E
C8	675.21'	1966.70'	19°40'15"	340.96'	671.90'	S59°06'44"E
C9	31.13'	520.00'	3°25'50"	15.57'	31.13'	N56°19'21"E
C10	232.22'	1996.70'	6°39'49"	116.24'	232.09'	S45°42'18"E
C11	453.02'	6526.36'	3°58'38"	226.60'	452.93'	S44°21'42"E
C12	1234.01'	6556.36'	10°47'02"	618.83'	1232.19'	S51°44'32"E
C13	804.22'	3483.08'	13°13'45"	403.91'	802.44'	S50°31'10"E

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

LEGAL DESCRIPTION

SECTION 1, TOWNSHIP 32 S. RANGE 16 E. / SECTIONS 35 & 36, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	08/25/15
CHECKED	JAA	08/25/15
FIELD BOOK		
SCALE	1" = 500'	

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JOB NO. 12015403SE

SHEET NO. 4 OF 4

Exhibit "B"

LEGAL DESCRIPTION

A portion of Tract VII and Tract VIII, LAKEWOOD ESTATES GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63 of the Public Records of Pinellas County, Florida, and a portion of the right–of–way of Miranda Way South, more particularly described as follows:

From the most Westerly corner of Lot 1, Block 1, LAKEWOOD COUNTRY CLUB REPLAT, as recorded in Plat Book 115, Page 87, Public Records of Pinellas County, Florida, said point being 50.00 feet Northerly of the centerline of Fairway Avenue South as per said plat of LAKEWOOD ESTATES GOLF COURSE SECTION, as the POINT OF BEGINNING;

thence along a line 50.00 feet Northerly of said centerline the following five (5) courses:

1.) 914.92 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 2583.00 feet, central angle 20°17'40", chord bearing N.52°09'24"W., chord length 910.14 feet to a point of reverse curvature;

2.) thence 1001.83 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 2134.68 feet, central angle 26°53'22", chord bearing N.48°51'33"W., chord length 992.66 feet to a point of reverse curvature;

3.) thence 1143.97 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 3029.68 feet, central angle 21°38'03", chord bearing N.46°13'54"W., chord length 1137.19 feet to a point of compound curvature;

4.) thence 672.43 feet along the arc of a curve to the left, concave to the South, having a radius of 516.75 feet, central angle 74°33'26", chord bearing S.85°40'22"W., chord length 625.98 feet to a point of compound curvature;

5.) thence 150.00 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 1309.54 feet, central angle 6°33'46", chord bearing S.45°06'46"W., chord length 149.92 feet to a point of intersection with a radial line;

thence departing that line 50.00 feet Northerly of said centerline, N.48°10'07"W., 265.31 feet to a point of intersection with a non–tangent curve, said curve being 50.00 feet Southerly of the centerline of Country Club Way South, as shown on said plat of LAKEWOOD ESTATES GOLF COURSE SECTION;

thence along a line 50.00 feet Southerly of said centerline the following four (4) courses:

1.) 15.90 feet along the arc of a curve to the right, concave to the Southeast, having a radius of 2350.00 feet, central angle 0°23'15", chord bearing N.39°23'21"E., chord length 15.90 feet to a point of compound curvature;

2.) thence 435.01 feet along the arc of a curve to the right, concave to the Southeast, having a radius of 1150.00 feet, central angle 21°40'23", chord bearing N.50°25'11"E., chord length 432.42 feet to a point of compound curvature;

(continued on sheet 2 of 4)

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

LEGAL DESCRIPTION

SECTIONS 1 & 2, TOWNSHIP 32 S. RANGE 16 E. / SECTIONS 35 & 36, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	08/25/15
CHECKED	JAA	08/25/15
FIELD BOOK		
SCALE	1" = 500'	

James A. Akker PSM LS 3972
DATE 9/14/15

George F. Young, Inc.
Since 1919
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JOB NO. 12015403SE
SHEET NO. 1 OF 4

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LEGAL DESCRIPTION

(continued from sheet 2 of 4)

3.) thence 356.31 feet along the arc of a curve to the right, concave to the South, having a radius of 430.00 feet, central angle 47°28'38", chord bearing N.84°59'41"E., chord length 346.21 feet to a point of compound curvature;

4.) thence 80.81 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 1996.70 feet, central angle 2°19'08", chord bearing S.70°06'26"E., chord length 80.81 feet to a point of intersection with a radial line;

thence departing that line 50.00 feet Southerly of said centerline, S.21°03'08"W., 30.00 feet radially to a point of intersection with a curve, said curve being 80.00 feet Southerly of the centerline of said Country Club Way South;

thence along said curve, 675.21 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 1966.70 feet, central angle 19°40'15", chord bearing S.59°06'44"E., chord length 671.90 feet to a point of intersection with a non-tangent curve, said curve being 20.00 feet Southeasterly of the centerline of Miranda Way, as per the plat of LAKEWOOD ESTATES GOLF COURSE SECTION;

thence along said curve, 31.13 feet along the arc of a curve to the right, concave to the Southeast, having a radius of 520.00 feet, central angle 3°25'50", chord bearing N.56°19'21"E., chord length 31.13 feet to a point of intersection with a non-tangent curve, said curve being 50.00 feet Southerly of the centerline of said Country Club Way South;

thence along a line 50.00 feet Southerly of said centerline the following two (2) courses:

1.) 232.22 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 1996.70 feet, central angle 6°39'49", chord bearing S.45°42'18"E., chord length 232.09 feet to a point of reverse curvature;

2.) thence 453.02 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 6526.36 feet, central angle 3°58'38", chord bearing S.44°21'42"E., chord length 452.93 feet to a point of intersection with a radial line;

thence departing that line 50.00 feet Southerly of said centerline, S.43°38'59"W., 30.00 feet radially to a point of intersection with a curve, said curve being 80.00 feet Southerly of said centerline;

thence along a line 80.00 feet Southerly of said centerline the following two (2) courses:

1.) 1234.01 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 6556.36 feet, central angle 10°47'02", chord bearing S.51°44'32"E., chord length 1232.19 feet to a point of reverse curvature;

(continued on sheet 3 of 4)

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

LEGAL DESCRIPTION

SECTIONS 1 & 2, TOWNSHIP 32 S. RANGE 16 E. / SECTIONS 35 & 36, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	08/25/15
CHECKED	JAA	08/25/15
FIELD BOOK		
SCALE	1" = 500'	

SEE SHEET ONE OF FOUR FOR SIGNATURE, SEAL, DESCRIPTION, LEGEND AND NOTES

Since 1919

George F. Young, Inc.

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JOB NO. 12015403SE

SHEET NO. 2 OF 4

LEGAL DESCRIPTION

(continued from sheet 2 of 4)

2.) thence 804.22 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 3483.08 feet, central angle 13°13'45", chord bearing S.50°31'10"E., chord length 802.44 feet to a point of intersection with the Northwest line of Lot 1, Block 1 of said LAKEWOOD COUNTRY CLUB REPLAT;

thence S.47°04'54"W. along the Northwest line of said Lot 1, Block 1, 258.59 feet to the POINT OF BEGINNING.

Containing 995,553 square feet, or 22.855 acres, more or less.

St. Petersburg, Florida

NOTES

1. George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, setback lines, reservations, agreements and/or other matters pertaining to survey.
2. Basis of Bearings: Plat North as per LAKEWOOD ESTATES GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, Public Records of Pinellas County, Florida.
3. NOT A BOUNDARY SURVEY.
4. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
5. This sketch is made without the benefit of a title report or commitment for title insurance.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Certification is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and it is not a guarantee or warranty, expressed or implied.
8. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

A	Arc length	LS	Licensed Surveyor
℄	Centerline	P.B.	Plat Book
C	Chord	PSM	Professional Surveyor and Mapper
Δ	Delta (central angle)	RAD.	Radius
LB	Licensed Business	R/W	Right-of-way

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

LEGAL DESCRIPTION

SECTIONS 1 & 2, TOWNSHIP 32 S. RANGE 16 E. / SECTIONS 35 & 36, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	08/25/15
CHECKED	JAA	08/25/15
FIELD BOOK		
SCALE	1" = 500'	

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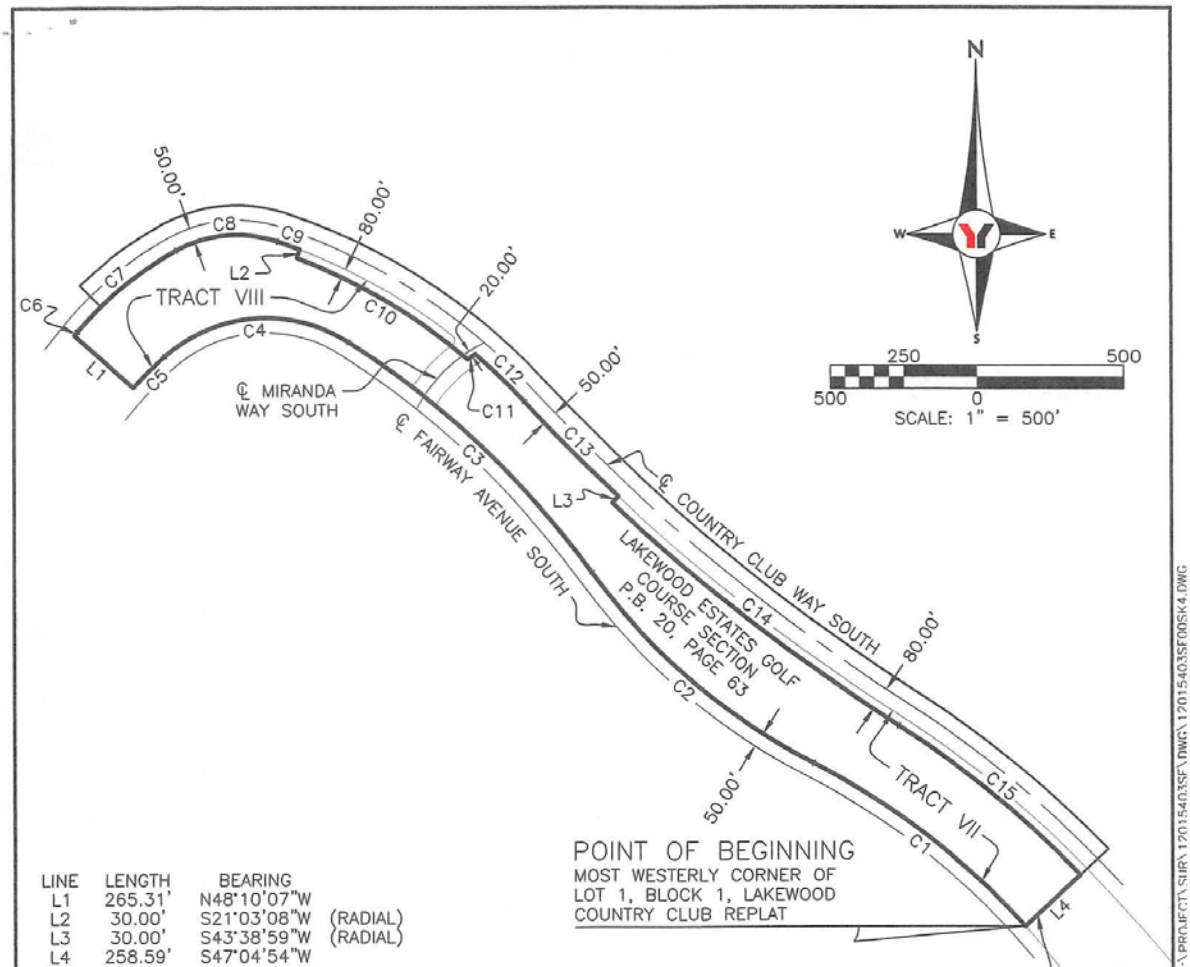
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO. 12015403SE

SHEET NO. 3 OF 4



LINE	LENGTH	BEARING	
L1	265.31'	N48°10'07"W	
L2	30.00'	S21°03'08"W	(RADIAL)
L3	30.00'	S43°38'59"W	(RADIAL)
L4	258.59'	S47°04'54"W	

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	914.92'	2583.00'	20°17'40"	462.30'	910.14'	N52°09'24"W
C2	1001.83'	2134.68'	26°53'22"	510.31'	992.66'	N48°51'33"W
C3	1143.97'	3029.68'	21°38'03"	578.88'	1137.19'	N46°13'54"W
C4	672.43'	516.75'	74°33'26"	393.35'	625.98'	S85°40'22"W
C5	150.00'	1309.54'	6°33'46"	75.08'	149.92'	S45°06'46"W
C6	15.90'	2350.00'	0°23'15"	7.95'	15.90'	N39°23'21"E
C7	435.01'	1150.00'	21°40'23"	220.13'	432.42'	N50°25'11"E
C8	356.31'	430.00'	47°28'38"	189.10'	346.21'	N84°59'41"E
C9	80.81'	1996.70'	2°19'08"	40.41'	80.81'	S70°06'26"E
C10	675.21'	1966.70'	19°40'15"	340.96'	671.90'	S59°06'44"E
C11	31.13'	520.00'	3°25'50"	15.57'	31.13'	N56°19'21"E
C12	232.22'	1996.70'	6°39'49"	116.24'	232.09'	S45°42'18"E
C13	453.02'	6526.36'	3°58'38"	226.60'	452.93'	S44°21'42"E
C14	1234.01'	6556.36'	10°47'02"	618.83'	1232.19'	S51°44'32"E
C15	804.22'	3483.08'	13°13'45"	403.91'	802.44'	S50°31'10"E

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

LEGAL DESCRIPTION

SECTIONS 1 & 2, TOWNSHIP 32 S. RANGE 16 E. / SECTIONS 35 & 36, TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WDK	08/25/15
CHECKED	JAA	08/25/15
FIELD BOOK		
SCALE	1" = 500'	

SEE SHEET ONE OF FOUR FOR SIGNATURE, SEAL, DESCRIPTION, LEGEND AND NOTES

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126
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JOB NO. 12015403SE

SHEET NO. 4 OF 4

FILE: I:\PROJECT\SURV\12015403SF\DWG\12015403SF00SK4.DWG ORIGIN: WDK PLOTTED: 09/14/15 14:13:25

ST. PETERSBURG CITY COUNCIL
Report

Meeting of May 5, 2016

TO: The Honorable Amy Foster, Chair, and Members of City Council

SUBJECT: Authorizing the Mayor or his designee to execute Task Order No. 12-12-KCA/GC to the Architect/Engineering Agreement between the City of St. Petersburg and Kisinger Campo and Associates, Corp. in the amount of $165,500 for professional planning services to develop an action plan for the Warehouse Arts District, located between 1st Avenue North, 16th Street, 10th Avenue South, and 31st Street.

EXPLANATION: This item was deferred to May 5, 2016 during the April 21, 2016 City Council meeting.

City Council previously approved an Architect/Engineering Agreement dated June 16, 2014 with the professional consulting planning firm of Kisinger Campo and Associates, Corp. for miscellaneous professional services for Stormwater Management, Transportation & Bridge Improvement Projects.

The Warehouse Arts District is located in the Dome Industrial Park area and has emerged as a popular location for artists due to the availability of large warehouses and manufacturing spaces. There are over 25 arts businesses and organizations within the District. The Warehouse Arts District Association incorporated in October 2011 and currently has 87 listed members.

The Warehouse Arts District action plan will focus on the following issues and objectives: district brand, public realm improvements, and implementation strategy. Key aspects of the plan will include recommendations for improving streetscape, branding elements, transportation framework, intersection design on 5th Avenue South, a signature public feature near the Pinellas Trail, zoning and regulatory framework, and budget estimates for envisioned improvements.

Task Order No. 12-12-KCA/GC, in the amount of $165,500, provides for professional planning services to complete an action plan for the Warehouse Arts District. The Task Order agreement includes six tasks that will cover the project kickoff, discovery, a design studio workshop, conceptual plans, the final action, and an allowance for additional services not explicitly stated within the Task Order. The planning process includes several opportunities for public input and participation. The action plan is expected to take approximately ten months to complete.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Task Order No. 12-12-KCA/GC to the Architect/Engineering Agreement between the City of St. Petersburg and Kisinger Campo and Associates, Corp.

in the amount of $165,500 for professional planning services to develop an action plan for the Warehouse Arts District, located between 1st Avenue North, 16th Street, 10th Avenue South, and 31st Street.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Capital Improvement CIP Fund (3001), Southside Redevelopment (14609).

ATTACHMENTS: Resolution
Task Order No. 12-12-KCA/GC

APPROVALS:

Administrative

Dennis L. Fullen 4-7-16
Budget

RESOLUTION NO. 2016-

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 12-12-KCA/GC TO THE ARCHITECT/ENGINEERING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND KISINGER CAMPO AND ASSOCIATES, CORP. IN THE AMOUNT OF $165,500, FOR PROFESSIONAL PLANNING SERVICES TO DEVELOP AN ACTION PLAN FOR THE WAREHOUSE ARTS DISTRICT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council previously approved an Architect/Engineering Agreement dated June 16, 2014 with the professional consulting planning firm of Kisinger Campo and Associates, Corp. for Miscellaneous Professional Services for Stormwater Management, Transportation & Bridge Improvement Projects; and

WHEREAS, this Task Order No. 12-12-KCA/GC, in the amount of $165,500 is for Kisinger Campo and Associates, Corp. to provide professional planning services to develop the Warehouse Arts District Action Plan, a comprehensive action plan that will develop a district brand, identify and conceptualize public realm improvements, and create an implementation strategy.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to execute Task Order No. 12-12-KCA/GC to the Architect/Engineering Agreement between the City of St. Petersburg and Kisinger Campo and Associates, Corp. in the amount of $165,500, for professional planning services to develop an action plan for the Warehouse Arts District.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

Sharon Wolowitz

City Attorney (designee)

Administration

00264865

TASK ORDER No. 12-12-KCA/GC
CONSULTING SERVICES FOR WAREHOUSE ARTS DISTRICT ACTION PLAN

This proposal is attached and made pursuant to the July 13, 2012 ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR STORMWATER MANAGEMENT, TRANSPORTATION & BRIDGE IMPROVEMENT PROJECTS, between Kisinger Campo & Associates, Corp., hereinafter referred to as ENGINEER, and the City of St. Petersburg, hereinafter referred to as CITY.

I. BACKGROUND

The City of St. Petersburg is interested in developing a conceptual urban design plan to define enhancements for the Warehouse Arts District (WAD), including a portion of the 22nd Street South, Deuces Live, corridor. The general study area is bounded by 1st Avenue North on the north, 10th Avenue South on the south, 16th Street on the East, and 31st Street on the west. See Exhibit B for map boundaries of WAD. The specific improvements under this task will on the warehouse area shown as the Dome Industrial Park CRA displayed in Exhibit C.

The ENGINEER has teamed with Community Solutions Group, hereinafter referred to as SUBCONSULTANT to provide the specialty consulting services required for this Task Order. The ENGINEER will provide project management oversight as well supporting the SUBCONSULTANT on some tasks.

II. SCOPE OF SERVICES

Specific services to be provided under this Task Order include the following:

Task 1. Project Kickoff

See Part 1 of SUBCONSULTANT's Scope of Services for activities under this task. The ENGINEER's PM will participate on the Core Team Meeting and Site Tour.

Task 2. Discovery

See Part 2 of SUBCONTULTANT's Scope of Services for activities under this task. The ENGINEER will provide assistance with data collection and attendance to proposed meetings and events.

Task 3. Design Studio Workshop

See Part 3 of SUBCONTULTANT's Scope of Services for activities under this task. The ENGINEER's PM will participate in some of the most relevant activities described under this task.

Task 4. Conceptual Plans

See Part 4 of SUBCONTULTANT's Scope of Services for activities under this task. The ENGINEER will provide assistance with preliminary design criteria the conceptual development of the Feature Intersections. The ENGINEER will compile overall budgeting estimates for the conceptual improvements.

Task 5. Action Plan and Final Product

See Part 5 of SUBCONTULTANT's Scope of Services for activities under this task. The ENGINEER will work with CITY representatives and SUBCONSULTANT to develop and Action Plan including prioritizing improvements and assisting the development of the Final Report.

Task 6. Additional Services

Any services not specifically provided for in the above scope as well as any changes in the CITY requests will be considered additional services and will be performed at the ENGINEER'S negotiated rates.

III. DELIVERABLES

All deliverables are summarized after each part of SUBCONSULTANT's Scope of Services.

IV. SCHEDULE

The ENGINEER and SUBCONSULTANT will deliver the final project deliverable within ten months subject to excused delay caused by factors beyond their control.

V. CITY RESPONSIBILITIES

The following participation by the CITY is anticipated under this Scope of Services:

- Provide additional survey on an as-needed basis.
- Review and comment on the ENGINEER'S deliverables within fifteen (15) calendar days of submittal.
- Attend and participate in any project meetings.

VI. PROJECT TEAM

Lead Design Consultant: Kisinger Campo & Associates, Corp. Responsible for Project Management, Cost Estimates, consulting assistance as identified above.

Design Sub-Consultant: Community Solutions Group. Will provide lead design and planning services for the district, using a collaborative process with local community stakeholders. This includes District Brand, Public Realm Improvements, and Implementation Strategy.

The key members proposed for this project are indicated below:

- Engineer Project Manager: Guillermo Madriz, P.E. - KCA
- Sub-consultant Project Manager: Pete Sechler, PLA/AICP

VII. ENGINEER'S COMPENSATION

a) For work under Tasks 1-5, the CITY shall compensate the ENGINEER in a lump sum amount of $155,500.00 for services provided.

b) For additional services work under Task 6 the CITY shall compensate the ENGINEER on a time and materials basis for additional services requested and authorized by the CITY. Compensation under this task (and corresponding services) shall not exceed $10,000.00

c) The total amount of this Task Order including expenses and additional services $165,500.00.

VIII. ACCEPTANCE

By signature, the parties accept the provisions of this Task Order No. 12-12-KCA/GC and authorize the ARCHITECT/ENGINEER to proceed at the direction of the CITY'S representative.

ATTEST

By: _____
Chandrahasa Srinivasa
City Clerk

DATE: _____

By: _____
H. Phillip Keyes, P.E.
Design Manager

DATE: _____

CITY OF ST. PETERSBURG

By: _____
Thomas B. Gibson, P.E., Director
Engineering & Capital Improvements

DATE: _____

APPROVED AS TO CONTENT

By: _____
City Attorney (Designee)

DATE: _____

APPROVED AS TO FORM

By: _____
City Attorney (Designee)

DATE: _____

Kisinger Campo and Associates, Corp.
(Company Name)

By: Paul G. Foley
(Signature)

Paul G. Foley, President
(Printed Name with Title)

DATE: March 29, 2016

WITNESS:

By: Alexis A. Mavrino
(Signature)

Alexis A. Mavrino
(Printed Name)

DATE: 3/29/16

EXHIBIT A
COMMUNITY SOLUTIONS GROUP
SCOPE OF SERVICES

COMMUNITY SOLUTIONS GROUP

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

February 5, 2016
Revised March 8, 2016
Revised April 29,2016

Mr. Guillermo Madriz, PE
Kisinger Campo & Associates
201 North Franklin Street, Suite 400
Tampa, Florida 33602

Proposal
Warehouse Arts District / Dueces 'North' Action Plan
City of St. Petersburg, Florida

Dear Guillermo:

I appreciate the opportunity to work with you and the City of St. Petersburg, Warehouse Arts District (WAD), Deuces Live and community on an action plan for this exciting, emergent area of downtown. Our role will be as subconsultant to Kisinger Campo & Associates (KCA) (Client). We also envision introducing local firm Raw Studios LLC, (Gina Foti), a creative / branding group located in the WAD connected to grassroots organizational leadership, including Deuces Live, Grand Central, and others.

Project Understanding

The City of St. Petersburg is interested in developing a conceptual urban design plan to define enhancements for the Warehouse Arts District, including the Deuces Corridor (north of I275) and adjacent areas. The general study area is bounded by 16th St. South, 32nd St. South, 1st Ave. North, and 10th Ave. South. The specific improvement focus area is the warehouse area shown as the "Dome Industrial Park" displayed in Exhibit C.

As subconsultant to KCA, GAI's Community Solutions Group (CSG) will provide lead design and planning services for the district, using a collaborative process with local community stakeholders. This includes (per Exhibit D; City of St Petersburg WAD Action Plan) the following issues and program objectives: District Brand, Public Realm Improvements, and Implementation Strategy.

The City proposes to address these objectives by four major components to the project: Discovery, Stakeholder Workshop, Concept Plan and Action Plan – to be followed by subsequent Design/Permit/Construction of Phase 1 improvements identified in the Action Plan. This scope of service includes the items identified in the City scope, but arranged in a sequence that will promote consensus based on an inclusive, collaborative process.

Based on conversations with the City, the project will include several tiers of interaction: Core Team (Consultant and City PM), a Steering Committee (4-6 people), several key property stakeholders and the general public. Our process will engage each of these groups to work towards consensus.

GAI Consultants, Inc.
618 E. South Street
Suite 700
Orlando, Florida 32801

T 407.423.8398
gaiconsultants.com

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Scope of Services

Based on our understanding of the project requirements / criteria provided to date by the City and Client, GAI will perform the following Scope of Services:

Part 1 Project Kickoff

1. *Core Team Meeting and Site Tour* - The kickoff is envisioned as an internal Core Team workshop to confirm our approach to the project. We will establish our shared management approach for the project, focusing on key people, schedule, data gathering and other logistics. We will discuss key planning objectives and factors requiring special consideration, including an overview summary from the various City departments relevant to this project.
2. *Set up Communication Platform (Raw Studios Assistance)* - We will also discuss our approach to setting up the communications platform for the project, available email or telephone distribution lists and launching online social media resources. We will plan for the communications strategy, including the project announcement. (We assume that the established Warehouse Arts District Facebook Page and other established City outlets will be the preferred platform for social media).

Deliverable: *Meeting Notes, Strategy Statement, and Communications Approach.*

Part 2 – Discovery

1. *Data Collection (KCA assistance)* – Following the Kickoff, we will initiate our Discovery process. This will include mapping and field reconnaissance. City and/or KCA will provide data as available from existing sources:
   - Existing relevant planning documents or CIP investments;
   - Basic existing utility infrastructure / mainline mapping;
   - Sidewalk location, ADA handicap ramps, crosswalks mapping; and
   - Relevant Traffic Data (peak hour, key turning movements)

   CSG will conduct a GIS-based mapping review of the area, as well as a field reconnaissance, to assess the character and condition of existing public rights-of-way, land use, bike routes and facilities, transit, visual character and urban form.
2. *Kickoff Event + Walking Audit (Raw Studios Assistance)* - CSG will conduct a kickoff event to introduce the project to the public, build interest in the community, describe the process / schedule and solicit input from participants. The Kickoff Event will include a 'Values and Vision' exercise to gain early input and share ideas. We envision that the kickoff will also include a neighborhood walking audit to 'show us what you see'. If possible, we imagine this session starting about 4PM and finishing about 7PM.

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3. *Stakeholder Meetings* – CSG will schedule a round of interview meetings with the Steering Committee, the WAD District Board and other critical stakeholders. The purpose will be to gain information regarding area strengths, weaknesses, opportunities and ideas for the District. We have budgeted two (2) days for this activity.
4. *Analysis and Synthesis* – CSG will consolidate Discovery information into a 'Conditions Analysis' document. The document will be presented to the Core Team, and the Steering Committee for review and comment.

Deliverable *– Five (5) hard-copy 'Conditions Analysis' workbooks summarizing Discovery materials collected to date, including meeting notes, activity documentation, urban form maps and character imagery, as well as Thematic Topics of opportunity. Workbook will be saved and delivered as a PDF file transmittal and posting as appropriate on website / social media. We also anticipate a steady feed of social media push regarding our activities.*

Part 3 – Design Studio Workshop

1. *Design Studio* - Following the review and comment on the 'Conditions Analysis', CSG will prepare for a 3-day, on-site design studio workshop. If possible, we will conduct the workshop at a location within the District. The purpose of the on-site studio will be to foster a highly collaborative approach to initial concept design exploration. Topics will include brand characteristics, gateways and signage graphics, streets and public realm, and other thematic topics identified during Discover.
   - Evening Day 1 – Public Workshop: The purposes of this workshop are to present findings to date, outline goals for the week, interactive exercise, design 'assignments' to team and participants.
   - Day 2 – Studio Work Session: This session will feature our design team and breakout tables focusing on streetscape materials, design opportunities, and graphics and gateways. The session will be set up for all-day local input and design participation regarding specific topics, and the public will be free to come and go. Stakeholder meetings may be conducted during this session, as needed.
   - Day 3 - Studio Synthesis and Pin-Ups: During the Day 3 session, CSG and the team will review big ideas, validate, and prepare for Conceptual Design. The day will conclude with a public workshop featuring a short presentation followed by open house salon.

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2. *Review + Refine* – CSG will review the results (preliminary design ideas) with the public at the conclusion of the Design Studio Workshop, and afterwards with the Steering Committee for comment, validation and refinement.

Deliverable *- PowerPoint Presentation summarizing preliminary design ideas, detailed public participation, and outline.*

Part 4 – Conceptual Plans

1. *Overall District Plans* – Based on the outcomes of the studio workshop, CSG will complete an urban design framework drawing set that summarizes the public realm and ideas for the District.
2. *Streetscape Branding Elements* – CSG will compile material standards for typical streetscapes including landscape, hardscape, site furnishings, lighting and other amenities.
3. *Graphic Branding Street Elements* – CSG will lead a graphic branding exercise, with assistance from Raw Studios, including conceptual designs for gateways, wayfinding, banners, and an approach to external public art.
4. *Transportation Framework* – CSG will develop a transportation framework that will include bike network, sidewalks / crosswalks, transit, and a wayfinding 'logic' map for identifying top District destinations. The wayfinding portion is anticipated to feature up to two (2) sign types and 5-10 destinations. Wayfinding efforts in excess of this may be provided as an additional service.
5. *Signature Address and Feature Intersections* – It is anticipated that somewhere in the District, the plan may yield a signature 'central' public feature which may include a special streetscape block or public plaza. If so, this feature will be developed at a conceptual level using the branding elements. We envision no more than two (2) feature perspective graphics depicting the signature location incorporating the master plan design elements.

   Two (2) intersections will receive special design consideration, including 5th Avenue at 22nd Street and 5th Avenue at 28th Street.
6. *Zoning and Regulatory Framework* – CSG will report to the City team any land use / development issues that emerge from our interactions with the public. The City will take the lead on evaluating the current regulatory framework and appropriate revisions.
7. *Budget Estimates* – CSG will work with KCA to develop conceptual budget estimates for the envisioned improvements. CSG will only provide budgeting numbers for landscape and pedestrian hardscape elements. It is assumed KCA will compile overall budgeting estimates as appropriate, including any roadway reconstruction, public utilities, etc.

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8. *Concept and Funding Review* – CSG will meet with the Core Team and Steering Committee to review the concepts and conduct a 'funding strategies workshop'. This will include sources of public finance, donor opportunities and grant programs. KCA will take the lead on grant opportunities with support from CSG.
9. *Public Open House* - CSG will refine the Conceptual Plan components one time based on input from the Core Team and Steering Committee. We will then present the work to the District and Public Stakeholders in an open house format.

Deliverable *– Technical Memoranda + PPT summarizing the plan components as detailed above. We will provide five (5) hard copies and PDF files suitable for printing / distribution.*

Part 5 – Action Plan and Final Product

1. *Prioritized Implementation* – the Action Plan will include a list of projects with associated conceptual budgets. We will review the projects with the City Core Team and Steering Committee to develop a priority list of first phase, actionable projects.
2. *Draft District Plan* - Combined ***Warehouse Arts District Plan*** summarizing the concept plan components (as defined in Part 4), budget estimates and funding ideas. We will present the draft District Plan to the City and Warehouse Arts District Master Plan Committee for review and input. We will refine the plan one time based on the combined written comments of the City and Steering Committee.
3. *Final District Plan* –CSG will produce a final version of the ***Warehouse Arts District Plan*** as a color document suitable for printing, transmittal and posting (as appropriate) on web based / social media outlets. We will conduct one final public presentation of the plan and actions.

Deliverable *– Color Report document, formatted in InDesign, with narrative and graphics outlining the products defined in Parts 4 and 5. Root files and PDF suitable for transmittal will be available to the Client and City.*

Schedule

GAI will begin work upon receipt of a copy of this Proposal executed and authorized below. GAI will endeavor to complete its Scope of Services and deliver the final project deliverable within ten (10) months, subject to excused delay occasioned by factors beyond GAI's reasonable control.

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Compensation

Compensation for services rendered by GAI will be in accordance with the rates agreed to and incorporated into the Agreement between GAI and Client. The total cost of GAI's services under this Proposal is $119,500.00 to be paid on a lump sum basis including expenses. This includes a total fee of $18,000.00 (including direct expenses) for RAW Studios to assist with creative development, meeting promotion and hosting our workshop events.

Payment

Unless otherwise specified in the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A, GAI will prepare invoices monthly and payment will be due within thirty (30) days of the date of the invoice. All other payment terms will be in accordance with Exhibit A.

Additional Services

The following items are some services that may be provided as Additional Services:

- On-site meetings in addition to those specifically identified in the above scope of services;
- Implementation-level design and engineering;
- Expanded wayfinding planning beyond that described in the above scope of services; and
- Perspective sketches / watercolors, photo-morphs and other renderings in excess of those specifically identified in the above scope of services.

Assumptions and Understandings

GAI's Scope of Services, Schedule and Compensation as set forth above have been prepared on the basis of the following assumptions and understandings:

1. Client acknowledges and understands that Community Solutions Group is a GAI Consultants, Inc. Services Group. Any reference to Community Solutions Group or CSG in the Proposal for Professional Services and the Standard Terms and Conditions also refers to GAI Consultants, Inc. It is further acknowledged and understood that this agreement is between the CLIENT and GAI Consultants, Inc.

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2. Client represents that they have not performed environmental investigation and no investigation is required for this assignment.
3. Access to the project site(s) or other land upon which GAI is to conduct any field work will be available to GAI personnel in a timely manner.
4. The City shall be responsible for advertising all public workshops and for securing adequate locations, preferably within the WAD.
5. Client has provided all its requirements for GAI's scope of services and all criteria and/or specifications that GAI should utilize at the time this Proposal is authorized. This includes any requirement for any statement of professional opinion or certification.
6. Client has provided all available information pertinent to GAI's scope of services, including previous reports/drawings; utility information; topo information, etc. at the time this Proposal is authorized. Unless otherwise noted, GAI may rely upon such information.
7. Client will give GAI prompt notice whenever it observes or otherwise becomes aware of any development that affects the scope or timing of GAI's performance.
8. Client will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
9. Any of Client's other consultant(s)/contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
10. GAI's proposed compensation and schedule are based on receipt of authorization to proceed within thirty (30) calendar days of the date of this Proposal. GAI reserves the right to adjust its compensation if authorization to proceed is not received within thirty (30) calendar days.

Please do not hesitate to contact me at 321.319.3126 if you have any questions or wish to discuss this Proposal. If this Proposal is acceptable, please sign where indicated below and return one (1) copy for our file. This also will serve as authorization for GAI to proceed. GAI's performance of the Scope of Services will be governed by the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A and incorporated herein by reference.

Sincerely,

Community Solutions Group,
a GAI Consultants
Service Group

Andrew O. McCown

REQUESTED AND AUTHORIZED BY:

Kisinger Campo and Associates

BY:

PRINTED NAME:

TITLE:

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Planning | Urban Design
Landscape Architecture
Economics | Real Estate

Andrew McCown, AICP
Planning Manager

DATE:

Pete Sechler, PLA/AICP
Senior Director, CSG

Attachments:

Exhibit A - GAI Standard Terms and Conditions for Professional Services
Exhibit B – GAI Florida Community Development Rate Schedule
Exhibit C – Study Area and Warehouse Arts District Boundaries
Exhibit D – City of St Petersburg WAD Action Plan

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Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT A

GAI Standard Terms and Conditions for Professional Services

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EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions for Real Estate, Economic and/or Advisory Services

1. Scope of Services and Limitations

GAI shall perform the Services described in GAI's Proposal, incorporated herein by reference and to which these Terms and Conditions are attached, in connection with certain real estate, economic and/or advisory services as described in the GAI proposal dated . GAI's Services will not include legal or regulatory counseling nor any services within the scope of the U. S. Security and Exchange Commission's (SEC) "Municipal Advisor Rule" it being understood and acknowledged that GAI is not licensed under that Rule to provide such services. CLIENT may have independently engaged a municipal advisor to perform such services or assignments. The analysis may comment on matters associated with zoning, as well as, other state and local government regulations, permits, and licenses. Further, no effort will be made to determine the possible effects on any specific assignments as they may be influenced by present or future Federal, State, or local legislation, including any bond restrictions, changes in tax structure or tax law, environmental or ecological matters, or interpretations thereof. Our documentation will contain a statement to that effect.

Any conclusions and/or any prospective financial information that may be included in GAI's documentation will be based on estimates and assumptions from previous studies, information developed from supplemental research, knowledge of the industry and other sources, including certain information that you may provide. The source of information and basis of significant estimates and assumptions will be stated in our documentation. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur. Therefore, actual results will vary from any estimates, and the variations may be material. GAI's documentation will contain a statement to that effect.

2. Compensation

GAI agrees to accept and CLIENT agrees to pay the compensation on either a time (hourly) and expense basis in accordance with the appropriate rates in effect at the time of performance, a lump sum basis, or in some other arrangement specified in GAI's proposal.

3. Invoicing/Payment

A. GAI will submit invoices as the engagement or work progresses, but not more frequently than every two weeks, for Services performed during the period or upon completion of the Services, whichever is earlier.

B. Invoices are due and payable in U.S. dollars within 30 days from date of invoice. All charges not paid within 30 days may be subject to a service charge of 1-1/2 percent per month or a fraction thereof, plus all costs and expenses of collection, including without limitation, attorneys' fees at GAI's option. In addition, should CLIENT fail to pay any invoice within 45 days of the invoice date, GAI may, in its sole discretion, upon 3 days written notice to CLIENT, stop work and recover from CLIENT payment for all services performed prior to the work stoppage, plus all amounts for interest, penalties and attorney's fees that may be recoverable under applicable law, including without limitation, prompt payment and/or lien laws. GAI will resume performance once CLIENT pays all outstanding amounts due plus any advance payment(s) or other security in GAI's sole discretion deemed necessary.

C. CLIENT will be invoiced for all internal expenses, such as photocopy and photographic reproductions, postage, mileage, company vehicle rental, the acquisition or special materials where required etc., on a per diem rate for all personnel required by the work to remain away from their normal residence and the cost of transporting materials, equipment, and/or personnel as required for proper performance of the project on a mileage basis. If one of GAI's field vehicles is required for the execution of the work, CLIENT will be invoiced for the vehicle on a rental basis or on a mileage basis, depending upon the vehicle.

D. CLIENT will be invoiced for external expenses, such as travel, lodging, sub-contracted services, etc., at direct cost.

E. Payments shall include the GAI invoice number and be mailed directly to GAI at the address first written above to the attention of the Accounts Receivable.

F. All documents will remain stamped "DRAFT" until all outstanding sums are received.

G. In the event, the assignment involves any testimony or additional support functions, all invoices must be paid in full prior to the testimony or additional support is rendered.

4. Changes

CLIENT and GAI may make additions to the scope of work by written Change Order. CLIENT may omit work previously ordered by written instructions to GAI. The provisions of this AGREEMENT, with appropriate changes in GAI's Compensation and Project Schedule, shall apply to all additions and omissions.

5. CLIENT Responsibilities

CLIENT represents, with the intent that GAI rely thereon, that it has sufficient financial resources to pay GAI as agreed to in this AGREEMENT and, as applicable and necessary for GAI to perform its services. CLIENT will:

A. Provide all criteria and full information as to its requirements for GAI's services, including design or study objectives, constraints, third party certification requirement(s), standards or budget limitation(s).

B. Upon identification by GAI and approval by CLIENT of the necessity and scope of information required, furnish GAI with data, reports, surveys, and other materials and information required for this assignment, all of which GAI may rely upon in performing its services, except those included in GAI's scope of services.

C. Guarantee access to the property and make all provisions for GAI to enter upon public and private lands as required for GAI to perform its services under this AGREEMENT, if necessary.

D. Examine all studies, reports, sketches, opinions of the construction costs, specifications, drawings, proposals, and other documents presented by GAI to CLIENT and promptly render in writing the decisions pertaining thereto within a period mutually agreed upon.

E. Give prompt written notice to GAI whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of GAI'S services, any changes in the information provided by CLIENT pursuant to Article 5 (1) above or GAI's performance.

F. Furnish such legal and insurance counseling services as CLIENT may require for the Project, including without limitation, any falling under the jurisdiction of the SEC's "Municipal Advisor Rule".

6. Schedule/Delays

GAI shall commence performance upon receipt of the CLIENT's written authorization to proceed and shall perform its professional services in accordance with the mutually agreed schedule, provided however, the performance under this AGREEMENT shall be excused in the event performance of this AGREEMENT is prevented or delays are occasioned by factors beyond the delayed Party's control, or by factors which could not reasonably have been foreseen at the time this AGREEMENT was prepared and executed. The delayed party's performance shall be extended by the period of delay plus a reasonable period to restart operations.

7. Document Ownership and Reuse

All reports, drawings, specifications, manuals, learning and audio visual materials, field data, calculations, estimates, and other documents (collectively "Work Product") prepared by GAI are instruments of service and shall remain the property of GAI although the Work Product may be used by CLIENT for the purposes defined by the proposal and these terms and conditions. The terms of this engagement will be such that GAI will have no obligation to revise the documentation to reflect events or conditions, which occur subsequent to the date of the documentation. The documentation will contain a statement to that effect. Any further use or re-use of GAI's Work Product without GAI's consent or adaptation as may be appropriate shall be without liability to GAI and CLIENT shall defend, indemnify and hold GAI harmless from any such further use or reuse by CLIENT without GAI's consent or adaptation.

GAI's documentation will be intended solely for CLIENT's information, planning, and negotiations in the short term. Otherwise, neither GAI's documentation nor its contents, nor any reference to GAI may be included or quoted in any offering circular or registration statement, loan or other agreement or document not previously specified in this document without prior written permission from GAI. Permission will be granted upon meeting certain conditions.

8. Limitation of Liability

In the event of any loss, damage, claim, or expense to CLIENT resulting from GAI's performance or non-performance of the professional services authorized under this AGREEMENT, GAI's liability whether based on any legal theory of contract, tort including negligence, strict liability or otherwise under this AGREEMENT for professional acts, errors, or omissions shall be limited to the extent any such claims, damages, losses, or expenses resulting from the negligent act, errors or omissions of GAI or its employees occurring during performance under this AGREEMENT. The total cumulative liability of GAI arising out of professional acts, errors, or omissions shall not exceed the greater of $50,000 or two times the total compensation GAI receives from CLIENT under this AGREEMENT. GAI's aggregate liability for all other acts, errors, or omissions shall be limited to the coverage and amounts of GAI's insurance. The limitations stated above shall not apply to the extent any damages are proximately caused by the willful misconduct of GAI and its employees.

9. Disclaimer of Consequential Damages

Notwithstanding anything to the contrary in this AGREEMENT, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown, or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.

10. Standard of Performance

GAI will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

11. Confidentiality/Non-Disclosure

Upon Client's written request and subject to "Sunshine" or other "Right-to-Know" laws, rules or regulations, GAI shall not disclose, or permit disclosure of any information developed in connection with its performance under this AGREEMENT or received from CLIENT or the Project Owner, or their affiliates, subcontractors, or agents designated by CLIENT as confidential, except to GAI's employees and subcontractors who need such information in order to properly execute the services of this AGREEMENT The foregoing shall not prohibit GAI from disclosing information in response to any Federal, State or local government directive or judicial order, but in the event GAI receives or is threatened with such an order or has actual knowledge that such an order may be sought or be forthcoming, GAI shall immediately notify CLIENT and assist CLIENT in CLIENT's undertaking such lawful measures as it may desire to resist the issuance, enforcement and effect of such an order. GAI's obligation to resist such an order and assist CLIENT and the Project Owner is contingent upon GAI receiving further compensation for such assistance, including without limitation, a reasonable attorney's fee, in assisting CLIENT.

12. Miscellaneous Terms of Agreement

A. This AGREEMENT shall be subject to, interpreted, and enforced according to the laws of the state of the GAI office location first written above without giving effect to its conflict of law principles. If any part of this AGREEMENT shall be held illegal, unenforceable, void, or voidable by any court of competent jurisdiction, each of the remainder of the provisions shall nevertheless remain in full force and effect and shall in no way be affected, impaired, or invalidated.

B. CLIENT shall not assert any claim or suit against GAI after expiration of a Limitation Period, defined as the shorter of (a) three (3) years from substantial completion of the particular GAI service(s) out of which the claim, damage or suit arose, or (b) the time period of any statute of limitation or repose provided by law. In the event of any claim, suit or dispute between CLIENT and GAI, CLIENT agrees to only pursue recovery from GAI and will not to seek recovery from, pursue or file any claim or suit, whether based on contract, tort including negligence, strict liability or otherwise against any director, officer, or employee of GAI.

C. Either the CLIENT or GAI may terminate or suspend performance of this AGREEMENT without cause upon

thirty (30) days written notice delivered or mailed to the other party.

D. All notices required to be sent hereunder shall be either hand delivered, with signed receipt of such hand delivery, or sent by certified mail, return receipt requested.

E. The paragraph headings in this AGREEMENT are for convenience of reference only and shall not be deemed to alter or affect the provisions hereof.

F. Unless expressly stated to the contrary, the professional services to be provided by GAI do not include meetings and consultations in anticipation of litigation or arbitration or attendance as an expert witness in any deposition, hearing, or arbitration. If requested, these services will be provided by an amendment to this AGREEMENT, setting forth the terms and rates of compensation to be received by GAI.

G. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CLIENT and GAI, e.g. no third party beneficiary right(s) are intended hereunder.

H. No modification or changes in the terms of this AGREEMENT may be made except by written instrument signed by the parties.

I. GAI is an Equal Opportunity Employer. GAI complies with the Office of Federal Contract Compliance Programs Affirmative Action Programs as outlined in 41 CFR 60-1.4(a)(b), 41 CFR 60-250.5(a)(b), and 41 CFR 60-741.5(a)(b)

END OF TERMS AND CONDITIONS

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT B
GAI Florida Community Development Rate Schedule

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2015 Community Development Florida Rate Schedule

Professionals include Economists, Planners, Urban Designers and Landscape Architects. The use of "Engineer" in the titles in the Hourly Rate Schedule applies to professional engineers and geologists.

Any changes in hourly rates to reflect increases in cost of living, taxes, benefits, etc. will take effect on January 3, 2016. Rates in the below table are "loaded" hourly rates and include all overhead, costs, and benefits per hourly unit rate.

Labor Classifcation	Invoice Rate
CSG Expert Witness	$350.00
CSG Senior Director / Principal	$265.00
CSG Senior Director	$250.00
CSG Director	$220.00
CSG Senior Manager / Assistant Director	$195.00
CSG Manager	$170.00
CSG Assistant Manager	$150.00
CSG Senior Project Professional	$135.00
CSG Project Professional	$120.00
CSG Senior Professional	$105.00
CSG Professional	$90.00
CSG Senior Technician	$95.00
CSG Technician 2	$85.00
CSG Technician 1	$65.00
Senior Engineering Director	$305.00
Engineering Director	$260.00
Senior Engineering Manager	$225.00
Senior Project Manager	$170.00
Senior Lead Project Engineer	$165.00
Project Manager	$150.00
CEI Project Administrator, Senior Project Engineer	$145.00
Engineering Manager	$140.00
Senior Project Designer	$125.00
Senior Lead Designer, Project Engineer	$115.00
Senior Engineer Intern	$100.00
Lead Designer	$95.00
Senior CAD Operator	$90.00
Senior Project Coordinator	$85.00
Senior Project Controls Associate	$80.00
Engineer Intern	$75.00
CAD Operator	$70.00
Administrative Assistant	$55.00
Environmental Director	$135.00
Senior Environmental Specialist	$125.00
Environmental Project Specialist	$80.00

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gai consultants
transforming ideas into reality

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT C

Study Area and Warehouse Arts District Boundaries

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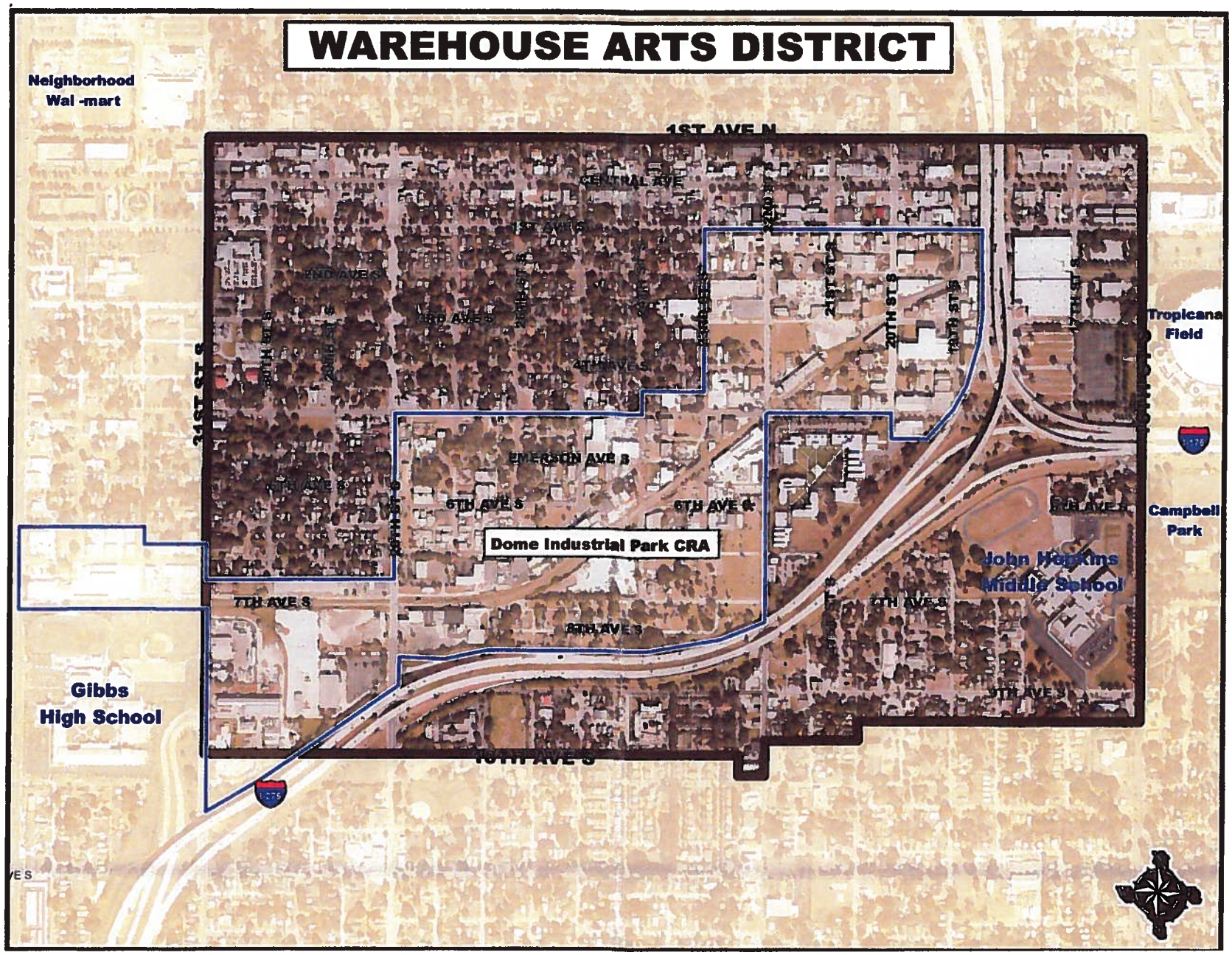
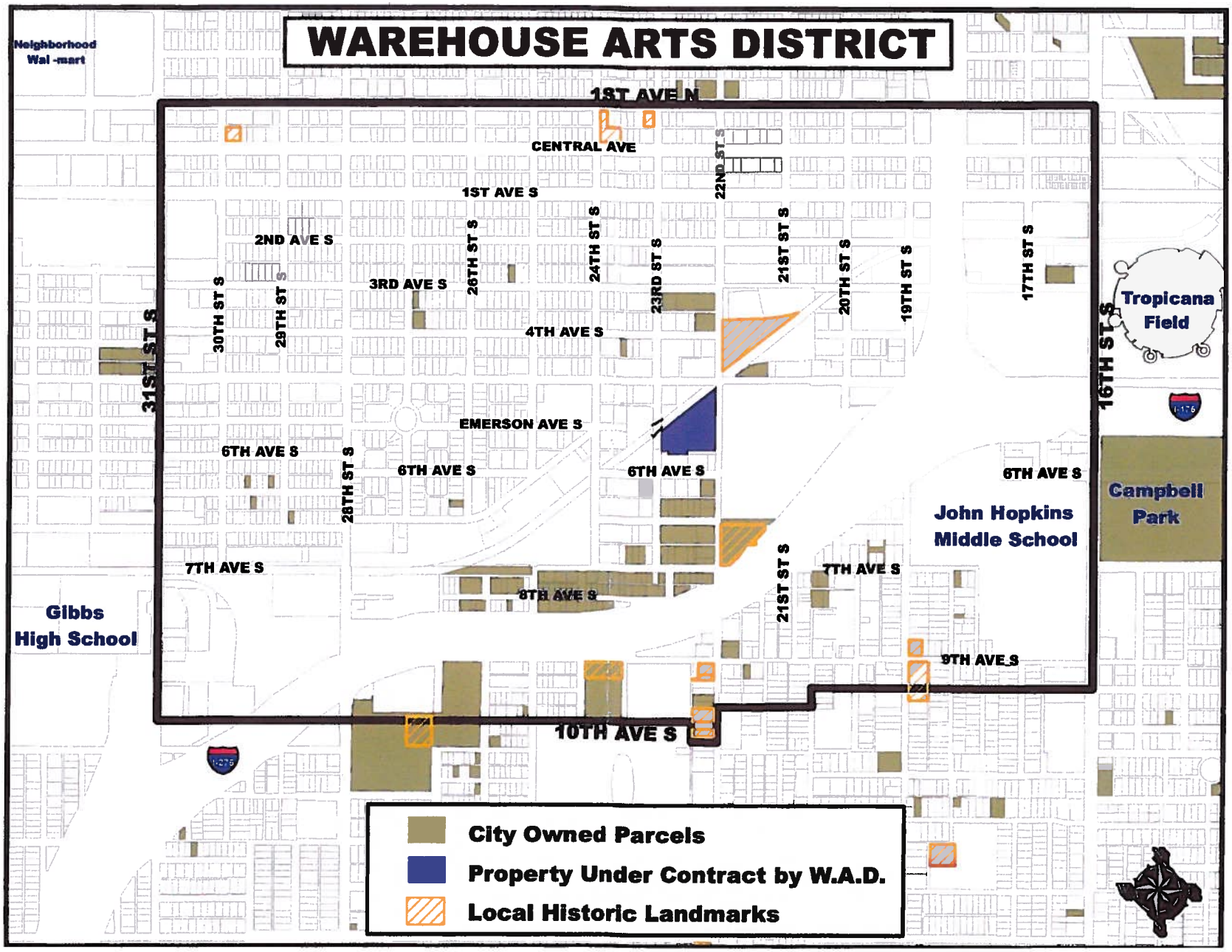
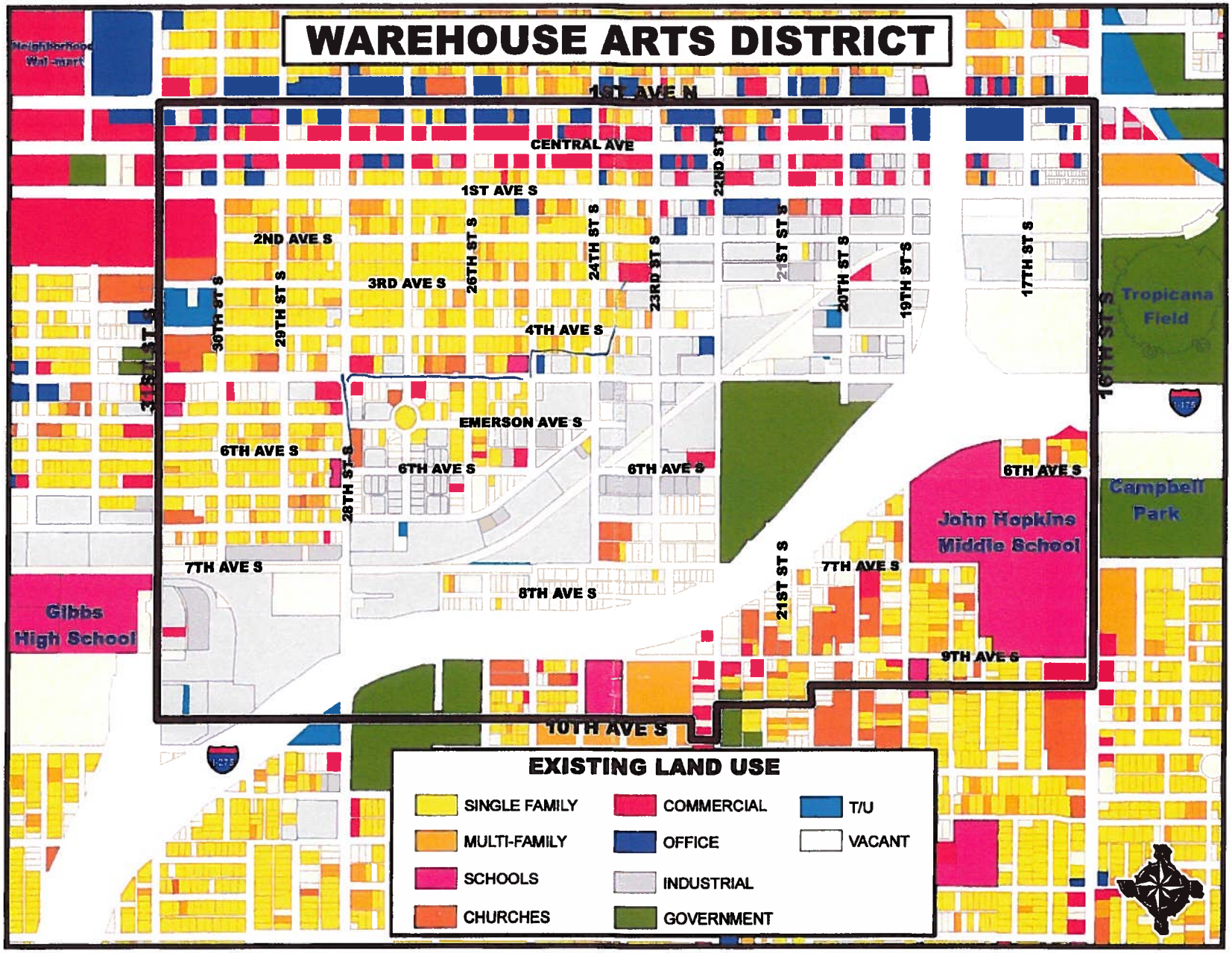
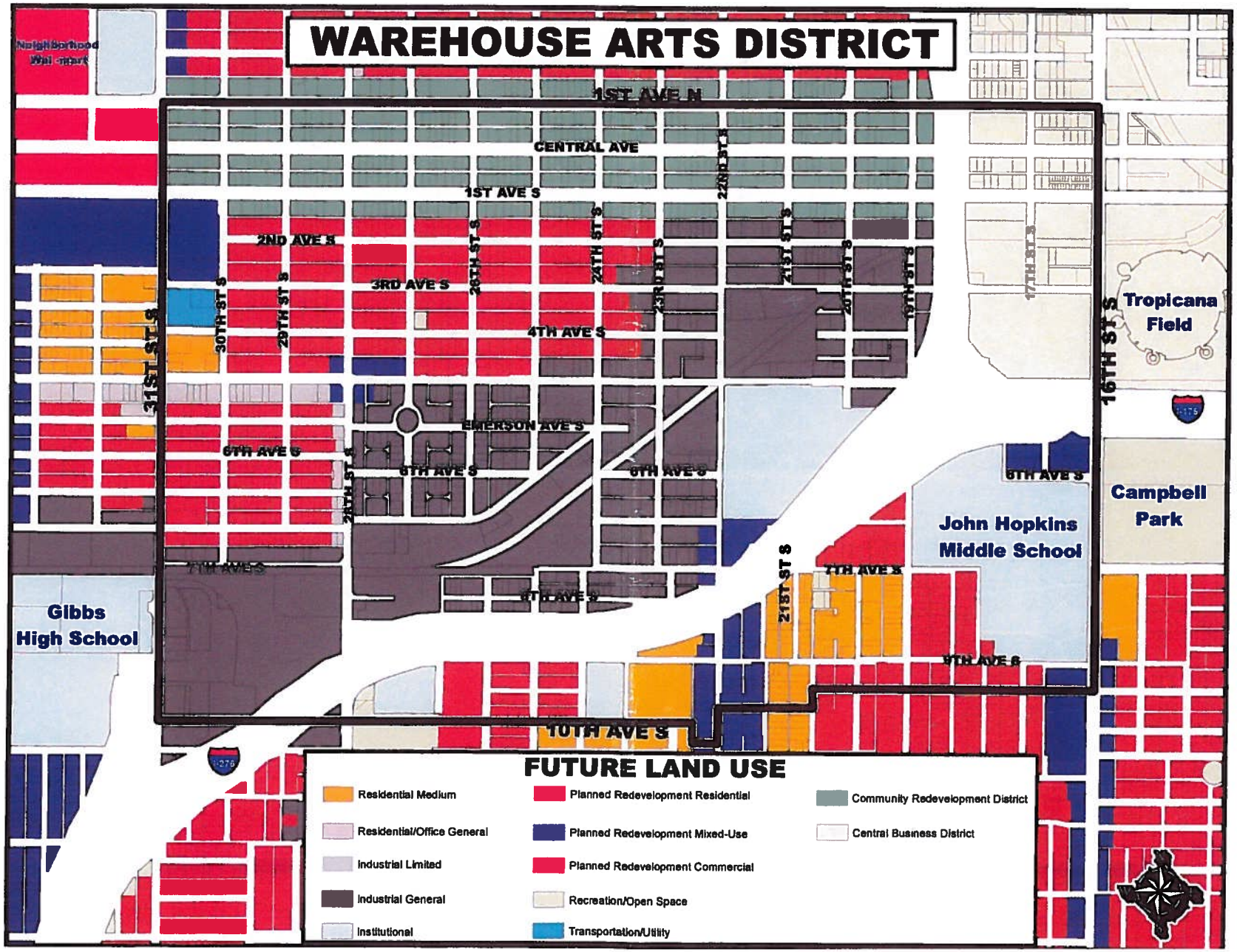
WAREHOUSE ARTS DISTRICT




WAREHOUSE ARTS DISTRICT
Neighborhood Wal -mart
1ST AVE N
CENTRAL AVE
1ST AVE S
2ND AVE S
3RD AVE S
4TH AVE S
6TH AVE S
7TH AVE S
8TH AVE S
9TH AVE S
10TH AVE S
EMERSON AVE S
22ND ST S
21ST ST S
20TH ST S
19TH ST S
17TH ST S
16TH ST S
24TH ST S
23RD ST S
26TH ST S
28TH ST S
29TH ST S
30TH ST S
31ST ST S
Tropicana Field
Campbell Park
John Hopkins Middle School
Gibbs High School
City Owned Parcels
Property Under Contract by W.A.D.
Local Historic Landmarks


WAREHOUSE ARTS DISTRICT
Neighborhood Wal-mart
1ST AVE N
CENTRAL AVE
1ST AVE S
2ND AVE S
3RD AVE S
4TH AVE S
EMERSON AVE S
6TH AVE S
7TH AVE S
8TH AVE S
9TH AVE S
10TH AVE S
31ST ST S
30TH ST S
29TH ST S
28TH ST S
26TH ST S
24TH ST S
23RD ST S
22ND ST S
21ST ST S
20TH ST S
19TH ST S
17TH ST S
16TH ST S
Tropicana Field
Campbell Park
John Hopkins Middle School
Gibbs High School
EXISTING LAND USE
SINGLE FAMILY
MULTI-FAMILY
SCHOOLS
CHURCHES
COMMERCIAL
OFFICE
INDUSTRIAL
GOVERNMENT
T/U
VACANT


WAREHOUSE ARTS DISTRICT
Neighborhood Wal-Mart
1ST AVE N
CENTRAL AVE
1ST AVE S
2ND AVE S
3RD AVE S
4TH AVE S
6TH AVE S
7TH AVE S
8TH AVE S
9TH AVE S
10TH AVE S
EMERSON AVE S
31ST ST S
30TH ST S
29TH ST S
28TH ST S
27TH ST S
26TH ST S
24TH ST S
23RD ST S
22ND ST S
21ST ST S
20TH ST S
19TH ST S
17TH ST S
16TH ST S
Tropicana Field
Campbell Park
John Hopkins Middle School
Gibbs High School
FUTURE LAND USE
Residential Medium
Residential/Office General
Industrial Limited
Industrial General
Institutional
Planned Redevelopment Residential
Planned Redevelopment Mixed-Use
Planned Redevelopment Commercial
Recreation/Open Space
Transportation/Utility
Community Redevelopment District
Central Business District

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT D
City of St Petersburg WAD Action Plan

A GAI Consultants, Inc. Service Group

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DRAFT

Scope of Services

The Warehouse Arts District Action Plan

A. General

The purpose of this document is to establish a scope of services, define the parameters of the project, the project understanding, project schedule, limits of works and tasks to be performed.

B. Project Description

The WAD lies west of Tropicana Field and incorporates portions of the Grand Central Main Street, Deuces Live Main Street, and South St. Petersburg Community Redevelopment Area. It is the goal of the City's Planning & Economic Development Department to help the stakeholders of the WAD to physically improve the district, enhance the pedestrian environment, and strengthen the business environment. The goals for the Action Plan include, but are not limited to: (1) Create a District identity; (2) Improve the bicycle/pedestrian environment; and (3) Increase opportunities for businesses, property owners, and District stakeholders. The project includes providing an implementation component and budget for improvements.

C. Project Limits

The WAD project site is bounded by 1st Avenue N on the north, 10th Avenue S on the south, 16th St on the east, and 31st Street on the west. The project location map is shown as an attachment to this scope of services as Exhibit X.

D. Project Team

The Consultant team will be responsible for the following tasks:

- Project management and sub-consultant coordination;
- Planning and design services lead

E. Project Understanding

The planning services to be performed will take into consideration the following key issues, objectives and program elements:

1. **Create a District Brand**:
    - Gateway enhancements including signage (including adaptive reuse of existing monument signs) , markers, and public art
    - Opportunities for public art and landscaping
    - Decorative banner locations

- Statement intersection designs for 5th Avenue South at both 22nd Street and 28th Street
- Review and incorporate appropriate design elements from the 22nd Street South Streetscape Plan
- A signature public park or public plaza

2. **Improve the public realm, including streetscape, and bicycle/pedestrian environment:**
    - Analysis of current bicycle and pedestrian conditions
    - Identification of key sidewalk improvements throughout the District
    - Street lighting, including pedestrian-scale lighting, throughout the District
    - Crosswalks at key intersections
    - Network of bicycle routes and the recommended facilities needed to complete the network
    - Opportunities for short & long term bike parking
    - Opportunities for additional on and off street motor vehicle parking
    - Pedestrian-scale wayfinding signage
    - Bicyclist-scale wayfinding signage
    - Opportunities for a new central public park or plaza for the District
    - Opportunities for benches & moveable chairs
    - Public safety improvements
    - Connections to the Pinellas Trail and potential trail enhancements
    - Landscaping enhancements – including design elements from the 22nd Street South Streetscape Plan
    - Identify improvements to mass transit stops, and shelters
    - Analysis of traffic calming opportunities, including feasibility of reconfiguring both 28th Street and 5th Avenue South to add bicycle facilities and medians/landscaping
    - Opportunities to include the District brand and any artistic elements to the streetscape developed as a part of this Plan (bike racks, benches, etc.)

3. **Providing an implementation strategy and budget for improvements:**
    - Project cost estimates, including potential sources of funding
    - Prioritized implementation plan and schedule of projects, considering phases and timing

F. CITY Responsibilities

The CITY will provide all available existing data, plans, contract administration, project management, and technical support during the duration of the project. Responsibilities include:

1. Establishing a single point of contact;
2. Providing meeting space for public involvement;
3. Notification of stakeholders;

4. Scheduling of community or public meetings;
5. Data and information for any CITY projects that may affect the WAD Action Plan;
6. Providing written review comments for all deliverables within 14 days of receipt;
7. Land Use & Development Regulations portions of the scope of services.

G. Project Schedule / Length of Services

The project schedule for scope Tasks H through M as described herein will be ten (10) months. The Length of Services begins upon receipt of a written notice to proceed from the CITY. After notice to proceed, a Project Schedule will be prepared by Consultant and approved by the CITY.

H. Project General Tasks

Consultant will perform general tasks associated with the project, which includes the following:

1. Project Management: Consultant will perform the following project management tasks:
    a. Contract maintenance: monthly contract maintenance and financial management for purposes of monthly billing and accounting;
    b. Sub-consultant management: manage sub-consultants, coordination and correspondence with sub-consultants, process sub-consultant monthly invoices;
    c. Correspondence and communication with the CITY.

2. Project Progress Meetings: Consultant will attend periodic progress meetings with the CITY and WAD Action Plan Committee. A maximum of four (4) meetings are included.

I. Discovery

1. Data Collection

Consultant will assemble plans, data, maps, and other relevant information necessary to assess existing and future conditions in the District and identify District strengths and weaknesses in relation to the following:

- Aesthetics;
- Land Development Regulations;
- Transportation;
- Bicycle/Pedestrian conditions;
- Trails;
- Sidewalks;
- Roadway network (curb widths, traffic volumes & traffic signals);
- Street/pedestrian lighting;
- Review and Coordinate with Existing Plans and Projects;
    - African American Heritage Trail
    - 22nd Street South Streetscape Plan

- 22nd Street/I-275 Underpass Lighting Project
- South St. Petersburg Community Redevelopment Plan, including goals pertaining to the District
- Pinellas Trail Extension Master Plan
- Complete Streets Implementation Plan (forthcoming)

2. **Field Review**

   Consultant will perform a field review to document and evaluate existing conditions and identify potential improvements. The review will focus on aesthetic, physical, and transportation elements within the District.

3. **Analysis**

   Consultant will analyze all of the information gathered and obtained during this task and identify strengths, weaknesses, and opportunities within the District.

4. **Deliverables and Schedule**

   Consultant will complete Task I in 45 days. The deliverable will be an existing conditions analysis documents.

J. Stakeholder Workshop

Consultant will facilitate a workshop with the WAD stakeholders identified by the CITY and the WAD Master Plan Committee. It is anticipated that the workshop will be a full day and will be organized as follows:

1. **General Session –** Based on information gathered in Task I – Discovery, Consultant will prepare a presentation that illustrates the existing conditions as they relate to the key elements identified during the Discovery phase. The presentation will provide an overview of the District and present examples of comparable districts and their characteristics.

2. **Breakout Sessions –** Following the completion of the general session, stakeholders will participate in breakout session that focus on particular elements that guide the Action Plan. It is anticipated that each session will be led by individual team members from the Consultant and will include the following groups, at a minimum:
   - Signage & wayfinding
   - Streetscape (includes landscaping, lightning and public art)
   - Bicycle/pedestrian facilities, sidewalks, transit facilities
   - Land use & development regulations (includes zoning and parking standards)

The breakout sessions will be interactive in nature and seek input from the stakeholders. Following the session, each team will present a summary to the group on key issues identified and any preliminary thoughts/concepts generated. The information will be documented and included in the final report.

3. Deliverables and Schedule

Consultant will complete task J in 45 days. The deliverables will be a presentation highlighting the work completed in Task I and a summary of the stakeholder workshop.

K. Concept Plan

1. Concepts

Based on the information and input gathered in Task J – Stakeholder Workshop, Consultant will develop preliminary concepts. At a minimum the concepts will address:

- Overall District Action Plan;
    - Branding elements including Streetscape (landscape, hardscape, furnishing, lighting, public art, and other amenities)
    - Signage (Gateway and wayfinding);
- Transportation (focus on bicycle and pedestrian);
    - Network of bicycle routes
    - Sidewalk/crosswalk network
    - Proposed transportation facilities and projects
    - Wayfinding;
- Zoning and regulatory framework (CITY responsibility);
- Potential funding sources and strategies

The concepts will be presented in an open house format that will be open to District Stakeholders and the public. It will allow for input directly with the Consultant project team on the concepts identified. The open house will be followed by a meeting with the CITY, Warehouse Arts District Master Plan Committee, and the Consultant project team and is intended to review the input received during the open house and provide direction for the Action Plan Phase. Information and input received during this task will be included in the final report.

2. Deliverables and Schedule

Consultant will complete Task J in 60 days. The deliverables will be a document that includes the preliminary concepts and a summary of input received during the open house and follow up meeting with the CITY and Action Plan Committee.

L. Action Plan

1. Action Plan

Based on information and input gathered in Task K – Concept Phase, Consultant will develop an Action plan for the WAD. The plan will include refinements of the concepts and recommendations for improvements. The information will include graphics, sketches, tables, and text to convey the information & recommendations. At a minimum the Action Plan will include recommendations on the following:

- Overall District Action Plan;
- Branding elements, including;
    - Streetscape (landscape, hardscape, furnishing, lighting, public art, and other amenities)
    - Signage (Gateway and wayfinding);
- Transportation and Circulation (focus on bicycle and pedestrian);
    - Network of bicycle routes
    - Sidewalk/crosswalk network
    - Proposed transportation facilities and projects
    - Wayfinding;
- Zoning and regulatory framework (CITY responsibility);
- Potential funding sources and strategies
- Implementation Plan

Consultant will present the Action Plan and associated recommendation to the CITY and Warehouse Arts District Master Plan Committee for input.

2. Deliverables and Schedule

Consultant will complete Task K in 90 days. The deliverable will be the Action Plan document that includes final concepts and recommendations for the District.

M. Design, Permitting, and Construction

1. **Priority Project(s) Design & Permitting**

2. **Project Bid Package and Review**

3. **Construction Management**

City Council Agenda
Report Item

TO: The Mayor and Members of City Council

DATE: April 28, 2016

COUNCIL DATE: May 5, 2016

RE: St. Vincent de Paul

ACTION DESIRED:

I would like to provide City Council with an oral report on the impact of St. Vincent de Paul shelter on 5th Avenue North and the surrounding neighborhoods.

Karl Nurse
City Council Member

RECEIVED
APR 20 2016
By mo

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 5, 2016

To: The Honorable Amy Foster, Chair, and Members of City Council

Subject: Awarding a contract to Cutler Associates, Inc., in the amount of $1,250,000, for design - build services for the Regional Skate Park at Campbell Park and providing an effective date (Engineering/CID Project No. 15230-017; Oracle Project No. 14893).

Explanation: On October 1, 2015 City Council approved a transfer in the amount of $1.6 million from the unappropriated balance of the Weeki Wachee Operating Fund to the Weeki Wachi Capital Fund for the purpose of designing and constructing a regional skate park located in the eastern portion of Campbell Park in an area of approximately 2.3 acres bordered on the east by Booker Creek. Project design - build criteria and budgets were developed with the assistance of the St. Petersburg Skate Alliance. On December 22nd, 2015, the Procurement and Supply Management Department, in collaboration with the Parks & Recreation Department and the Engineering and Capital Improvements Department, issued Request for Proposals No. 7940 Design-Build Services, Regional Skateboard Park. The following four firms submitted proposals based upon the design criteria and budgets provided to them in the RFP:

Submitting Firms:	Locale
Caladesi Construction Co. /Site Design Group, Inc. and California Skate Park Team	Largo, FL/Carlsbad/ Upland, CA
Flores Construction Co./Team Pain Enterprises, Inc.	Tampa/Winter Springs, FL
Cutler Associates, Inc./Team Pain Enterprises, Inc.	Tampa/Winter Springs, FL
Grindline Skate Parks, Inc.	Seattle, WA

The design - build budget includes a not to exceed amount of $990,000 for the design and construction of the Skate Park, a $150,000 allowance for site civil and landscape features, a $50,000 allowance for mutually selected site features, a $10,000 permit allowance, and a $50,000 unforeseen conditions allowance.

The design - build team will provide community involvement services, design and permitting services, and furnish all labor, materials, services and equipment to construct an approximately 28,000 square foot Skate Park project in Campbell Park which will include, but not be limited to; contoured concrete skateboard surfaces, flat plaza style elements, stormwater system, walkways through and connecting to the Skate Park, landscaping, irrigation, and lighting. An existing restroom within the site will be upgraded in a separate project. The skate park team will involve the public during the design process so that the final design reflects the desires of the skating community as well as address issues and concerns from all stakeholders including non-skaters.

The Skate Park is intended to attract users of all levels of skill and suitable as a host site for exhibitions and competitions, and become one of the largest skate parks in Florida. The Skate Park facility will be designed and constructed to address the physical constraints of the site, the project budget, permitting for adjacent proposed site elements, the needs of the end user groups, safety requirements, construction standards, and warranty issues for diverse skate park usage that will arise from the public participation process.

Proposals were evaluated by a seven member committee including Robert Norton, Thomas "Jet" Jackson, Christopher Wolfe and Carlos Daniels of Parks and Recreation, Mike Ryle, Engineering and Capital Improvements, Jessica Eilerman, the Greenhouse, and Anthony Furlong, Pro Skateboarder. The proposals were evaluated based on experience and past performance, conceptual design, pricing, offeror resources, presentations and negotiations. The committee recommended Cutler Associates, Inc. with Team Pain Enterprises, Inc.'s proposal because their local and national staff experience; local presence as the general contractor is a Tampa Bay area business and allows for high rate of availability during design, construction and follow up; their design concept utilized and displayed the desired elements; they have successfully completed other projects with Team Pain and their offer is close to project budget.

Continued on Page 2

The Parks & Recreation Dept. recommends for award:

Cutler Associates Inc. (Tampa, FL) $1,250,000.00

The design build team will begin work approximately ten (10) days from written Notice to Proceed and is scheduled to complete work by the Fall of 2017. The team will schedule a series of public input design meetings prior to developing the construction documents.

The Cutler Associates Construction Design Build Team has met the requirements, terms and conditions of RFP No. 7940 dated December 22, 2016. The Cutler Associates Design Build Team has met the SBE requirements. The principals of Cutler Associates, Inc. are Frederic Mulligan, Chairman; Ernest O'Brien, President/Director; Rick Lentz, Vice President; Melvin Cutler, Director and Kim Beauchamp, Secretary.

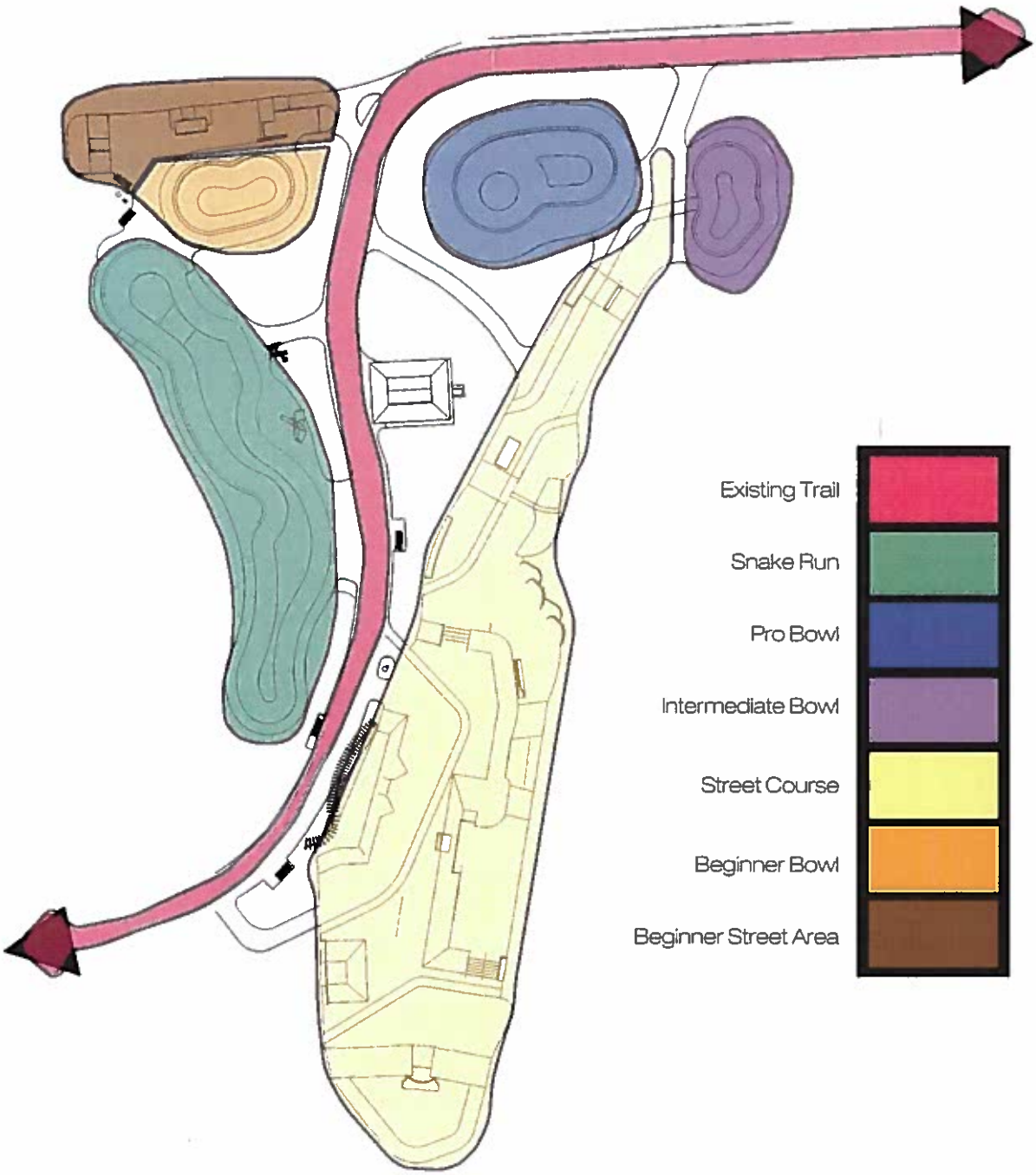
Recommendation: Administration recommends awarding this contract to Cutler Associates, Inc. in the amount of $1,250,000.00 for the Regional Skate Park at Campbell Park project (14893) and providing an effective date. This project qualifies for City Code 2-214/Ordinance 79-H, Local Hiring: Construction Incentive Program

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Weeki Wachee Capital Projects Fund (3041) to the Regional Skateboard Park Project (14893).

Attachments: Conceptual Design (2 pages)
Resolution

Approvals:

Administrative **Budget**


Existing Trail
Snake Run
Pro Bowl
Intermediate Bowl
Street Course
Beginner Bowl
Beginner Street Area

Legend

Air View - No Trees

Air View - with Trees

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO CUTLER ASSOCIATES, INC. IN A TOTAL AMOUNT NOT TO EXCEED $1,250,000 FOR DESIGN-BUILD SERVICES FOR THE REGIONAL SKATE PARK AT CAMPBELL PARK; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to design and construct a new regional skate park at Campbell Park; and

WHEREAS, the Procurement & Supply Management Department received four proposals for design-build services for the new Regional Skate Park at Campbell Park pursuant to RFP No. 7940 dated December 22, 2016; and

WHEREAS, Cutler Associates, Inc. has met the specifications, terms and conditions of RFP No. 7940; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Parks & Recreation and Engineering & Capital Improvements Departments, recommends approval of this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the award of an agreement to Cutler Associates, Inc. in a total amount not to exceed $1,250,000 for the design-build services for the new Regional Skate Park at Campbell Park is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction; and

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL

Meeting of May 5, 2016

TO: The Honorable Amy Foster, Chair, and Members of City Council

SUBJECT: **City File: FLUM-38:** Proposed amendment to the Future Land Use Map designation for an estimated 0.75 acre area, located approximately 290-feet west of 34th Street North, at 2500 34th Street North.

A detailed analysis of the request is provided in the attached staff report.

REQUEST: ORDINANCE _____-L amending the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL.

Public Input: No phone calls, correspondence or visitors have been received.

Community Planning & Preservation Commission (CPPC): On April 12, 2016 the CPPC held a public hearing regarding this matter and voted 7 to 0 to recommend APPROVAL.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinance; AND 2) SET the second reading and adoption public hearing for May 19, 2016.

Attachments: Ordinance, Staff Report

ORDINANCE NO. ___-L

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE LAND USE DESIGNATION FOR AN ESTIMATED 0.75 ACRE AREA LOCATED APPROXIMATELY 290-FEET WEST OF 34TH STREET NORTH, AT 2500 34TH STREET NORTH, FROM RESIDENTIAL MEDIUM TO PLANNED REDEVELOPMENT-MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg land use amendment provided herein as being consistent with the proposed amendment to the Countywide Plan Map Map which has been initiated by the City; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

A PARCEL OF LAND BEING A PART THE FOLLOWING TRACT AS DESCRIBED IN OFFICIAL RECORD BOOK 10429, PAGE 1729:

THE SOUTH 200 FEET OF THE NORTH 600 FEET OF THE EAST I /2 OF THE SOUTHEAST I /4 OF THE SOUTHEAST I /4 OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 16 EAST, LESS THE EAST 50 FEET THEREOF AND THE WEST 30 FEET THEREOF FOR STREET PURPOSES, PINELLAS COUNTY, FLORIDA .

ALSO BEING DESCRIBED AS LOT 1, BLOCK 1 OF SIRMONS ESTATES CHRYSLER ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 68, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE NORTH 400 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 16 EAST, LESS THE EAST 50 FEET THEREOF AND THE WEST 30 FEET THEREOF FOR STREET PURPOSES, PINELLAS COUNTY, FLORIDA.

SAID TRACT ALSO BEING DESCRIBED AS FOLLOWS:

THE NORTH 600 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 16 EAST, LESS THE EAST 50 FEET THEREOF AND THE WEST 30 FEET THEREOF FOR STREET PURPOSES. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF SIRMONS ESTATES CHRYSLER ADDITION; THENCE ALONG THE SOUTH LINE OF SAID TRACT, SAME BEING THE SOUTH LINE OF SAID LOT 1, S89°59'49"W, A DISTANCE OF 408.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°59'49"W ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 55.00 FEET; THENCE N00°07'11"E ALONG A LINE LYING 120.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT A DISTANCE OF 599.98 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID TRACT; THENCE S89°59'35"E ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 55.00 FEET; THENCE S00°07'11"W ALONG A LINE LYING 175.00 FEET EAST OF PARALLEL WITH THE WEST LINE OF SAID TRACT A DISTANCE OF 599.97 FEET TO THE POINT OF BEGINNING.

<u>Land Use Category</u>

From: Residential Medium

To: Planned Redevelopment-Mixed Use

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

SECTION 3. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners (acting in their capacity as the Countywide Planning Authority) and upon issuance of a final order determining this amendment to be in compliance by the Department of Economic Opportunity (DOE) or until the Administration Commission issues a final order determining this amendment to be in compliance, pursuant to Section 163.3187, F.S. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as set forth above.

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-38
(Land Use)

4-7-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT — DATE

4/8/16

ASSISTANT CITY ATTORNEY — DATE

st.petersburg
www.stpete.org

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

For Public Hearing and Executive Action on April 12, 2016
at **3:00 p.m.,** in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: FLUM-38
Agenda Item IV.B.

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

APPLICANT/ OWNER: 2500 34th Street, LLC
c/o Carlos Yepes
6654 78th Avenue
Pinellas Park, FL 33781

SUBJECT PROPERTY: The subject property, estimated to be 0.75 acres in size, is a portion of a larger eight (8) acre parcel located at 2500 34th Street North.

PIN/LEGAL: The subject property is a portion of Parcel 10-31-16-82161-001-0010. The legal description is attached.

REQUEST: The request is to amend the subject property's Future Land Use Map designation from Residential Medium (RM) to Planned Redevelopment Mixed-Use (PR-MU). *Due to a mapping error, this area was not included in the recently approved future land use and zoning changes associated with this property (City File: FLUM-33).*

PURPOSE: The requested PR-MU designation will bring the future land use designation into conformance with the zoning designation, due to the fact that the zoning designation for the subject area is CCS-1 (Corridor Commercial Suburban). The compatible future land use map category for CCS-1 is PR-MU.

EXISTING USES: The subject 0.75 acre area is presently used for automobile storage, as the overall site is still being used for automobile sales with several tenants, including St. Pete Auto Sales, Unique Auto Sports Garage and Superior Auto Mall. (The larger eight acre site was formally the location of Swanson Chrysler Plymouth, Inc.)

EXISTING SURROUNDING USES:

- North: Ruby Lake (formerly Food Fair Lake) City-owned stormwater retention pond
- South: Single family residential (Reserve at Harshaw Community Assoc., within the Disston Heights neighborhood)
- East: Auto sales-related buildings
- West: Single family residential on the west side of 35th Street North (Disston Heights neighborhood)

ZONING HISTORY:

On March 17, 2016, subsequent to the processing of a private application, the City Council adopted ordinances amending the Future Land Use Map and Official Zoning Map for an abutting 1.3 acre area from Residential Medium to Planned Redevelopment Mixed-Use (Ordinance 716-L), and from NSM-1 (Neighborhood Suburban Multifamily-1) to CCS-1 (Corridor Commercial Suburban-1, Ordinance 749-Z), respectively. The Community Planning & Preservation Commission (CPPC) voted unanimously to recommend approval following a public hearing held on February 9, 2016 (City File: FLUM-33).

APPLICABLE REGULATIONS:

As previously stated, the requested PR-MU designation will bring the land use designation into conformance with the zoning designation, due to the fact that the zoning designation for the subject area is already CCS-1 (Corridor Commercial Suburban).

SPECIAL INFORMATION:

The subject property is located within the boundaries of the Disston Heights Neighborhood Association, and the association was notified with regard to this application. Disston Heights does not have a neighborhood plan.

STAFF ANALYSIS:

On January 6, 2016 the DRC (Development Review Commission) approved the applicant's special exception request and related site plan involving a complete redevelopment of the larger eight acre site, and the construction of two large retail buildings (City File 15-32000010), with the northern building estimated to be 32,000 sq. ft. in size, and the larger southern building estimated to be 44,000 sq. ft. in size. The applicant filed a concurrent application to amend the

future land use and zoning for an estimated 1.3 acre residentially-designated area (City File: FLUM-33). Prior to the processing of City File: FLUM-33, the eight acre site had three future land use designations and three zoning designations, as follows: starting at 35th Street and working east, there is a 25-foot buffer area designated with Residential Urban land use and NS-1 (Neighborhood Suburban) zoning; an eight (8) foot wall marked the beginning of a 95-foot area designated with Residential Medium land use and NSM-1 (Neighborhood Suburban Multifamily) zoning; and finally, the balance of the property extending 400+ feet out to 34th Street was designated with Planned Redevelopment-Mixed Use land use and CCS-1 (Corridor Commercial Suburban) zoning. The FLUM-33 request was to amend the 95-feet of residentially-designated property to commercial, which was ultimately approved, however, City staff overlooked the fact that the depth of the Residential Medium future land use extended to 150-feet, not 95-feet. Thus, the need to amend the subject 55-foot area from Residential Medium to Planned Redevelopment-Mixed Use. Arguably, the fact that the 55-foot subject area was already designated with CCS-1 zoning contributed to the City staff oversight. If approved, the requested PR-MU designation will bring the land use designation into conformance with the zoning designation, as the compatible future land use map category for CCS-1 is PR-MU.

Land Use Consistency

The requested PR-MU Plan designation is consistent with the designation immediately abutting to the east and northeast, thus, the request is consistent with Policy LU3.4 of the Comprehensive Plan, which states that "*the Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.*" The requested PR-MU designation is consistent with Policy LU3.6 which states that *land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.* The established character of the immediate area is dominated by existing auto sales-related business activity in addition to 34th Street North, a major commercial corridor and arterial roadway.

Other Level of Service (LOS) Considerations

The Level of Service (LOS) impact section of this report concludes that the requested Plan change and rezoning will not have an effect upon the City's adopted LOS standards for public services and facilities including schools, potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY:

Levels of Service impacts are addressed further in this report. Approval of this land use change does not guarantee that the subject property will meet the requirements of Concurrency at the time development permits are requested. **Completion of this land use plan change does not guarantee the right to develop on the subject property.** Upon application for development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

RECOMMENDATION:

City staff recommends **APPROVAL** of the request to amend the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use on the basis that the request is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

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

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

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

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

LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

LU3.6 Land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.

LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.

LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term desirability of an area through appropriate land development regulations.

LU3.17 Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.

LU3.18 All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets or lowering the LOS below adopted standards, and with proper facilities for pedestrian convenience and safety.

LU4(2) Commercial – the City shall provide opportunities for additional commercial development where appropriate.

LU18 Commercial development along the City's major corridors shall be limited to infilling and redevelopment of existing commercially designated frontages.

T1.3 The City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that transportation capacity is available to accommodate the additional demand.

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

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

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

The proposed change will not alter the City's population or the population density pattern.

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

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested land use change and rezoning be approved, the City has sufficient capacity to serve the 1.3 acre subject property.

WATER

Under the existing interlocal agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member governments' water supply needs. The City's current potable water demand is 28.3 million gallons per day.

The City's adopted level of service (LOS) standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 78 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The subject property is served by the Southwest Water Reclamation Facility, which presently has excess capacity estimated to be 3.67 million gallons per day. Therefore, there is excess sanitary sewer capacity to serve the amendment area.

SOLID WASTE

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

There is excess solid waste capacity to serve the amendment area.

TRAFFIC

Existing Conditions

The major road with proximity to the subject area is 34th Street North, designated as a principal arterial. Based on the Pinellas County MPO's 2015 Level of Service Report, the level of service for 34th Street North, between 22nd Avenue North and 38th Avenue North is "B." The average annual daily traffic (AADT) is 35,500 while the peak hour directional traffic is 1,855 and physical capacity 2,940, resulting in a volume-to-capacity ratio of 0.631.

Sources: Pinellas County MPO 2015 Transportation LOS Report, City of St. Petersburg, Comprehensive Plan.

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

The traffic impact assessment provided here is a "macro" level of service analysis that is based on the present Residential Medium designation.

The vehicle trip generation rate under the existing Residential Medium land use is approximately 7 p.m. peak hour trips, calculated as follows:

Step a. 96 avg. daily trips per acre of RM land x 0.75 acres = approximately 72 avg. daily trips

Step b. 72 avg. daily trips x .095 percent = approximately 7 p.m. peak hour trips

The vehicle trip generation rate under the requested PR-MU land use is approximately 24 p.m. peak hour trips, calculated as follows:

Step a. 335 avg. daily trips per acre of PR-MU land x 0.75 acres = approximately 251 avg. daily trips

Step b. 251 avg. daily trips x .095 percent = approximately 24 p.m. peak hour trips

A Plan change from Residential Medium to Planned Redevelopment-Mixed Use will likely result in a net increase of 17 p.m. peak hour trips. Such an increase would not have a significant impact on roadway level of service.

MASS TRANSIT

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

RECREATION

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

STORMWATER MANAGEMENT

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

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

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

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

There are approximately 98 acres of vacant land in the City designated Planned Redevelopment Mixed-Use, with CCS-1 zoning.

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

The proposed Planned Redevelopment Mixed-Use land use designation is consistent with the established land use pattern to the east and northeast.

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

The existing CCS-1 zoning district boundaries are logically drawn. If approved, the requested PR-MU designation will bring the land use designation into conformance with the zoning designation, as the compatible future land use map category for CCS-1 is PR-MU.

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

If approved, the requested PR-MU designation will bring the land use designation into conformance with the zoning designation, as the compatible future land use map category for CCS-1 is PR-MU.

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

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

k. Other pertinent information. None.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART THE FOLLOWING TRACT AS DESCRIBED IN OFFICIAL RECORD BOOK 10429, PAGE 1729:

THE SOUTH 200 FEET OF THE NORTH 600 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 16 EAST, LESS THE EAST 50 FEET THEREOF AND THE WEST 30 FEET THEREOF FOR STREET PURPOSES, PINELLAS COUNTY, FLORIDA .

ALSO BEING DESCRIBED AS LOT 1, BLOCK 1 OF SIRMONS ESTATES CHRYSLER ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 68, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE NORTH 400 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 16 EAST, LESS THE EAST 50 FEET THEREOF AND THE WEST 30 FEET THEREOF FOR STREET PURPOSES, PINELLAS COUNTY, FLORIDA.

SAID TRACT ALSO BEING DESCRIBED AS FOLLOWS:

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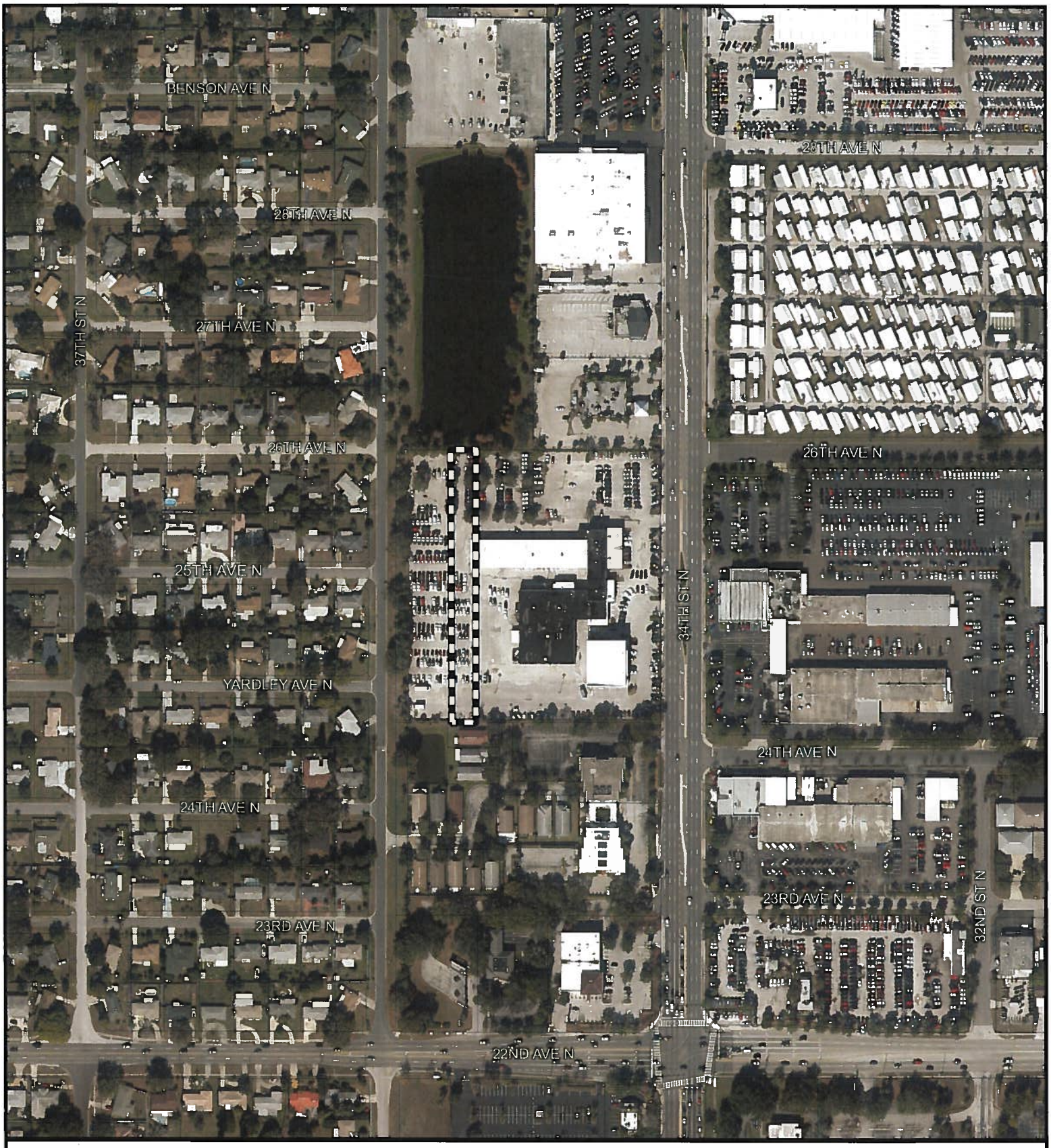
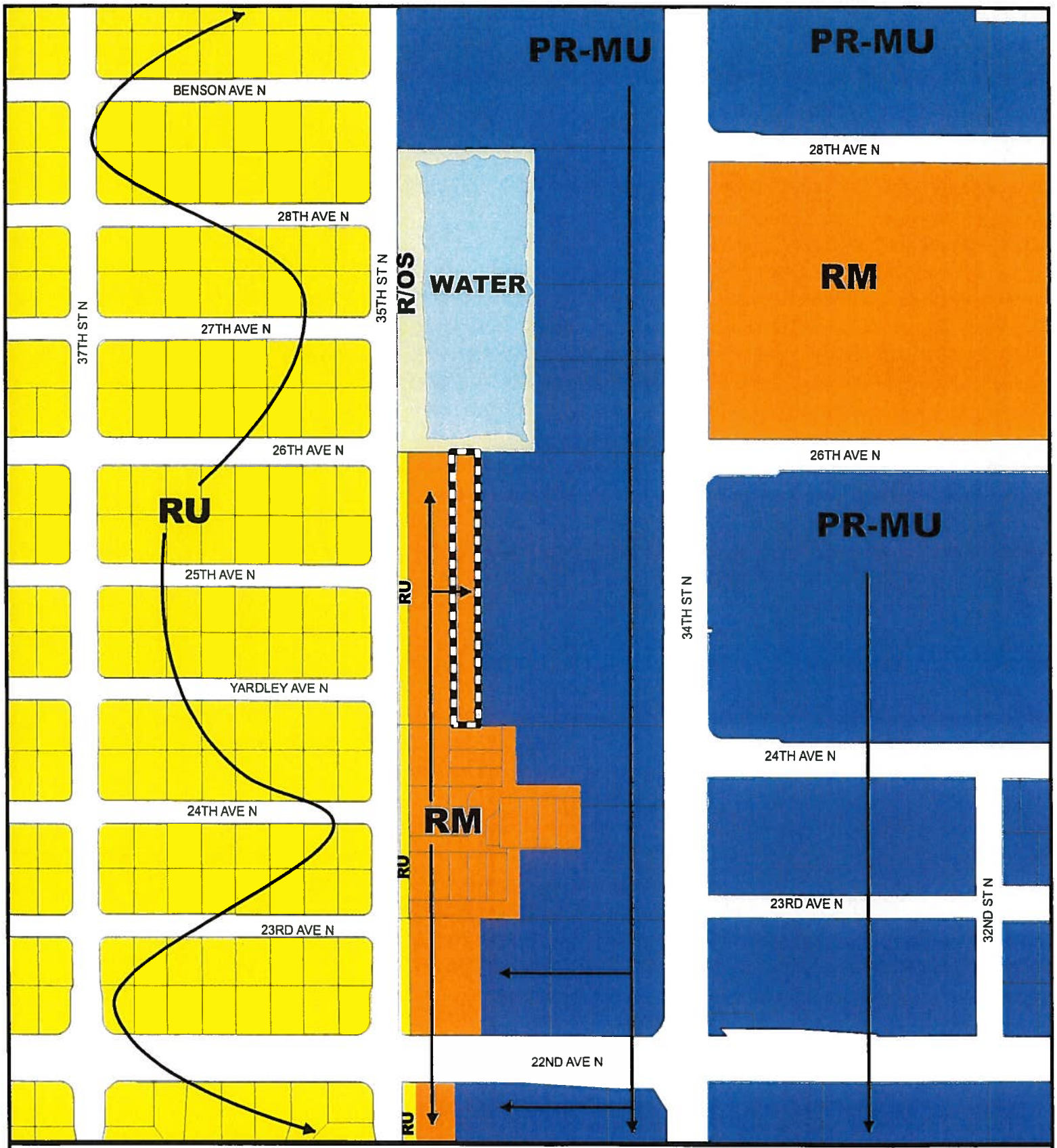
COMMENCING AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF SIRMONS ESTATES CHRYSLER ADDITION; THENCE ALONG THE SOUTH LINE OF SAID TRACT, SAME BEING THE SOUTH LINE OF SAID LOT 1, S89°59'49"W, A DISTANCE OF 408.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°59'49"W ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 55.00 FEET; THENCE N00°07'11"E ALONG A LINE LYING 120.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT A DISTANCE OF 599.98 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID TRACT; THENCE S89°59'35"E ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 55.00 FEET; THENCE S00°07'11"W ALONG A LINE LYING 175.00 FEET EAST OF PARALLEL WITH THE WEST LINE OF SAID TRACT A DISTANCE OF 599.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,999 SQUARE FEET (0.758 ACRES) MORE OR LESS.



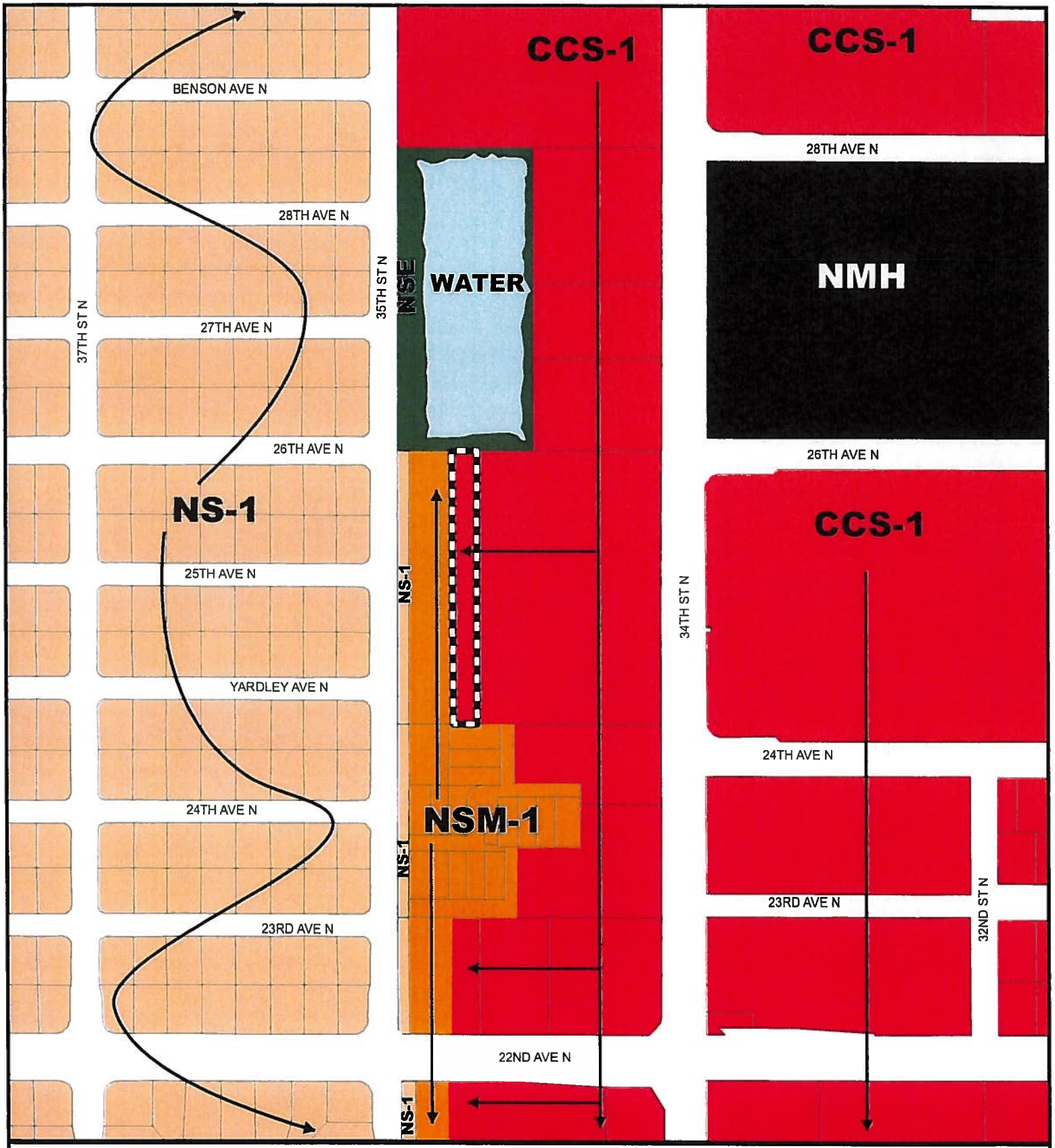
AERIAL

CITY FILE		
FLUM-38	SUBJECT AREA	N W E S
SCALE: 1" = 275'		



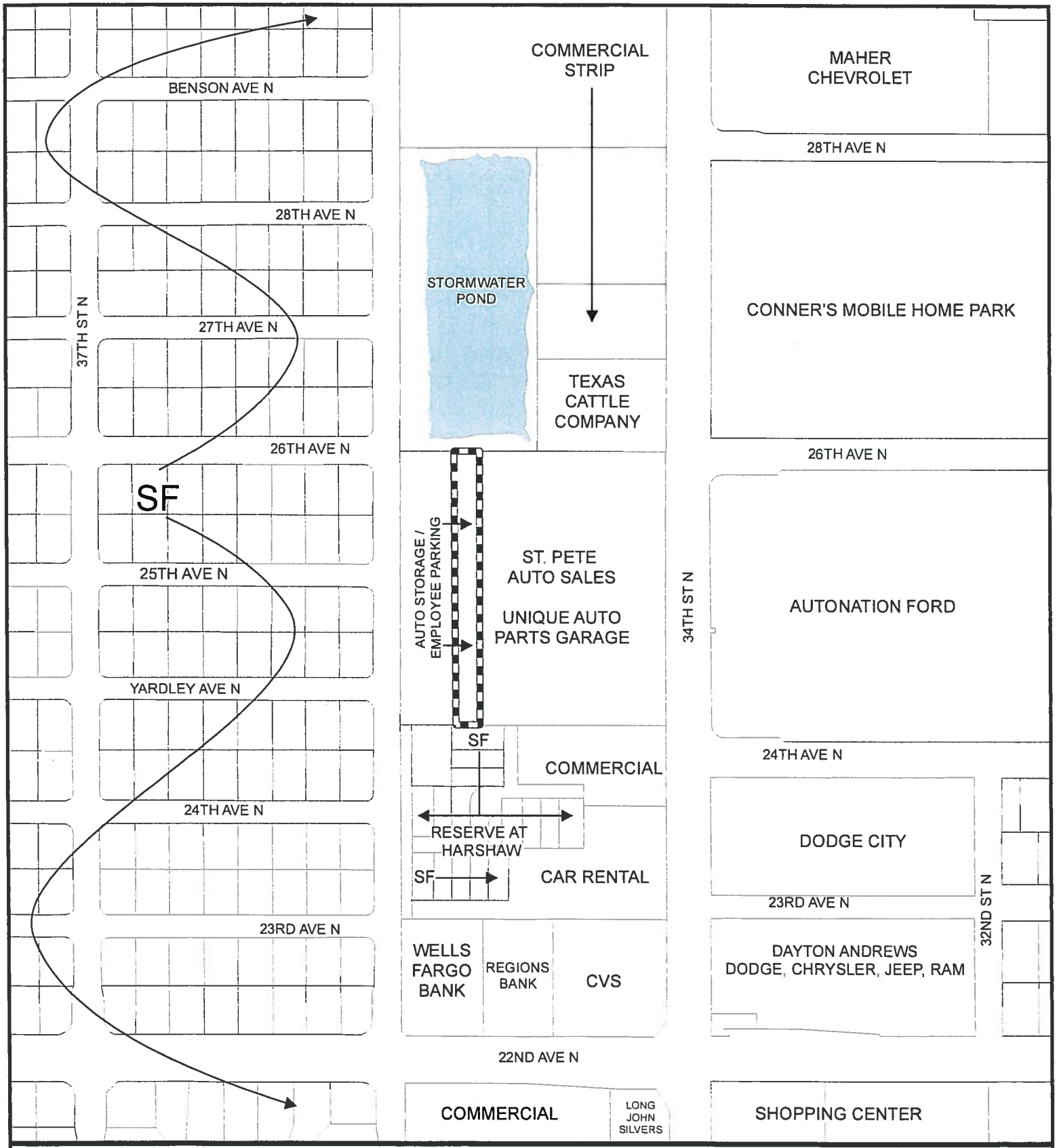
FUTURE LAND USE PLAN DESIGNATION

CITY FILE	From: Residential Medium (RM)	To: Planned Redevelopment -Mixed Use (PR-MU)	N W E S
FLUM-38	SUBJECT AREA		
SCALE: 1" = 275'			



EXISTING ZONING

CITY FILE		
FLUM-38	SUBJECT AREA	
SCALE: 1" = 275'		



EXISTING SURROUNDING USES

CITY FILE

FLUM-38

SCALE: 1" = 275'

SUBJECT AREA

N W E S

ST. PETERSBURG CITY COUNCIL
Meeting of May 5, 2016

TO: The Honorable Amy Foster, Chair, and Members of City Council

SUBJECT: Owner initiated Historic Landmark Designation of the Sargent House, located at 806 18th Avenue Northeast (HPC Case No. 16-90300001)

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

REQUEST: The request is to approve an ordinance designating the Sargent House, located at 806 18th Avenue Northeast, as a local historic landmark (City File HPC 16-90300001)

RECOMMENDATION:

Owner Support: This is an owner-initiated application. Designation requires a simple majority vote of the City Council.

Administration: Administration recommends approval.

Community Planning and Preservation Commission ("CPPC"): The Community Planning and Preservation Commission conducted a public hearing on April 12, 2016. The CPPC voted unanimously (7-0) to recommend *approval* of the application, as submitted. There was also unanimous agreement by the CPPC that the criteria for local landmark designation had been met.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinance; AND 2) SET the second reading and the quasi-judicial public hearing for May 19, 2016.

Public Input: At the time of this writing, staff has not received any response in support of, or objection to the local landmark designation of the Sargent House.

Attachments: Ordinance, Staff Report and Designation Application to the CPPC

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE SARGENT HOUSE (LOCATED AT 806 18TH AVENUE NORTHEAST) AS A LOCAL LANDMARK AND ADDING THE PROPERTY TO THE LOCAL REGISTER PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Sargent House, which was constructed in 1923, meets at least one of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following criteria:

(e) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance; and
(f) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

SECTION 2. The City Council finds that the Sargent House meets at least one of the seven factors of integrity listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following factors of integrity:

(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; and
(g) Association. The direct link between an important historic event or person and a historic property.

SECTION 3. The Sargent House, located upon the following described property, is hereby designated as a local landmark and shall be added to the local register listing of designated landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:

Snell & Hamlett's North Shore Addition, Block 69, Lot 4, according to the map or plat thereof as recorded in Plat Book 003, Page 040, of the Public Records of Pinellas County, Florida.

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

Approved as to Form and Substance:

4/14/16
City Attorney (or Designee) Date

4-14-16
Planning and Economic Development Department Date

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CITY OF ST. PETERSBURG
COMMUNITY PLANNING & PRESERVATION COMMISSION
PUBLIC HEARING
April 12, 2016

QUASI-JUDICIAL PUBLIC HEARING

A. City File HPC 16-90300001 **Contact Person: Larry Frey, 892-5470**

Request: Local Landmark designation of the Sargent House located at 806 – 18th Avenue Northeast.

Staff Presentation

Larry Frey gave a PowerPoint presentation based on the staff report.

Applicant Presentation

Sharon Winters and Kendall Reid, Owners/Applicants, spoke in support of the request.

Public Hearing

Robin Reed, representing Historic Old Northeast NA, spoke in support of the designation.

Executive Session

Commissioners Wolf, Rogo, Michaels and Commission Chair Carter voiced their support of this designation.

MOTION: ***Commissioner Wolf moved and Commissioner Rogo seconded a motion approving the Local Landmark designation request in accordance with the staff report.***

VOTE: ***YES – Bell, Burke, Michaels, Reese, Rogo, Wolf, Carter***
NO – None

Motion passed by a vote of 7 to 0.

DRAFT

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

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION LOCAL DESIGNATION REQUEST

For **Public Hearing** and **Recommendation to City Council** on **April 12, 2016** beginning at 3:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

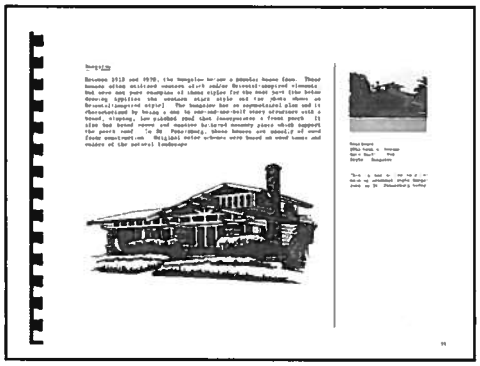
According to Planning and Economic Development Department records, no commissioner resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.:	**HPC 16-90300001**
STREET ADDRESS:	806 18th Avenue Northeast
LANDMARK:	Sargent House
OWNER:	Sharon A. Winters and Kendall M. Reid
APPLICANT:	Sharon A. Winters and Kendall M. Reid
REQUEST:	Local Designation of the Sargent House

Sargent House, 806 18th Avenue NE, North Shore National Register Historic District

OVERVIEW

The current owners of the 1923 Sargent House (subject property), located at 806 18th Avenue Northeast submitted a local designation application during January 2016. The application provides information regarding the building's history of ownership and architectural significance as an example of a rare, exquisitely built, higher style Craftsman design and construction. The building's architectural merit has been documented as early as the 1920s when at least one newspaper reporter described it as being a beautiful home. More recently, historic and architectural surveys dating to at least the 1970s have documented the quality of the architecture as eligible for individual listing on the National Register of Historic Places. In 1981 and 1994, the subject property appeared graphically in the "*St. Petersburg's Architectural and Historic Resources*" citywide historic survey, and the "*St. Petersburg's Design Guidelines for Historic Properties*," respectively, as exemplifying the bungalow house form, as shown in a page from the 1981 document, above.



The subject property, originally built by LeRoy D. Sargent for himself and his wife Marjorie, includes two buildings today: a contributing historic main house originally constructed on one lot; and a non-contributing shed recently constructed at the rear of the property. The adjacent lot to the east containing a historic, matching garage design originally constructed with the main house in 1924 was demolished in 2016, and is no longer owned by the applicants. The subject property is part of the Snell and Hamlett's North Shore subdivision platted in 1914 by C. Perry Snell and J. C. Hamlett.

STAFF FINDINGS

Staff finds that the Sargent House, located at 806 18th Avenue NE, is eligible to be designated as a local landmark for its historic significance. Historic significance is generally evaluated based on semi-formulaic evaluations of age, context, and integrity under a local, two-part test as found in Section 16.30.070.2.5(D) of the City Code. Under the first test, the local landmark designation application and associated documentation demonstrate that the Sargent House is approximately 94 years of age, and is <u>significant for its architecture</u> as related to the history of St. Petersburg.

Also under the first test, one of more of nine criteria must be met in order for a property to qualify for designation as a local landmark. The overall significance of the subject property is bolstered by its architectural strength, which is high when compared to rarity between styles. Therefore, pursuant to two of the nine available criteria for locally designating a property, the Sargent House is significant in that

> (e) its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance; and
>
> (f) it has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

The second test involves the property's integrity, of which at least one or more of seven factors of integrity (i.e., location, design, setting, materials, workmanship, feeling, and association) must be met. In most cases, integrity of feeling and association by themselves rarely merit a property being eligible for designation, since they often defer to personalized experiences, emotions, and perceptions. In this case, the Sargent House does meet all seven of these factors, albeit with some having been diminished over time, as follows:

- Its ***location*** has not changed and is fully intact.
- The ***design*** and ***setting*** are both fairly present but somewhat diminished, since the house was constructed on two lots initially, with a garage also built at the same time in a matching style to complement it; however, the garage is no longer extant, and the lot upon which it sat is no longer part of the subject property, having been purchased by the property owner to the east. The now demolished garage renders a less complete historic design of spatial relationships, and alters the immediate setting. The historic residential character of the neighborhood is fairly consistent, in spite of an increase in developed parcels after the period of significance. The recent addition of the rear shed also alters this historic spatial relationship. Precedents for this part of the subject property uses as parking date back to at least 1967. Obviously, today's lack of direct connection between the main house and the former garage alters the context of the overall property, but not the architectural merit of the main house. Design is also affected with the enclosure of the porch along the east elevation. While a sensitive enclosure could have begun during the time it become screened in, that design was replaced with a full enclosure of glazed windows and doors in 1991, therefore not achieving any remarkable historic significance in their own right. Another aspect of diminished design, and also of setting, falls to the added semi-circular sidewalk at the frontal elevation. This additional landscape feature appears to alter the historic connection between the house and the public sidewalk.
- A predominant percentage of the building's ***materials*** are still extant in the forms of framing, flooring, windows, and interior wall systems.
- The ***workmanship*** of the higher style Craftsman construction is highly evident when compared to similar houses as a key factor for its architectural significance. This type of workmanship that exposed its hand craftsmanship as part of the intended design is common to the majority of the extant resources found throughout the U.S., yet evident on a smaller minority locally.
- Notwithstanding certain diminished characteristics, the strength of the still extant architectural character of the Sargent House would likely still be recognizable by the original owners and early neighborhood residents. This represents a solid ***feeling*** that emanates from the building that it is from the historic boom period of the 1920s when the architectural style was fairly common.
- The ***association*** of the Sargent House with the 1920s real estate boom that affected the surrounding neighborhood and St. Petersburg is preserved in that many other houses from that time here are still extant. Historic records suggest that this was an earlier building that was constructed in relative isolation and preceded others until they were developed through 1925 or so. Regardless, this collective of 1920s buildings reveals an identifiable association through study rather than one that is readily apparent to most observers.

Context and Background

Constructed in 1923, the design origin and builder of the Sargent House are presently unknown, though it is very similar to at least one other residence nearby on 20th Avenue Northeast. It is

known that the Sherman Rowles Realty Company had coordinated the construction of this stylistic twin, so the same designer/builder is highly likely. Newspaper accounts of the permitting and construction of the Sargent House appeared in the St. Petersburg Evening Independent on September 22, 1922 indicating the residence as the most expensive of the month valued at $10,000. The article referenced the proposed building as an "airplane type bungalow" of eight rooms with porch columns to be made of [ruble] brick, which is also referred to as clinker brick. For some reason, the article incorrectly suggests the house would be one-story versus its actual two-story design. The airplane bungalow refers to the second-story addition rising from the center of the first-floor layout. Its smaller dimension appeared as a box within a box from the air, and from the ground similar to that of a cockpit that straddled early airplane designs. The elevated space reveals peculiar site and environmental implications in that it affords panoramic views and enhanced air flows through the design of operable window runs. The low pitched roof lines also appear as an array of airplane wings that tend to grow out from one another. The advent of the human ability to fly was a likely influence of this airplane design. Airplane bungalow plans received widespread attention in 1920 when they were featured in early articles and magazines, including *American Builder Magazine and Harris Homes Catalog.*

The 1923 Sanborn Map clearly indicates the second story projection and a full frontal porch wrapping around nearly half of the east elevation. This open porch reference remained on the Sanborn maps until at least 1967, and it is known from a person living in the house from 1958-1961 that the east-elevation porch was screened but not fully enclosed with glass during that time.

The local designation application and supporting historic records indicate that the Sargent House is significant as an example of a high style Craftsman architectural tangent (airplane bungalow type). The earliest prototypes of the Craftsman style evolved out of the Eclectic movement following the Victorian period. The desire for a return to hand-built craftsmanship, coupled with oriental influences of form and space allowed Craftsman architecture to begin appearing in the United States at the immediate turn of the 20th century, lasting as a common form of residential architecture throughout the country until the late 1920s. Its roots began in Southern California by the Greene brothers, both architects, who created several extremely high style versions. However, the architectural and wide-spread appeal of the simpler Craftsman house became nationally popularized through home pattern books and magazines, and proliferated across the country in a wide range of presentations. In some cases, such as with the Sargent House, higher styles were completed by more affluent owners who could afford architects and specialty builders. The Craftsman style is often erroneously referred to as a "bungalow" style, though the term bungalow is more correctly a type of house rather than a recognized style. In fact, the significance of the building is highlighted as the representative example of the bungalow form on page eleven of the City's *St. Petersburg's Architectural and Historic Resources* survey findings summary published in 1981. It was also given a descriptive paragraph as the preeminent example of the Craftsman style in the 1994 historic survey titled *St. Petersburg Great Neighborhood Partnership Survey Phase II.*

The higher style airplane bungalow is not well represented in St. Petersburg, though other earlier airplane bungalows are found, such as along the 2700 block of 2nd Avenue North and at the 2900-block of Central Avenue; the ogee roof lines of these two buildings are similar to each other. Regarding the Sargent House, at least one nearly identical model is found only two blocks away at 625 20th Avenue Northeast, representing the only known comparative construct to the subject property within the North Shore Historic District boundary (photo below right). In a brief comparative study of this building and the subject property, the basic design is shared

similarly, though apparently reversed in their respective layouts. Key identifiers common to both buildings include the dimensional footprint, second-story placement, wrap-around porch, cross-gabled roofs featuring dominating frontal gable presentations and extended eave structures, nearly identical porch masonry forms, chimney extent/location, and three-over-one window packages. The property on 20th Avenue Northeast may reveal a more historic appearance in that its frontal and side wrap porches are fully open, which lends a strong suggestive reference for the subject property. Historic records and photographs reveal that the 20th Avenue Northeast porch was screened in in 1939 in its entirety, which has been removed.

Both residences were constructed during the early 1920s, most likely by the same builder/developer. It is known from the historic record that William Cressy, a famed vaudevillian actor of the time, purchased the land in 1920 from Sherman Rowles Realty from whom he also contracted to construct the residence sometime between 1921 and 1923; the name of the actual builder is not yet known, though plans for the residence appeared to be underway by January 1921. In fact, Cressy remarked in a newspaper article that he needed "a spacious upper den" to store his personal collection of treasures, referring to the second story space that both houses now reveal.[1] Historic records reveal that the Sherman Rowles Realty company made a supplier requisition in 1921 trade journals for the building of a $15,000 residence, though this was not likely for Cressy's house.[2] Rowles, also an actor, knew Cressy personally, and had been in both the slate quarry business and a stock company in New York. He may have known LeRoy Sargent from the latter association. Anecdotal references suggest that both Sargent and Cressy also shared associations with St. Petersburg businessmen and developers H. Walter Fuller and C. Perry Snell.

The original owner of the subject property, LeRoy Sargent and his wife Marjorie, were not notably important to the history of St. Petersburg, though he apparently created some wealth as an investment banker and securities dealer in the Midwest and New York City, the latter where he became President of the Metropolitan Finance Corporation. The LeRoy Sargent & Company was reported to have 50 branch offices around the country.[3] In an apparent shakeup of the company, Sargent eliminated some of the principals, made a subsidiary out of his LeRoy Sargent & Company, and combined financing and administration services for automobile, washing machine, and vacuum cleaner manufacturing companies. He was noted for perfecting a system known as the "one-call" transaction of securities, whereby potential investors, for the sake of achieving higher profits, would not be given adequate time to investigate the securities

[1] Author unknown. (1921, January 18). New York Doctor Buys Handsome Dwelling Here. *The Evening Independent*. Retrieved from https://goo.gl/0F6QTC
[2] Southern Association of Science and Industry (U.S.), and Industrial Development Research Council. (1921). *Industrial Development and Manufacturers Record, V. 79*. Publications Division, Conway Research, Inc.: NY.
[3] Author unknown. (1918, March 23). L. Sargent & Co. Sue M'Harg for Million. *The New York Times*. Retrieved from http://query.nytimes.com/mem/archive-free/pdf?res=9C02E4DF1E3FE433A25750C2A9659C946996D6CF

offered to them for sale.[4] The dubious nature of this type of transaction, as well as, that of Sargent's character had been questioned over the course of time, and he was involved in multiple civil lawsuits.

Sargent also involved himself in various real estate ventures in Florida and North Carolina. In Florida, he was Vice President of the Mount Vernon Corporation responsible for the subdivision of the same name platted in 1924, where he was to have been in the process of constructing a large Spanish home he was to name "High Point." In North Carolina, he was the largest stockholder and a Director of the Laurel Park Estates, Inc., an extravagant development scheme actually begun by others during the first decade of the twentieth century in Hendersonville, North Carolina. During the 1920s, Sargent and H. Walter Fuller, the latter being a noted businessman in St. Petersburg and the first Mayor of Laurel Park Estates, decided to replat the existing development into a much grander theme. In fact, the first town meeting was held at Fuller's North Carolina home. The development was to be themed like a pleasure resort and included a golf course, and the

> *corporation authorized to own and operate property for residential, business, and amusement purposes, to construct and operate golf courses, polo fields, clubhouses, hotels, parks, and a transportation system between Hendersonville's Main Street and the development...*[5]

The impending economic collapse likely caused Sargent to resign his position and sell his shares, and it is likely that this downturn forced him out of the real estate development business altogether. He also bought a local newspaper in 1924 in North Carolina, but ended up selling it within a year. The historic record also suggests that he was an avid yachtsman, having won at least one sailing regatta outside of New York City, and having been President of the Gulf Coast Yacht Corporation during 1925-1926, presumably in Florida. The historic record suggests that Sargent owned a Matthews cruiser named the "Marjorie-Ann" that he brought to St. Petersburg during the summer of 1925.

Historic newspaper records suggest that in 1920, Sargent and his family were renting a similar type of home in Roser Park at 913 7th Street South (now Prospect Court). Interestingly enough, this house is also as similar to the airplane bungalow styling as occurs outside of the Craftsman style, but in this case appearing more in line with Prairie styling, and is perhaps the finest example of that style known to still be extant south of Central Avenue. The newspaper article referred to it as the "Graystone bungalow."

The Sargents' early visits to St. Petersburg were prompted by Leroy Sargent's parents and relatives who had already been in the area. It appears that his father and perhaps uncle were notable church leaders. During those early visits, the Sargents' building of their own house came to fruition and it appears it was built as a winter residence for him and his wife, though they no longer retained ownership by the end of 1925. However, by November 1924 he was in the process of constructing a much larger estate reported to have a value of $50,000 located on 14th Avenue North near 48th Street North. Though he was reported to have let the contract for

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[4] Doubleday, Page & Co. (1920). *The World's Work: A history of our time*. Vol. 40, p. 542-543. Retrieved from https://goo.gl/BUXYYp

[5] Argintar, S. (2009). *Singletary-Reese-Robinson House: National Register of Historic Places Nomination*. Sect. 8, pg. 8. Retrieved from http://www.hpo.ncdcr.gov/nr/HN0240.pdf

the large, Spanish-influenced residence, there is no record that Sargent and his wife ever completed or lived in it. Lacking a full title search to suggest otherwise, and appearing only as conjecture here for future research, it appears that sometime during 1925, Albert Birdsall, a local newspaper publisher owned a fairly large Spanish style residence near where Sargent was planning to build, which he may have purchased from Sargent, or had built based on drawn plans provided by Sargent. Mid-century real estate listings suggest a similar setting for the property which was described in Sargent's pre-construction newspaper account.

Notable Characteristic Features

The period of significance for the subject property is 1923-1930. Because it would be reasonably recognizable from its original construction, and has changed only in minor ways physically, the Sargent House retains a high degree of integrity of location, design, setting, materials, workmanship, and to a lesser extent, a fair degree of setting and feeling.

Other than its obvious higher style Craftsman form sub-type as an airplane bungalow, one of the most characteristic features of the house is the application of clinker brick and random white granite rubble used on the exterior porch surrounds and columns, and chimney. The randomness of this type of masonry was purposely juxtaposed with smoothed cement caps that create very fine distinctions between textures. The full length columns serving as roof supports are mixed with abbreviated piers that serve as porch sentinels and are simply capped without extending upward to the roof—a common feature of the Craftsman style. The cement caps extend outward from columns in broad downward curving sweeps and are mimicked along the frontal, east, and west elevations. The caps reveal a concrete limestone interior surficially treated with a smooth cementitious and fine aggregate outer layer. The rear masonry porch extension uses the same clinker brick/white granite mix, but is simplified as simple knee-piers without continuing full upward completion where no porch cover exists, instead ingress and egress relying on the extended eave for protection. The tall, linear chimney above the west elevation roofline features the same clinker brick/granite mix, extending a full two stories topped with a decorative concrete cap system.

The appearance of the stone and clinker brick in the porch design is a rarer material construction in the area. It is known that nearby developer Cade Allen was an experienced mason who built some of the most unusual stone homes in St. Petersburg during this period, yet there is no known connection of him with the Sargent House based on a detailed chronology written by Allen's descendants. Allen surfaced hollow clay tile with roughly tooled North Carolina white granite, which can be found on other Cade Allen-built homes in St. Petersburg, as well as, in the clinker brick masonry system at the subject property. According to his sons, Allen did most of the masonry work on most of his own houses.[6]

The strong sweeping presence of the wide, low-pitched frontal gables integrated as part of the overall low-pitched roof like "wings of an airplane" are distinctively present, favoring the curved cement cap sweeps. Together with the rough-cut, exposed roof beams of Southern heart pine wood[7], rafter extensions and articulated truss forms, they create expressive characteristic features whereby the masculinity and strength of the lower components anchor the building in spite of the vertical uplift of the roof form that gives it a major distinction. The north/south roof beams are then designed with notched under-ends and capped with metal sheeting for moisture

[6] Allen, B. L. (2007). *Cade B. Allen: A life remembered.* Self-published compilation by the Allen Family. St. Petersburg, FL.

[7] Based upon analysis by a local carpenter.

protection. The frontal and east porch gable/eave areas likewise retain a distinctive composition of heavy, rough-sawn lattice that dominates these exposures, serving as an exposed gable-end truss system.

The original window patterns generally include wood double-hung sashes with a predominant three-over-one light design present. Some four-over-one window sashes appear as larger central glazing between smaller window flanks, while the smaller two-over-one windows are found according to the internal spatial construct. Most, if not all of the approximately 40 original windows appear to be extant, with the array of non-historic sets being added where there were no windows previously, such as on the porch enclosure, and at the middle hallway window on the second floor (east elevation) where the 2001 door used to be. These newer windows from after 1990 are typically metal composite vertical sliders revealing a false muntin configuration of four-over-four designs. It is important to note that the former garage does appear to retain historic window sets and any salvage opportunity would be beneficial to the subject property.

Doors and door openings are fairly retained though later openings are evident. The frontal wood entry door is very wide and unusually rustic with its exposed wood grain, but conforms to the type of door common to the higher Craftsman and Prairie styles, though the originality of this door is not clear. It contains four glazed panels set in a T-pattern and only subtly inserted with minimal additional profiles revealed from the outer perspective. Because sidelights were not added, the generous width of the door may have substituted. The rear entry door and porch enclosure doors do not appear to be original.

The exterior siding is composed of thin wood shingles (most likely cypress or red cedar) with an alternating application of courses; the underlying course having a slight one to two-inch reveal, the intermediate course exposed for approximately half of its dimension, both occurring below a fully exposed shingle course. Again, it is important to note that the former garage appears to retain historic wood shingle bands and any salvage opportunity would be beneficial to the subject property.

The sloping foundation for the house to which the masonry features connect is also common to the style. The eight-inch Cuban tile on the porches is likely original and similar versions can be found throughout the North Shore neighborhoods in a variety of color patterns. The ready supply of similar tile patterns may have been from one of a few local suppliers including the Steward-Mellon Company or the Crescent Tile Company. The latter manufactured its own tile in St. Petersburg.

The rear of the house continues the historic shingle application and fenestration, as well as, the extended eaves and tiered gables. In addition, the masonry design of the front porch is carried to the rear as a subtle extension from the rear entry. The floor of this porch is different from its frontal and side counterparts in that it appears to contain a mosaic pattern of broken tiles instead of the eight-inch squares. The rear is otherwise unremarkable though mostly historically retained.

The public sidewalk of hex block runs along the frontal elevation of the subject property; however, a broad, curved concrete sidewalk forms a semi-circle that extends the entire length of the single lot frontage, connecting to the frontal porch entry at its upper tangent. This sidewalk creates an unfortunate break in the historic pedestrian circulation and appears to have been installed since at least the 1970s. There is no sidewalk along the west elevation.

Alterations

The house is mostly true to its original footprint and design except for the east porch enclosure and elevation (see Appendix E). Because the inner windows have been retained, this alteration would appear to be somewhat reversible. For the purposes of this report, a later, non-historic alteration is considered reversible if its future removal would not, by itself, cause a irreparable damage or loss of historic fabric to any full component of character defining features, or more than perhaps a minimum of 10-percent of the overall building or structure. This formula is generalized, and integrity beyond the 10-percent threshold could depend on various factors of quality, quantity, location, context, rarity, etc.

Based on early photographic documentation and an unofficial oral history by a former occupant who resided in the house as a child from 1958-1961, the east porch was screened-in rather than glazed up to at least 1961. A double screened door with spring hinges appears in an early photograph from this time, as well as, distinct vertical framing to support the screen panels. However, the glazed-in porch today is much different in that it has fully enclosed windows of both wood and metal that are not historically significant to the house. The windows that abut up to the porch masonry sweeps consist of fixed divided wood panels with five lights each that conform to the irregular shape of the connection; the fixed panels purposely substitute for operable windows here for obvious reasons of the odd dimensional shape. The muntins are crude representations of the more historic muntins. The middle in-line window sets are operable and have simple metal six-over-six vertical sliders. Also, muntins at an east window are also different from the major collective of historic profiles.

In reviewing the available permit activity for the subject property, a 1931 repair of the building and the garage by its newest owners (and second longest tenured) that amounted to well over $1,000 is a likely year for screening of the east porch area, though this is not confirmed. Plumbing and electric improvements were both added as part of this 1931 renovation and the new tenants would have wanted to enjoy these investments during a lengthy occupance of the house. The seemingly high cost of the 1931 renovation, especially when the inflation factor is considered, so soon after the house was originally constructed does not lend to repairs of things broken or needing repair necessarily, but more in line with new owner accommodation and preferences. In 1955, City records indicate roof repairs at a cost of $500, but the lower cost does not appeal to the inclusion of a limited porch enclosure during this time. This is supported by the indication that the entire roof was replaced only a few years later in 1963 under yet another owner for $900.

The fully glazed enclosure was completed in 1991, which is supported by both the former occupant and documented permit activity for that year. Also, it does appear from the 1981 drawing of the building (referenced earlier in this report), that the east porch area was still screened at that time. The flooring in the newer enclosure consists of a non-historic white, 12"-square ceramic tile that is carried to a wide, non-compatible, three-riser outside step system. It appears that the historic Cuban tile was overlaid and may or may not be salvageable. The wall and ceiling cladding is vertical, plain-faced, six-inch wide tongue and groove panel boards.

Whether the porch screening was completed in 1931 or as late as 1955, it is inconsequential with regard to compatibility since it is no longer extant, and it is the later glazed alteration that affects the historic fabric at present. It compatibility with the design of the house and the apparent preservation of the original wall framing and window design renders it as a fairly reversible alteration. It is likely that the original shingle siding was reused at the altered outer extent, and that the interior panels simply cover up the original framing that used to make up the

exterior wall. While mostly appearing as a reasonably compatible alteration from the exterior (except for the windows), its latent date of 1991 does not allow it to become historic in its own right, especially since its aesthetics and combination of non-historically accurate materials and design are sympathetic, but not appropriately merged at present with the intent of the porch and the architectural character of the original design. While the exterior siding appears to be adequately and smartly reapplied, the higher style of the house is more sensitive to alterations that affect windows *en masse*, as well as, flooring and coverings, especially when comparing to other available historic precedents. It is understood that during the mid- to late-twentieth century, the evolving Florida lifestyle espoused a need for protected sunrooms or Florida rooms that could be better adapted to high style architecture. In this case, neither strict adherence nor compatible differentiation are applied as the building currently presents itself.

The roof cladding has been changed at least four times, and it has been reported that a standing seam metal roof was installed at one point, though an asphaltic composition is used at present, with an application differentiation occurring over a single square (10x10) section. A carport was added in 1983 but has been demolished, and was replaced with a 140 square-foot shed in 2015.

According to City records and available historic aerial photographs, a 20-riser exterior stair and landing to the second story were added to the building in 2002. This included alterations to the historic east roof eave and the addition of an exterior second-story door. In 2005, the stair structure was removed, the door opening replaced with a window, and the roof recovered, which are not very discernible to the normal observer. However, there is visible evidence of this alteration from both the inside and outside where non-matching workmanship is present to date. These dramatic alterations resulted from the change of use of the private single-family residence in 2001 to a form of community residential and rental property. In 2007, foundation piers were repaired.

The long tenure of the above absentee ownership ended in 2015, when the current owners and applicants for this designation purchased the property. The applicants have made several necessary repairs to the property required from deferred maintenance and neglect. This includes the exposed wood eave ends that have been repaired with like materials, repointing of the brick masonry, and repairing historic windows and architectural trim and detailing. A 1967 concrete block wall was removed from the rear yard of the house. The applicants have also made extensive additional repairs to the foundation elements, and continue to make needed restorations and repairs.

The former double lot is now a single lot, with the east parcel and former garage being purchased by the adjacent property owner to the east; the associated garage was demolished by this new owner in early 2016.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The proposed local landmark designation was submitted by the subject property owners.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the City, some relief from the requirements of the Florida Building Code and FEMA regulations, and tax incentives, such as the local ad valorem tax exemption and federal tax credit for qualified rehabilitation projects.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The proposed local landmark designation is consistent with the following:

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and the commission designated in the LDRs, shall be incorporated into the Comprehensive Plan map series at the time of original adoption or through the amendment process and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

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

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

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

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

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

The subject property has a Future Land Use Plan designation of RU (Residential Urban) and is zoned NT-3 (Neighborhood Traditional Single Family) on the City's Official Zoning Map. Density is limited to seven (7) residential dwelling units per acre, and one principal unit per lot, subject to certain conditions requiring minimum lot width and area. The typical lot here is narrow residential urban with sidewalk and alley connections common; however, lot sizes do tend to be the largest of the category of NT districts. Neighborhoods in the NT districts were generally platted before or during the 1920s prior to mainstream automobile ownership and the majority of residences being constructed prior to 1950, which renders a compactness that is atypical of more recent suburban development patterns. Thusly, age and service-related improvements to roads, sidewalks, and public infrastructure are expected and ongoing as part of normal wear

and demands on public systems. There are no known plans at the time of this report to change the allowable use(s) of the subject property, or properties contiguous to it. However, ongoing new development and redevelopment of properties within the neighborhood and the nearby downtown area are planned or in-process, with new proposals anticipated as part of a currently robust real estate economy.

RECOMMENDATION

Staff recommends **APPROVAL** of the request to designate the Sargent House, located at 806 18th Avenue Northeast, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

ATTACHMENTS: DESIGNATION APPLICATION

APPENDIX A
Aerial and Street Maps

Community Planning and Preservation Commission

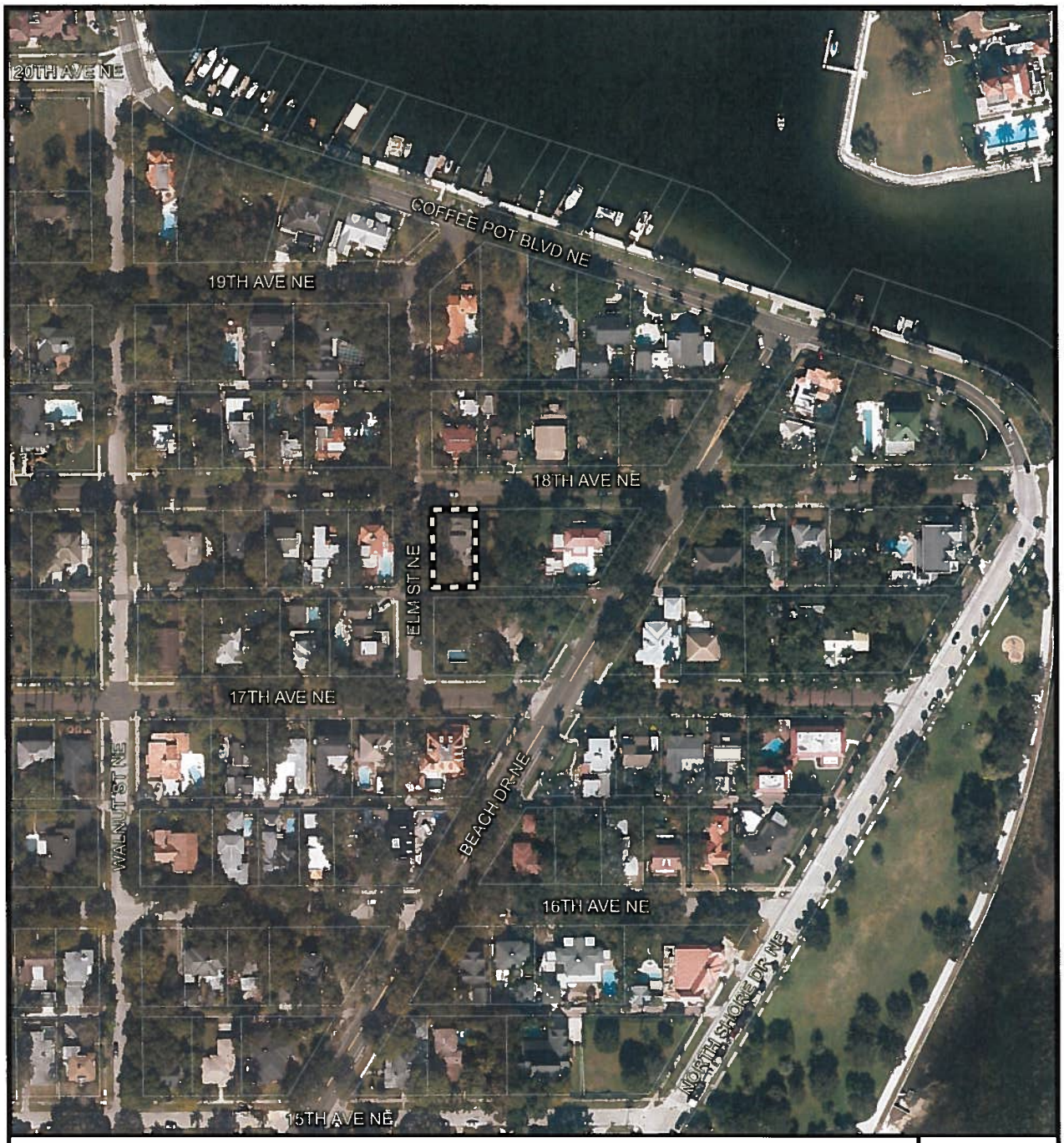
806 18th Avenue NE

AREA TO BE APPROVED,

SHOWN IN

CASE NUMBER
16-90300001

N
SCALE:
1" = 200'



Community Planning and Preservation Commission

806 18th Avenue NE

AREA TO BE APPROVED, SHOWN IN

CASE NUMBER 16-90300001

N

SCALE: 1" = 200'

APPENDIX B
Designation Application

CASE # 16-90300001

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

Local Landmark Designation Application

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

1. NAME AND LOCATION OF PROPERTY

historic name: Sargent Residence

other names/site number:

address: 806 18th Avenue Northeast, St. Petersburg

historic address: 806 18th Avenue Northeast, East 806 18th Avenue North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name: Kendall M. Reid and Sharon A. Winters

street and number: 806 18th Ave. NE

city or town: St. Petersburg state: FL zip code: 33704

phone number (h): 727-954-6024 (w): e-mail: swinters@tampabay.rr.com

3. NOMINATION PREPARED BY

name/title: Sharon Winters

organization:

street and number: 806 18th Ave. NE

city or town: St. Petersburg state: FL zip code: 33704

phone number (h): 727-954-6024 (w): e-mail: swinters@tampabay.rr.com

date prepared: 1/28/2016 signature: Sharon Winters

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

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

RECEIVED FEB 8 2016 ECONOMIC DEVELOPMENT

5. GEOGRAPHIC DATA

acreage of property: less than 1 acre

property identification number: parcel ID # 17/31/17/83220/069/0040

Sargent Residence
Name of Property

6. FUNCTION OR USE

Historic Functions	Current Functions
residential/single-family	residential/single-family
group home	

7. DESCRIPTION

Architectural Classification (See Appendix A for list)	Materials
CRAFTSMAN	
Airplane Bungalow	wood, brick, stone, concrete, Cuban tile

Narrative Description

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

8. NUMBER OF RESOURCES WITHIN PROPERTY

Contributing	Noncontributing	Resource Type	Contributing resources previously listed on the National Register or Local Register
1	1	Buildings	currently listed as NRD contributing structure
		Sites	
		Structures	
		Objects	Number of multiple property listings
1	1	Total	original house and 2015 garage

Sargent Residence
Name of Property

9. STATEMENT OF SIGNIFICANCE

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

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

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

Architecture

Period of Significance

1923-1936

Significant Dates (date constructed & altered)

construction 1923; east porch enclosed ~~c1955~~ 1991

Significant Person(s)

(see attached)

Cultural Affiliation/Historic Period

Florida boom, early 1920s

Builder

unknown

Architect

unknown

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

APPENDIX C

Additional Photographs

Photo 1: Oblique view of façade facing southeast.

Photo 2: Frontal view showing gables and exposed eaves and truss system.

Photo 3: Frontal porch masonry with Cuban tile.

Photo 4: Frontal entry door.

Photo 5: East porch enclosure at front elevation, with masonry workmanship.

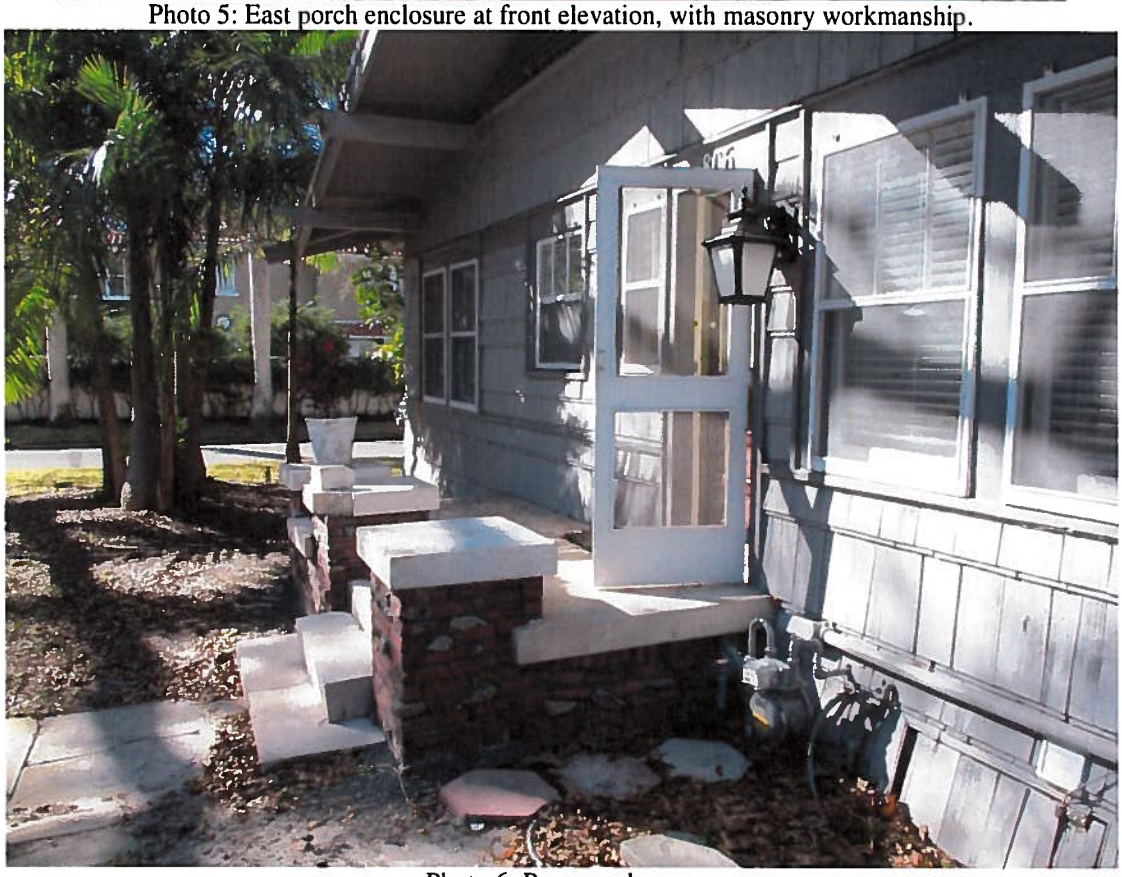


Photo 6: Rear porch area.

APPENDIX D
Public Comment

No public comment has been received as of March 25, 2016.

APPENDIX E
Supporting Information

Timeline for 806 18th Ave NE (Sargent House)

-1920 Sargent renting at similar airplane bungalow at 913 7th St S (Roser Park)

Sargent first owner----1924-1926

-1923 $10k Constr house/garage on double lot

-1924 Sargent lets contract for 14th Ave estate (Mount Vernon sub-Albert Birdsall res?)

Duncan owns 1927-1930

Mcfall owns 1931-1957

-1931 $800 Gen repairs to house/garage
-1931 $? Plumbing for 2nd floor bath
-1931 $200 Gen repairs to house
-1931 $? 6 outlets/ice machine
-1948 $? Electr/plumbing for range/water heater
-1955 $500 Roof repairs

English owns----1958-1961

up to 1961 east porch screened in

Gorby owns-----1963-1967

-1963 $900 Remove roof and reroof house
-1965 $? Plumbing disconnect well water from city water

Carlson owns----1967-1969

-1967 $50 Constr 2-block high wall in rear yard

Holehouse owns----1969-1975

King owns--------1975-1976

-1975 $600 Reroof

Doddridge owns----1977-1998

-1977 $530 Install chain-link fence/2 gates (240')
-1981 Drawing appears to omit short column near ext chimney (likely an omission by artist)
-1982 $? Variance allowed rear yard encroachment for carport
-1983 $3000 Constr carport
-1984 $685 Roof over garage
-1988 $? Mech (A/C), Electr (88-10188029, 88-10188032)
-1989 $4960 Roof (89-9199064)
-1991 $6000 Framing approved (91-07221021)—***maybe enclose east porch?***
-1991 $? Mech (A/C)(91-07251079); Electr (91-07301082)
-1996 $950 Roof (96-00041377)

Gruskin owns---1999-2015

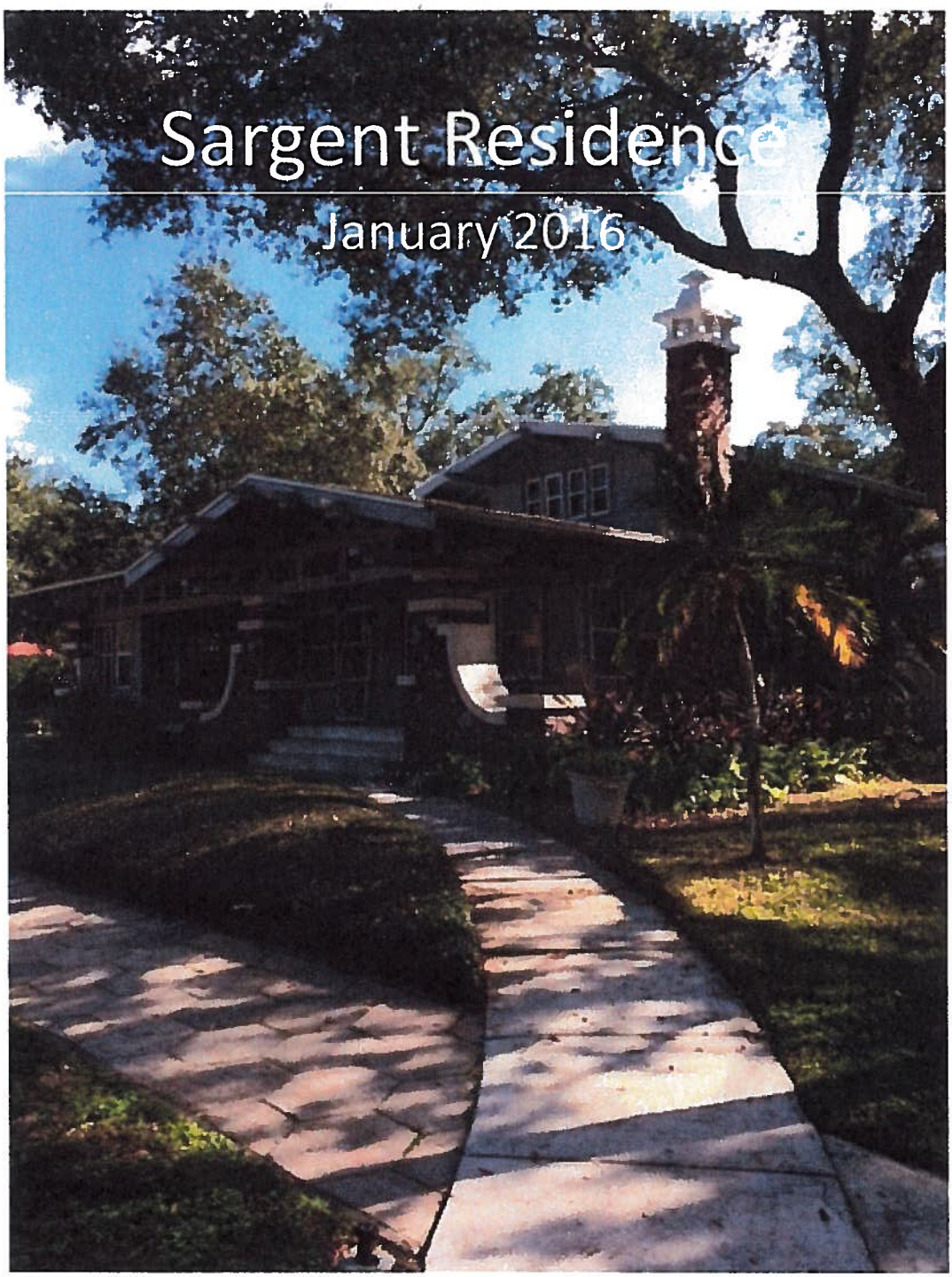
-1999 $2490 Electr (99-11000247)
-2001 $7000 Electr for dryer and gfi (o1-07000817)
-2001 $5000 Fire sprinklers for group home (01-07000842)
-2001 $? Mech (A/C)
-2001 $6800 Addn/alteration/deck-req'd design review-slab, framing, sheathing, fire, deck/rail, stairs/landing to 2nd floor east side; cut back roof, ext door (01-10000913)

-2001-2004+ Community res home or group home

-2004 $2000 Addn/alteration/windows replacement—remove stairs, replace door with window, reconstruct roof/eave (04-10000124); Variance 04-10-03 (not found)
-2007 $15k Alteration-sub damage-foundation repairs (07-8001095)
-2015 Garage lot separated from main house to adjacent property owner

Reid & Winters owns----2015-present

-2016 Historically sensitive repairs, addition of rear shed, historic garage demolished (by others)



visual documentation

806 18th Ave. NE
St. Petersburg, FL
33704
photos by Sharon Winters

NOMINATION

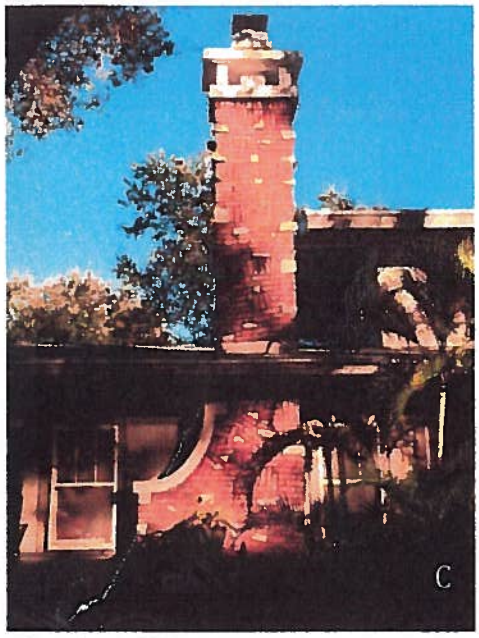
to the St. Petersburg Register of Historic Places

submitted by

Sharon Winters and
Kendall Reid, owners
727.954.6024

January 28, 2016

Exterior



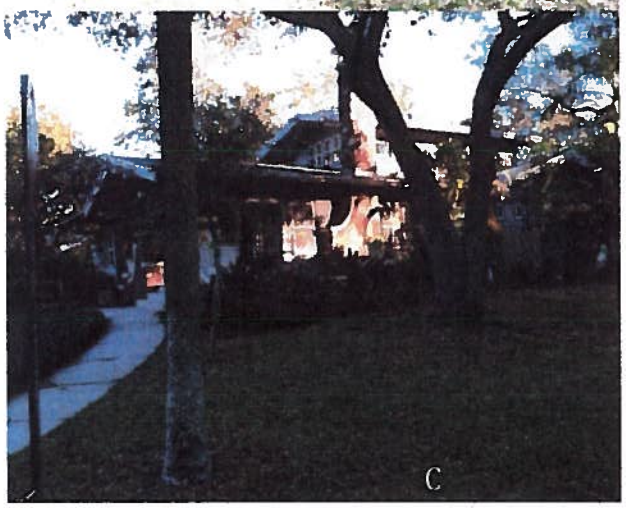
A. North facade
Clinker brick pier

B. North facade
Clinker brick pier and marbled Cuban tile

C. West facade
Clinker brick chimney

D. North facade

Exterior



A. East facade
north end: Florida room

B. East facade
south end

C. West facade

D. South facade

Interiors, First Floor

A. Living room, looking east

Coffered ceiling, vertical grain heart pine floors

B. Living room, looking west

Clinker brick fireplace and adjoining window seats

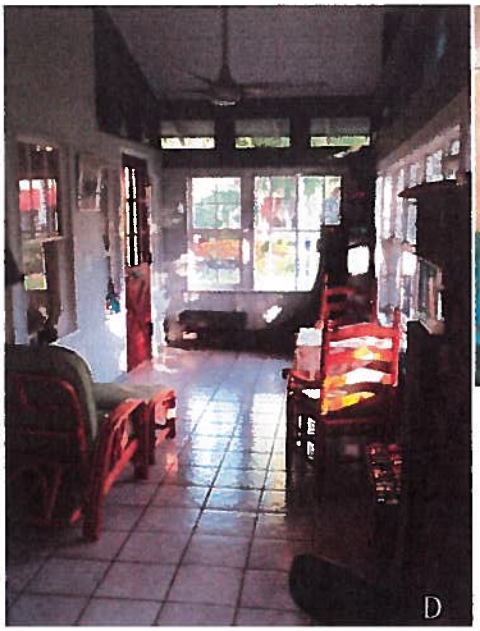
C. Doors from FL room to dining room

beveled glass panes

D. FL room (enclosed porch)

E. Living room, looking south

built-in bookcases



Interiors, First & Second Floor

A. Kitchen

Original cabinets to right and left

B. Utility room

Original woodwork and doors

C. Bedroom

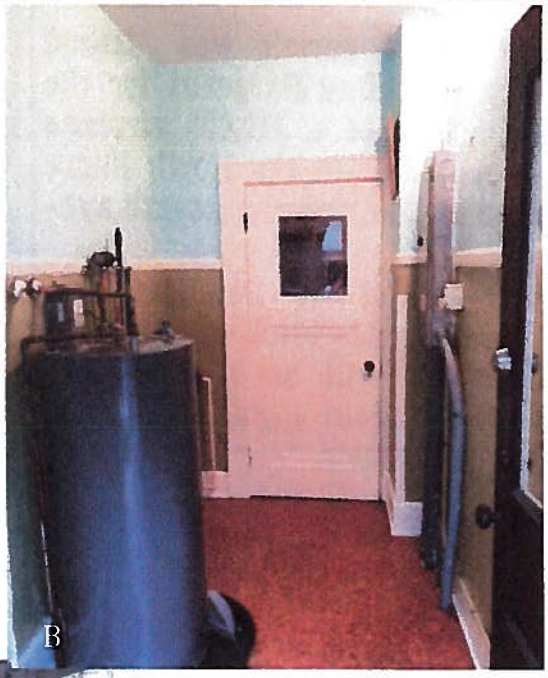
3 over 1 window; fixed 3 pane window

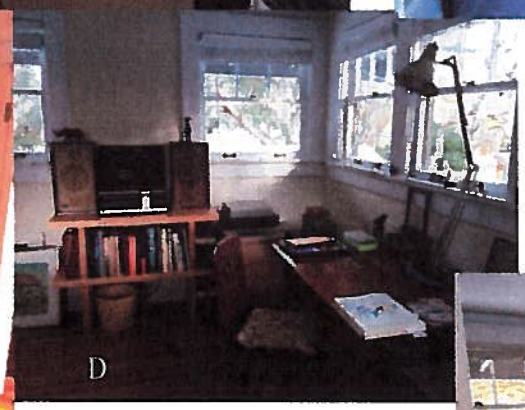
D. 2nd floor studio

eight original 3 over 1 windows

E. 2nd floor bedroom

four original 3 over 1 windows; four 2 over 1 windows





St. Petersburg Times - Sep 22, 1922 Browse

SEPTEMBER PERMITS HIT $213,300 MARK

L. R. Sargeant Takes Out Permit For Construction of $10,000 Home In North Shore

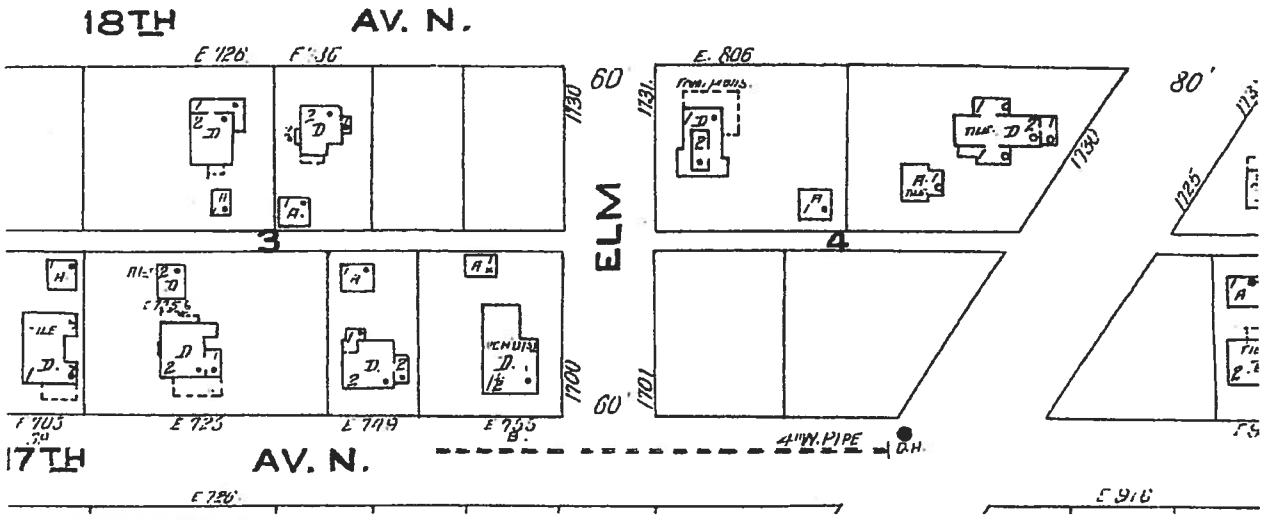
Valuation in building permits issued by Inspector McDevitt Friday totalled $18,650, bring the total valuation since Sept. 1 to $213,300.

The largest permit was issued Friday to LeRoy Sargeant for the construction of a $10,000 airplane type bungalow in the North Shore section at East 306 Eighteenth avenue north.

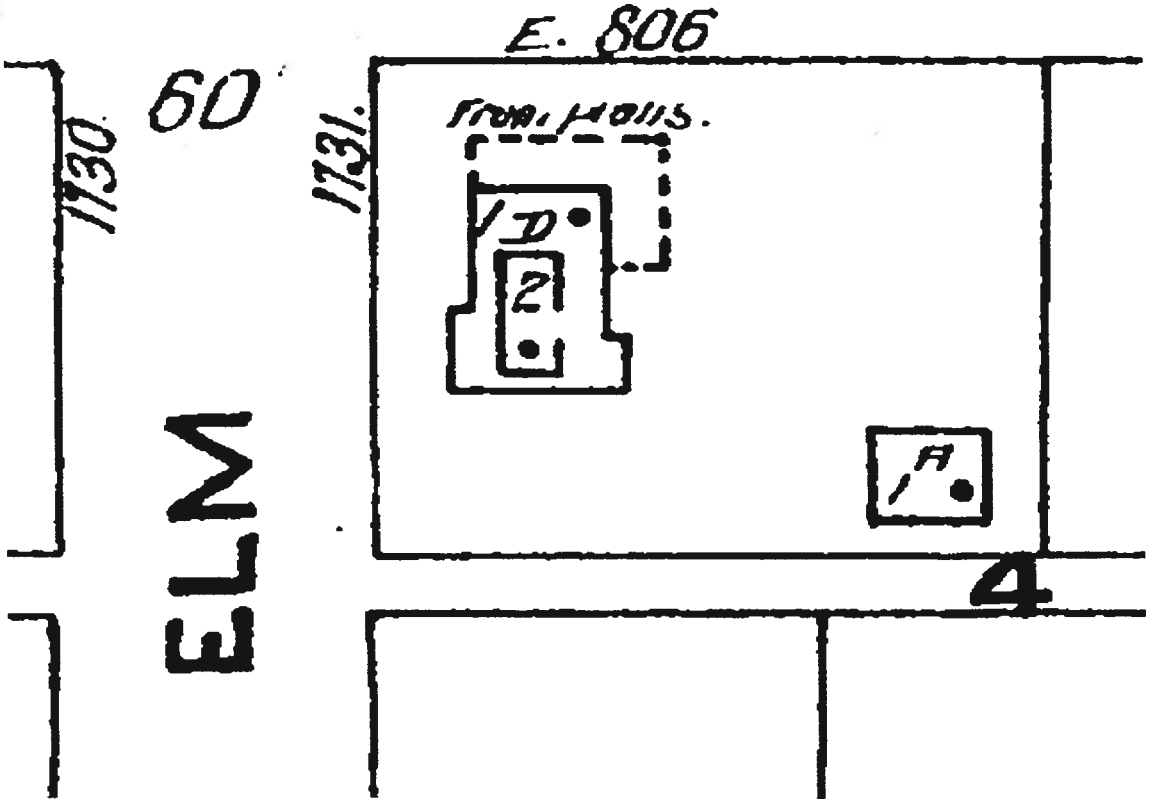
A feature of the new bungalow will be the ruble brick on the porch columns. It will be of one story and will contain eight rooms.

Original linoleum kitchen floor with border, laid over pine subfloor

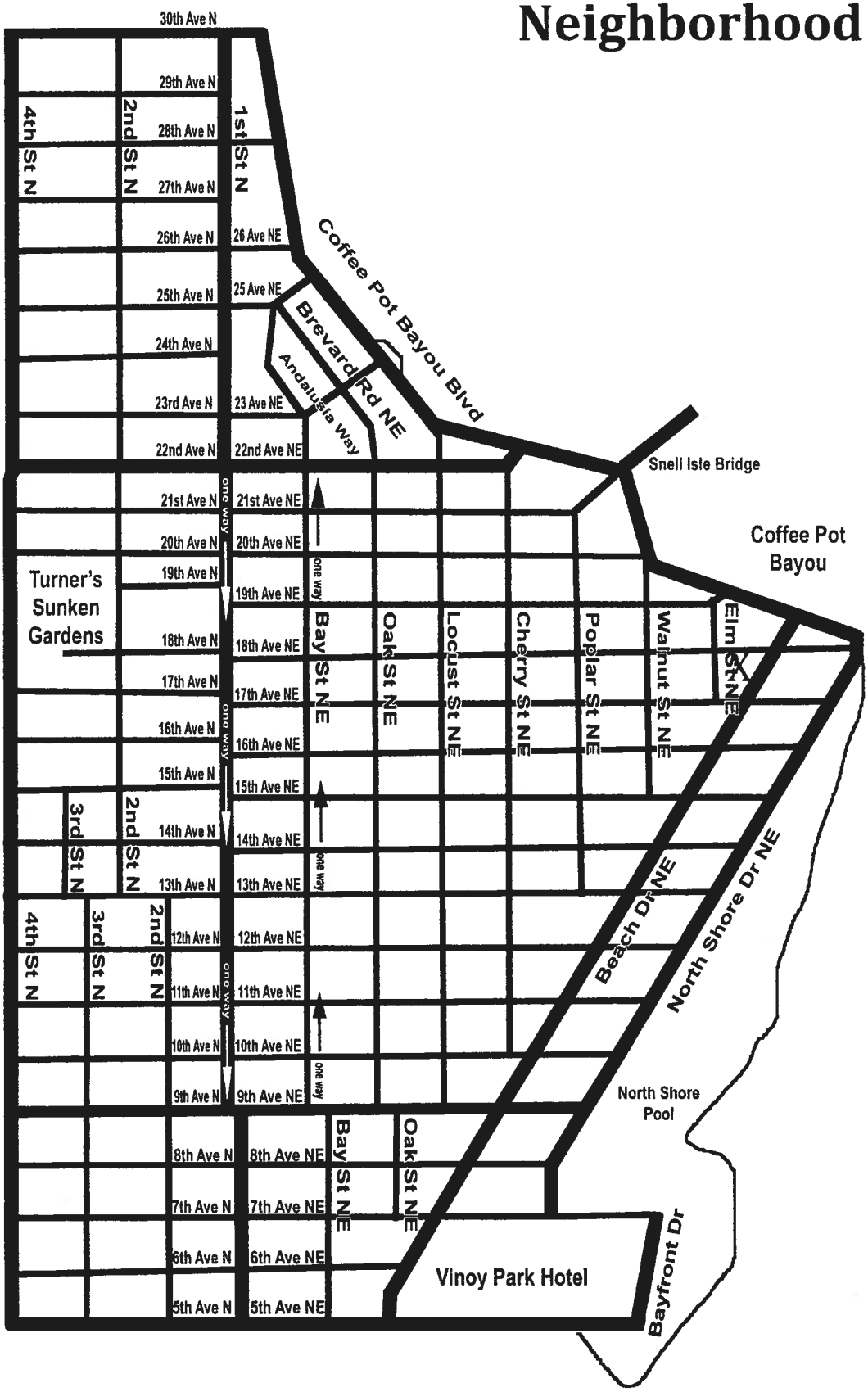
Panoramic photo: 1924, Coffee Pot Bayou at 20th Ave NE, looking south



1923 Sanborn map: surrounding streets and close-up "from plans"



Historic Old Northeast Neighborhood



Sargent Residence

806 18th Ave. NE, St. Petersburg, Florida
continuation sheets; submitted 1/29/2016 by Sharon Winters

LEGAL DESCRIPTION

Snell and Hamlett's North Shore Addition, Block 69, Lot 4

NARRATIVE DESCRIPTION

Summary

Located at 806 18th Avenue Northeast, the Sargent Residence was constructed in 1923 for LeRoy and Marjorie Sargent. Designed in the airplane bungalow style, the most distinctive exterior features are deep, shallow-pitched eaves and decorative headers, which run the full perimeter of the house; clinker brick columns and chimneys; Cuban tile porch floors; and shingle siding. Most of the original interior features have been preserved including the clinker brick fireplace, built-in bookcases and kitchen cupboards, distinctive interior doors, and wood windows.

Setting

Located within the Historic Old Northeast neighborhood on the southeast corner of 18th Avenue Northeast and Elm Street, the Sargent Residence is situated two blocks west of North Shore Park and midway between 5th and 30th Avenues, the southern and northern boundaries of the neighborhood. The immediate area is almost entirely single-family residential. The home originally sat on the western-most of two lots with a similarly styled garage occupying the alley side of the adjoining lot.

By 1924, the immediate neighborhood was being built out. The city directory records two homes each on the 600 and 700 blocks of 18th Avenue Northeast (636, 645, 726, 736) and four homes on the 800 block (805, 806, 809, and 825). 825 still features clinker brickwork on the front façade. There was also a large Mediterranean Revival home directly east of the Sargent residence, at 1730 Beach Drive, originally owned by Louis B. and Edith C. Irwin; Louis was vice president of The Willson-Chase Company.

HISTORICAL CONTEXT

Development of the Historic Old Northeast

In 1911, Perry Snell and J.C. Hamlett purchased 600 acres of farmland and wilderness from 13th Avenue to the tip of Coffee Pot Bayou and began to develop one of St. Petersburg's first neighborhoods. The business partners added trolley lines, seawalls, sidewalks, and a waterfront park. Individuals who purchased lots

built homes of varying architectural styles, including Mediterranean, Craftsman, Prairie, Mission, Tudor, Colonial and vernacular versions of these styles.

Although a number of the houses were constructed in the teens, the majority of the land was developed in the 1920s, 30s, and 40s. Following World War II, predominantly one-story homes were built on the remaining lots. More recently, larger homes have replaced a number of those located on Coffee Pot Bayou.

The neighborhood grew until the boundaries included the land from Fifth Avenue North to Thirtieth Avenue North. The eastern boundary stretched from Tampa Bay north to Coffee Pot Bayou. The Fourth Street North Business District defines the western boundary. The waterfront became the site of grand homes facing the bay and a string of parkland stretching south to downtown. Throughout the rest of the neighborhood, more modest homes randomly alternate with larger ones, creating a unique blend of styles and sizes, appealing to a diverse group of homeowners.

The neighborhood's early 20th century development pattern resulted in narrow, gridded streets with spacious sidewalks, alleys, and deep narrow lots. The homes were built in a traditional pattern with porches and entryways to the front and garages to the rear. Although most homes are single-family, there are a number of small, high-quality early 20th century and mid-century modern apartment buildings located primarily in the southern part of the neighborhood.

Today, the neighborhood is still characterized by a diversity of architectural styles, waterfront green space, brick streets, granite curbs, hex block sidewalks and front porches. An enveloping street tree canopy reinforces the pedestrian quality of the neighborhood. Preserved waterfront parks form the eastern boundary of the neighborhood. To the west, on Fourth Street, Sunken Gardens has undergone major restoration and the business district is the site of redevelopment into a dining, retail and business corridor leading to downtown. The North Shore National Register District was created in 2003. The Sargent Residence is a contributing structure to the district.

A story of boom and bust: first owners, LeRoy and Marjorie Sargent

Born in Ohio in 1886, LeRoy Sargent's early employment was in the securities business in Minneapolis where he met and married Marjorie Lynch. By early 1922, Sargent had been named president of Metropolitan Finance Co., based in New York City; it was the parent company of several subsidiaries, including LeRoy Sargent & Co., which was involved in underwriting and financing. The company owned the building at 9 E. 40th Street in NYC, valued at $1,300,000. The World's Work noted that Sargent was the first to perfect the "one-call" system which involved asking the client at the first call whether they would buy a particular security. A writer for the publication noted "some of Sargent's earlier promotions have proved far from satisfactory 'investments' for those who bought them." The author of an investment analysis in the 1922 edition of U.S. Investor held a similarly dim view of Sargent: "We have never had any confidence in Sargent and the fact that he has taken the helm of the company [Metropolitan Finance] personally and eliminated experienced men does not look well." Sargent was also vice president of Marlin Firearms at its founding in 1921.

Around 1920, Sargent and members of his family started visiting St. Petersburg during the winter season. Sargent, his wife and three children also had homes in New York City and Hendersonville, North Carolina. In September 1922, Sargent was issued a permit to construct a "$10,000 airplane bungalow in the North Shore section at East 806 18th Avenue North. A feature of the new bungalow will be the ruble [sic] brick of the porch columns. It will be of one story with eight rooms." ("September Permits...") A home of very similar design was erected at 625 20th Avenue Northeast a year or two earlier. It was commissioned and occupied by vaudevillian Will M. Cressy and his wife and fellow entertainer, Blanche Dayne. The airplane bungalow with clinker brick columns and freestanding garage, could have served as inspiration for Sargent who may have used the same builder.

By early March 1923, Sargent was back in town, visiting his parents and supervising construction of the bungalow. The building footprint appears "from plans" in the 1923 Sanborn map as a 2 story building with a garage in the southeast corner of the double lot. By late 1923 or early 1924, Sargent and his wife, Marjorie, were residing in the home.

But the Sargent's airplane bungalow was apparently planned as a temporary home or as a speculative investment. In November 1924, the Evening Independent noted that Sargent was in town planning for his new $50,000 "palatial estate" in the "old Spanish style" in Mount Vernon (now Disston Heights) on the site of the old Ittner estate. (Sargent served as vice president of the Mount Vernon Corporation for a short period; the corporation touted the development as being on the highest elevation in St. Petersburg and thus positioned to take advantage of breezes from the ocean and bay.) The 14th Avenue North lot, between Disston Avenue and 48th Street, was 275' deep with 200' frontage and was to have gardens, a swimming pool and a three-car garage. By early 1926 approximately two-thirds of the Mount Vernon lots had been sold and some homes had been constructed but there is no evidence that Sargent's planned estate was ever built.

It appears that Sargent was involved in several ill-fated investment schemes during the mid-1920s. In 1924, Sargent was involved in the development of Laurel Park Estates in Hendersonville but withdrew from a position as an officer within a year or two. In August of 1924 he purchased The Hendersonville Times and brought in a new editor, John Temple Graves, Sr., a well-known New York editor. Sargent apparently used the paper for promotion rather than journalism and the paper reverted to the previous owner a year later. In April 1925, International Paper Company sued Sargent, in a civil action, for $3000 in damages. In early 1926, George McIntyre filed a $50,000 damage suit against Sargent in the Clearwater Circuit Court.

The bottom was beginning to fall out of the Florida real estate market and, as of 1927, Sargent was no longer listed in the St. Petersburg city directories. By 1930 Leroy, age 43, Marjorie, and their four children were living in rental housing in Minneapolis where he was employed as an investment banker. In 1934, they were living in a single-family house in Rye, New York.

Ownership and change

The house has gone through ten changes of ownership and more than fifteen sets of occupants since its construction. Four families who occupied the house for longer periods and/or were prominent in the community are described below.

Elbridge Eastman and Nellie Bang Duncan moved into the house two years after its construction and resided there for four years. Elbridge was born in about 1869 in Kentucky and his future wife, Nellie Bang, was born in about 1875 in Tennessee. They were married in Nashville in 1893, with Elbridge working as a banker and broker during the early years of their marriage. By 1920, they were residing in Jacksonville, Florida. The Duncans moved to St. Petersburg in the 1920s, where Elbridge was employed as district manager for the Florida West Coast Ice Company. The company was formed in 1926 as the result of a reorganization of the Pinellas Ice & Cold Storage Company. In 1930, Elbridge, age 61, and Nellie, age 55, were residing at 806 18th Avenue Northeast, in a nine-member household, including a daughter, Mary F. Davy; an adopted son, Kenneth Arnold; two grandsons, Charles and Walter; mother-in-law, Lilla Hudson; sister-in-law Katie H. Latimer, and a servant Modean Crawford. The family relocated to the Pasadena neighborhood.

Samuel O. and Hazel K. McFall were the third family to live in the house, purchasing it in 1931. The McFalls may have been seasonal residents, as was typical during the span of their 26-year residency, which ended in 1957. (A married couple with the same names was, according to census records, living in Cuyahoga County, Ohio, in 1930 and 1940, with a son Robert and servant, Agnes Loop.) It is likely that the McCalls enclosed the east side of the wrap-around porch in the 1950s, retaining the clinker brick masonry and open beam architectural details on the interior.

Robert M. and Anita C. Holehouse, and their son Ronald F., resided at 806 18th Ave. NE from 1969-74. Robert was born in Buffalo, New York in 1912, attended the University of Buffalo and, married Anita Clare O'Brian, who was born in Buffalo in 1920. During World War II, Holehouse worked at Bell Aircraft where he taught Dale Carnegie public speaking courses to employees. He was one of the first Buffalo-area businessmen to sell aluminum-building products when they grew popular in the 1950s. Robert & Anita raised ten children in Eden, New York and moved to St. Petersburg in 1968. Their son, Ronald F., was residing with them at 806 18th Avenue NE, while he was a student, presumably at university.

Robert served as division manager with American Planning Securities; Anita owned Anita's Interiors in downtown St. Petersburg. The couple was active in the Catholic Church. Robert co-founded the Catholic Pamphlet Society, which places religious reading materials inside church entrances for parishioners. Anita was an active volunteer at St. Raphael's and St. Jude's.

The family put the house on the market in early 1974, listing it at $52,500. Robert died in St. Petersburg in December 2003 at age 91; Anita died in Naples, Florida in November 2012 at age 92. As of his mother's death, their son, Ronald, lived in St. Pete Beach.

Donald D. and Gloria Jean (Jeanie) Doddridge were the next owners, residing in the house from 1977-98. Donald is a 1971 graduate of Jacksonville University and holds a MA from Central Michigan University (1973). He served as

CEO of Community Blood Center for 15 years and as COO of FL Blood Services for 20 years before becoming President & Chief Executive Officer in 2002, a position that he holds today. He has held leadership positions in professional associations including serving as president of the board for the American Association of Blood Banks, America's Blood Centers, and the FL Association of Blood Banks.

The couple is active with the 1st Presbyterian Church; Jeanie was registered as a Parent Teacher Association lobbyist during the 1982-84 Florida state legislative sessions. Donald has been an active member of the Suncoasters and Rotary, serving as president of both organizations. He is a longtime member of the St. Petersburg Area Chamber of Commerce. The couple currently resides at 100 NE Water Oak Court, St. Petersburg.

Former residents (from St. Petersburg City Directory, 1922-1998):

1924-26	LeRoy & Marjorie Sargent
1927-30	Elbridge Eastman & Nellie Bang Duncan
1931-57	Samuel O. and Hazel K. McFall
1958-61	Robert W. and Grace E. English
1962	vacant
1963	Theo. E. & Lorinda Bower Theo. was a salesman with Tourtelot Real Estate
1963-67	Robert P. & Nancy E. Gorby owner, Bob Gorby's Reliable Auto Sales @ 5601 34th St. N.
1967-8	Gunnar A. & Grace A. Carlson (or Carolson) retired
1969-75	Robert M. & Anita C. Holehouse
1975-76	Larry D. & Joan E. King
1977-98	Donald D. & Jeanie Doddridge
1999-2015	the house was a rental during this period, owned by Stephen Gruskin who resided in San Francisco

In June 2015, Kendall Reid and Sharon Winters purchased the house, concurrently applying for a Certificate of Appropriateness, pursuant to participating in St. Petersburg's ad valorem tax program for historic properties. During their first year of ownership, the couple addressed deferred maintenance issues and invested in the home's rehabilitation after fifteen years as a group home and rental property. Major rehabilitation projects included refinishing of the vertical grain heart pine floors; installation of a period-appropriate cork floor in the kitchen, laundry and utility rooms; restoration of all wood windows; and grind-out and replacement of deteriorated clinker brink masonry. The original 1924 garage conveyed with the adjoining lot which was purchased by the owners of the house to the east; a 10x14" shed, styled after the house, was designed and constructed by Historic Sheds at the rear of the lot.

STATEMENT OF SIGNIFICANCE

Constructed in 1923, the Sargent Residence meets three of the nine criteria necessary for designating historic properties as listed in Section 16.30.070.2.5(D) of the City Code:

* its value as a significant reminder of the cultural or archeological heritage of the city, state or nation;
* its value as a building is recognized for its quality of architecture, and it retains sufficient elements showing its architectural significance; and
* it has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction or use of indigenous materials.

The property is significant at the local level in the area of Architecture.

Physical Description & Integrity:

Today the house retains many of its original architectural features and details.

Exterior: Constructed in 1923, the two-story wood frame Sargent Residence exemplifies many of the characteristics of the Craftsman style airplane bungalow. The building has an irregular plan consisting of a gable roof and a gable extension. Fenestration consists of double-hung sash wood windows with original 2/1, 3/1, and a two 4/1 lights. The low roof pitch emphasizes the horizontal intent of the design. The exterior wall fabric is wood shingle, laid in a distinctive pattern, and clinker brick mixed with stone fragments set in a random pattern. The house also features two exterior clinker brick chimneys. An entrance porch with a gable roof, exposed rafters and trusses, and masonry piers extends from the façade to the north and west. Marbled beige and red 8x8" Cuban tile is featured on the north and east porch floors. The south stoop floor is finished in a random pattern of broken Cuban tile in a variety of patterns and colors.

All exterior elements described above remain in place with the exception of the east porch; it was enclosed (likely in the 1950s) and includes new double-paned windows, a contemporary tile floor, and three doors. The front door may not be original.

Interior: The floor plan of the house appears to be in its original state with the exception of the Florida room on the east side of the house; this area was previously part of a wrap-around porch with Cuban tile floors. The original vertical grain heart pine floors are in fine condition. Wall height on the first floor is nine feet and on the second floor, 7.5 feet. Original wood built-in floor-to-ceiling kitchen cabinets remain on the east and west sides of the small kitchen. Distinctive and uniformly paneled doors and glass doorknobs remain. The living room features a coffered ceiling, clinker brick fireplace, neighboring window seats, and built-in book cabinets with beveled glass, multi-paned doors. A double French door with beveled glass panes leads from the dining room to the Florida room. All interior woodwork has been painted. The original white hex floor tiles and bathtub are still in the small second floor bathroom.

Interior changes over the past 90 years include the addition of decorative wall moldings in the two first floor bedrooms; complete remodeling of the first floor bathroom; some remodeling in the small, second floor bath; and the addition of cabinetry, new appliances, a cork floor, and replacement countertops in the kitchen. (The kitchen and adjoining laundry and utility room floors were originally linoleum with a red and green pattern, laid over a pine subfloor. They were replaced with period-appropriate cork tiles in 2015.)

Architectural Context:

The Craftsman style was the most popular design for small residential buildings built throughout the country in the first three decades of the twentieth century. Influenced by the English Arts and Crafts Movement and Oriental architecture, the style was popularized by the work of two brothers, Charles S. and Henry M. Greene. The Greene Brothers began practicing architecture in Pasadena, California in 1893, and in the ensuing two decades designed a number of large, elaborate prototypes of the style. Their innovative designs received a significant amount of publicity in national magazines such as Western Architect, The Architect, House Beautiful, Good Housekeeping and Ladies' Home Journal.

By the turn of the century, the design had been adapted to smaller houses, commonly referred to as bungalows. It was this scaled down version of the Craftsman style that became a ubiquitous feature of Florida's residential neighborhoods during the early twentieth century.

The Craftsman bungalow is typically a one or one and a half story building with a low-pitched gable, occasionally hipped, roof. The eaves are wide and open, exhibiting structural components such as rafter ends, beams, and brackets. The porch is often the most dominant architectural feature. They are generally either full or partial width, with the roof supported by tapered square columns that either extent to ground level or sit on massive brick piers. Windows are usually double-hung sash with vertical lights in the upper sash.

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COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **April 28, 2016**

COUNCIL DATE: **May 5, 2016**

RE: ***Vicious Dogs***

ACTION DESIRED:

Respectfully requesting a report to City Council concerning what action we take in regard to vicious dogs, preventing dog fighting, and any conversations we may have or have had with the county relative to increasing the budget for animal control.

Steve Kornell, Council Member
District 5

Apartment issues

Beautification

- Burying power lines
- Ditches along Pinellas Point Drive
- Landscaping / trees
- Major Corridors
  - 34th Street
  - 54th Avenue South
  - 9th Street
  - 4th Street
  - Pinellas Point Drive

Branding/marketing

- Customers into the district
  - From the interstate
- History of the district
  - Skyway Bridge
  - O'Neill's Marina
  - City Theater
  - Maximo Marina
  - Ceridian Campus
  - Bartholomew's Episcopal Church
- Signature events for the district
- Vision

City Theater

Codes changes for the district

Condo issues

Environmental initiatives

- Trash awareness
- Protection of the estuary and the waterfront

Removal and maintenance of invasive plants on public and private property

Marinas signed up with DEP for the clean marinas program

Protection of parks and conservation lands

Solar Power

LED fixtures

Rainwater collection system

Grants – sources of potential funding other than city tax dollars

Lighting

Organizations

Alliance for Bayway communities

Bahama Shore neighborhood association

Bay Area Apartment Association

Benchmarking group

Broadwater Neighborhood Association

Churches

Friends of Boyd Hill

Lakewood Civic Association

Pinellas Point Civic Association

Parks and conservation lands

Pedestrian friendly district

Plans that already exist

Bike infrastructure and trails

Boyd Hill

Broadwater Neighborhood plan (needs updating)

Pinellas Point Neighborhood plan (needs updating)

Skyway Marina District Plan

Recreation spaces (Public and private)

Parks

Boyd Hill

Maximo Park

Broadwater Park

St. Pete Country Club

Clam Bayou

Bike Trails

How can we better connect apartments and condos with our bike trails?

Waterfront accessibility

Retail centers

How do we create more village type places with dining, coffee, shopping, etc.

Possibility of hiring a retail consultant

What type of retail is desired in the district?

What type of retail already exists in the district?

Possible incentives

Schools

Early Literacy

Lakewood High School and possible renovation

Lakewood High School Jazz Band

More mentors at local Elementary, middle and high schools

Increased penalties for drug dealing near Baypoint Middle School

Eckerd College

SPC Allstate

Transportation and bike trails

How can we better coordinate with bike clubs?

Bus Rapid Transit into the district

Zoning changes for the district

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **April 28, 2016**

COUNCIL DATE: **May 5, 2016**

RE: ***South St. Petersburg Master Plan***

ACTION DESIRED:

Respectfully requesting to refer to the budget workshop on May 10 a discussion of a master plan for south St. Petersburg and budgeting adequate funds for the plan. Attached is a list of initial thoughts, ideas, and suggestions from local businesses and residents.

Attachment

Steve Kornell, Council Member
District 5

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: April 29, 2016

COUNCIL DATE: May 5, 2016

RE: Referral to BF&T

ACTION DESIRED:

Respectfully requesting a referral to the BF&T Committee to add to the Weeki Wachee Project List the following improvements to Mangrove Bay Golf Course:

1. Rebuild and re-grass all 18 greens and the three practice greens; and
2. Repaving the parking lot, entrance road and golf cart paths that are in need of repaving.

Jim Kennedy,
Council Member, District 2

CITY OF ST. PETERSBURG
Energy, Natural Resources and Sustainability Committee
Thursday, April 21, 2016 1:00 p.m.

PRESENT: Chair Darden Rice and Councilmembers Karl Nurse, Steve Kornell, Ed Montanari, and Lisa Wheeler-Brown (alt).

ABSENT: Councilmember Ed Montanari

ALSO: Mayor Rick Kriseman; Deputy Mayor Kanika Tomalin; Council Chair Amy Foster; Councilmember Charles Gerdes; Councilmember James R. Kennedy, Jr.; Assistant City Attorney Michael Dema; Sustainability Manager Sharon Wright, Transportation Manager, Cheryl Stacks, Lucas Cruse, Bicycle/Pedestrian Coordinator, and Office Systems Specialist Paul Traci

Chair Rice called the meeting to order and the following topics were discussed:

Approval of Agenda: Passed 4-0

Approval of February 18, 2015 Minutes: Passed 4-0.

Guest Presentation – Gil Penalosa presents Mobility & Cyclovia (full bio attached)
Gil Penalosa, one of the original developers of the Open Streets and Cyclovia events, advises decision makers and communities on how to create vibrant cities and healthy communities for everyone regardless of age, gender or social status. His focus is on the design and use of parks and streets as great public places, as well as sustainable mobility: walking, riding bicycles, using public transit, and the new use of cars.

Mr. Penalosa's presentation included examples of successful projects completed by 8-80 Cities. One of these projects included creating over 800 parks in Bogotá, Columbia. Linear parks were included in the design of the parks to connect the rich and poor areas of Bogotá. The parks created 174 miles of protected bikeway networks in three years.

Opening streets to pedestrians and cyclists and closing them for cars on a weekly basis is presented as a way for people of all ages to participate in outdoor activities. Social integration is a positive outcome of closing the streets for pedestrians and cyclists. The reason given for this idea is that we meet each other as equals when we come together in the streets. Mr. Penalosa discusses that we must stop constructing parks as if everyone was thirty years old and athletic.

To view Mr. Penalosa's recorded presentation, go to:
http://www.stpete.org/boards_and_committees/recorded_city_meetings.php
Click on: Energy, Natural Resources & Sustainability Committee April 21, 2016 meeting.

STAR Communities Update
Sharon Wright provided an update of the STAR Communities assessment: data collection ongoing and STAR Communities has offered a mid-year review of select submissions to make sure we are on the right track for earning points.

Tree Canopy Road Program (Referred by Councilmember Kennedy)
City Beautiful Commission – expect a formal letter which will include recommendations to preserve canopy trees, encourage tree planting and street beautification without the need of a formal tree canopy road program.

BP Settlement Resolution: Tree Planting Program
Resolution was deferred to May 2016. Sharon Wright will schedule one-on-ones with available city council members before the next time it comes before city council.

Next ENRS Committee meeting is scheduled for **May 19, 2016 AT 1:00 p.m**.

Gil (Guillermo) Penalosa, MBA, PhDhc, CSP
Founder and Chair of the Board, **8 80 Cities**
Chair of the Board, **World Urban Parks**

Gil Penalosa is passionate about cities for all people. Gil advises decision makers and communities on how to create vibrant cities and healthy communities for everyone regardless of age, gender or social status. His focus is on the design and use of parks and streets as great public places, as well as sustainable mobility: walking, riding bicycles, using public transit, and the new use of cars.

Gil is the founder and chair of the board of the internationally recognized non-profit organization 8 80 Cities, based in Canada. The organization was created centred on a simple but powerful philosophy; if you create a great city for an 8 year old and an 80 year old, you will create a successful city for all people. Gil also runs his own international consulting firm - Gil Penalosa & Associates and is an accomplished keynote speaker and facilitator of strategic workshops. Because of Gil's unique blend of pragmatism and passion, his leadership and advice is sought out by many cities and organizations; he has worked in over 200 different cities across six continents.

Gil has been a strong supporter and advocate for improving city parks, first making his mark in the late 1990s, when he led the transformation of Bogota's park system as Commissioner. During his tenure Gil successfully led the design and development of over 200 parks including Simon Bolivar, a 113 hectare park in the heart of the city. Gil's team also initiated the "new Ciclovia"/ Open Streets - a program that sees over 1.3 million people walk, run, skate and bike along 121 kilometers of Bogotá's city roads every Sunday, and today is internationally recognized and emulated.

Gil is chair of the board of World Urban Parks, the international representative body for the city parks, open space and recreation sector. Gil also works for the renowned Danish firm Gehl Architects as an urban expert on mobility and citizen engagement and serves as senior advisor to Children & Nature Network, StreetFilms and America Walks.

Gil holds an MBA from UCLA's Anderson School of Management, where he recently was selected as one of the "100 Most Inspirational Alumni" in the school's history. In 2013 he received the Queen Elizabeth II - Diamond Jubilee Medal, given by the Governor General of Canada, and later was named one of the "Top 10 Most Influential Hispanic Canadians". Last year Gil received a Doctorate Honoris Causa from the Faculty of Landscape Architecture and Urban Planning at the prominent Swedish University SLU.

Recently Gil has also contributed chapters to three books: *Enabling Cycling Cities*: Ingredients for Success – CIVITAS, Europe; *Facilities for Cyclists* – Copenhagen, Denmark; *Resilient Sustainable Cities*, Melbourne, Australia.

ENRS Committee
April 21, 2016

STAR Communities Update

- 99% through initial review (Yes/No/Maybe)
- 20% data collection
- Data turned in from Housing, Sanitation, Transportation, Parks & Recreation & Planning, Art & Culture – thank you!
- STAR mid-year review

STAR COMMUNITIES
SUSTAINABILITY TOOLS FOR ASSESSING & RATING COMMUNITIES

Task/Category Status	Jan	Feb	March	April	May	June	July
Data Requests Distributed	All						
Initial Review & Draft Strategy	CE & BE				EJ, NS, HS		
Policies to consider for plans and codes	CE & BE				EJ, NS, HS		
Project Proposals/Enhancements	CE		EE, EAC		EJ, NS, HS		
Finalize Data Collection							
Quality Control/Submittal							
Formal Online Submittal							
STAR Review							
City Revision							
Final Submittal							
Celebrate							
2019 Goal Setting							

Set of Policies: Working Group

Project Proposals: Urban Forest, PACE, Green Fleets Working Groups/Outreach

Certification Level Strategy

Happy Earth Day – April 22
Global 2016 Theme: Trees for the Earth

“Year of the Tree”

- April 23 & 24 - Green Thumb Walter Fuller Park (9 a.m. -4 p.m.)
  - Tree Planting & Landscape Education
  - Rain Barrels
  - Wagon Parade
  - Tree Sales & Plant Give-A-Ways
- April 23 – Earth Day Williams Park (10 a.m. -5 p.m.)
  - Urban Bird Experience
  - Urban Garden
  - Books
  - Information Tables
  - Music, play, and fun

“Year of the Tree”

- Tuesday, May 3 – Planning for the Future of Florida’s Urban Forest Professional Workshop
  - Open to Public @ Main Library 10:30 a.m. – 3 p.m.
- May 2016
  - City Council Agenda Item
    - BP Settlement Resolution: Tree Planting Program
- June TBD – Urban Forest Focus Group Session

Tree Canopy Road Program

- City Beautiful Commission Review
  - Expect formal letter to City Council
  - CBC reviewed several other programs
  - Concerns related to overall goals, nomination and review process, city staff resources/administration
  - Objectives to preserve canopy trees, encourage tree planting and street beautification could be achieved without a formal program

BP Settlement Funds – Tree Planting Proposal

- Input for $500,000 Scope/Budget Outline
  - Parks & Recreation Department
  - Morelli Landscaping, Inc., current contractor
  - Former Mayor David Fischer, current Tree Czar
  - External technical professionals
    - IFAS Extension Forester(s)
    - City of Tampa Dept. of Natural Resources
    - Local Certified Arborists
  - Community members:
    - City Beautiful Commission
    - St. Petersburg Sustainability Council.
    - Public SPSC event @ SPC West April 13

Table of STAR Goals and Objectives

Built Environment	Climate & Energy	Economy & Jobs	Education, Arts & Community	Equity & Empowerment	Health & Safety	Natural Systems
Ambient Noise & Light	★ Climate Adaptation	Business Retention & Development	Arts & Culture	Civic Engagement	★ Active Living	Green Infrastructure
Community Water Systems	★ Greenhouse Gas Mitigation	Green Market Development	Community Cohesion	Civil & Human Rights	★ Community Health & Health System	Invasive Species
★ Compact & Complete Communities	Greening the Energy Supply	★ Local Economy	Educational Opportunity & Attainment	★ Environmental Justice	Emergency Prevention & Response	★ Natural Resource Protection
Housing Affordability	Industrial Sector Resource Efficiency	Quality Jobs & Living Wages	Historic Preservation	★ Equitable Services & Access	★ Food Access & Nutrition	Outdoor Air Quality
Infill & Redevelopment	★ Resource Efficient Buildings	Targeted Industry Development	Social & Cultural Diversity	Human Services	Indoor Air Quality	★ Water in the Environment
★ Public Spaces	★ Resource Efficient Public Infrastructure	Workforce Readiness		Poverty Prevention & Alleviation	Natural & Human Hazards	Working Lands
★ Transportation Choices	Waste Minimization				★ Safe Communities	

BP Settlement Funds – Tree Planting Proposal

Task	Description	Budget Range	Who
1-a. ID/Evaluate Planting Sites	Certified Arborist to review sites in each council district for site and soil evaluation	Up to $9,000	Consultant
1-b. ID Appropriate Species	Based on site evaluation, develop matrix of appropriate species and size for planting	Up to $1,000	Consultant
1-c. Planting Plan & Procedure	Early implementation project, schedule and other	Up to $1,000	Consultant
2. City-wide Canopy Analysis	Review historic and current data to develop a canopy analysis	Up to $3,800	Consultant
3. Education & Outreach	Educational materials, outreach/planting project, build community partners and resources including funding for development of long-term program	Up to $2,500	City Staff
4. Tree Purchase & Installed	Expect to purchase approximately 525-550 trees (tree quality, longevity and diversity a priority)	$235,700	Morelli Landscaping
5. Tree Establishment/Watering	Water in trees	$105,000	Morelli Landscaping
6. Pruning & Maintenance*	Funding for 3 years of maintenance at an average of $90/year/tree	$142,000	Morelli Landscaping

ST. PETERSBURG CITY COUNCIL
BUDGET, FINANCE & TAXATION COMMITTEE

Committee Report

April 28, 2016
8:02 a.m. - City Hall Room 100

Present: Chair James R. "Jim" Kennedy, Jr; Councilmembers Charles Gerdes; Darden Rice; Karl Nurse and Ed Montanari (Alternate).

Also: Council Chair, Amy Foster; Councilmember Steve Kornell; Chief Assistant Attorney, Jeannine Williams; Assistant City Attorney, City Administrator, Gary Cornwell; City Auditor, Brad Scott; Finance Director, Ann Fritz; Procurement Analyst, Michael Schlesinger and Senior Deputy City Clerk, Cathy Davis.

Absent: None.

Support Staff: Robert Coats, Risk Management Analyst, Human Resources
Linda Seufert, Manager, Parks and Recreation

A. Call to Order

The meeting was called to order at 8:02 am.

B. Approval of Agenda

Councilmember Rice motioned that the agenda be approved as written. The motion passed unanimously. Ayes. Kennedy. Gerdes. Rice. Nurse. Nays. None. Absent. None.

C. Approval of Minutes

1. April 21, 2016

Councilmember Gerdes made a motion that the minutes be approved as written. The motion passed unanimously. Ayes. Kennedy. Gerdes. Rice. Nurse. Nays. None. Absent. None.

D. New/Deferred Business

April 28, 2016

1. Best and final offers from the three finalists of the external Audit Services RFP

Report: Brad Scott/City Auditor

In accordance with the motion passed on April 14th BF&T Committee meeting, Brad Scott provided an updated offeror matrix outlining the qualifications,

experience, and best and final offer of each of the three finalists for the City's External Audit Services RFP. The consensus of the Committee was that each of the three firms would be able to provide quality audit services. The question posed by Councilmember Gerdes was whether it was more advantageous to consider a new firm for a "fresh set of eyes" or is it better to have the audit conducted by a firm who is already familiar with the City? Finance Director, Anne Fritz advised that a new firm would require about 100 hours familiarizing itself with the City's forms, worksheets, and accounting system as a whole, but that it would only be for the first year, and that this should not be a deciding factor.

Councilmember Rice made a motion that the committee approve the following ranking:

1. Cherry Beakaert
2. Carr, Riggs & Ingram
3. Clifton Larson Allen

The motion passed unanimously. Ayes. Kennedy. Gerdes. Rice. Nurse. Nays. None. Absent. None.

2. Management Evaluation Study (based on the results of the Water Resources peer review study)

Brad Scott, City Auditor returned to discuss the committee's option of conducting a management evaluation. Brad Scott advised that the committee was under no obligation to do so, but there was $50,000 allocated in the budget for the evaluation if the committee so chooses.

Following last week's "Water Resources Peer Review' agenda item, the committee agreed that since the City's Public Works is under new leadership, and there is a plan in place within the Public Works administration that allows for better communication, and a clear plan of action for improving the City's wastewater collection system, there is no need for a management review of the Water Resources department.

The committee did though, ask that administration look into a more effective way of communicating filed compliance reports with City Council, and the general public. The committee asked that City administration return to the BFT Committee at a later date and report on this item.

Following discussion of considering other areas for a management evaluation it was decided that a management evaluation of the City's procurement processes be conducted.

Chair Kennedy motioned, with Councilmember Rice seconding the motion that City Auditor Brad Scott report back to the committee with a generic draft of a management evaluation of the Purchasing and Materials Management Department

and that the report be presented in conjunction with a report from the Purchasing Department relating to their departmental procedures.

The motion passed unanimously. Ayes. Kennedy. Gerdes. Rice. Nurse. Nays. None. Absent. None.

There being no further business, the meeting was adjourned at 9:03 a.m.

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF AN AGREEMENT TO CHERRY BEKAERT LLP TO PERFORM EXTERNAL AUDIT SERVICES; AUTHORIZING THE BUDGET, FINANCE AND TAXATION COMMITTEE CHAIR TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH CHERRY BEKAERT LLP; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Purchasing and Materials Management Department received seven (7) proposals for external auditing services for the City of St. Petersburg pursuant to Request for Proposals ("RFP") No. 7868 dated January 5, 2016; and

WHEREAS, the Budget, Finance and Taxation Committee reviewed the proposals and shortlisted to three offerors, Carr, Riggs & Ingram, LLC, Cherry Bekaert, LLP and Clifton Larson Allen LLC; and

WHEREAS, based on the presentations and RFP materials submitted, the Budget, Finance and Taxation Committee ranked Cherry Bekaert LLP first, followed by Carr, Riggs & Ingram, LLC and Clifton Larson Allen LLC; and

WHEREAS, Cherry Bekaert LLP has met the terms and conditions of RFP No. 7868.

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 Cherry Bekaert, LLP for external audit services is hereby approved.

BE IT FURTHER RESOLVED that the Budget, Finance and Taxation Committee Chair (with assistance from City Administration) is authorized to negotiate and finalize an agreement with Cherry Bekaert LLP which will be brought before City Council for approval.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

_____

City Attorney (Designee)

00268000

City of St. Petersburg
Public Services & Infrastructure Committee
Meeting of April 28, 2016 - 9:15 a.m.
City Hall, Room 100

Members and Alternates: Chair Steve Kornell, Councilmember Charlie Gerdes, Jim Kennedy, Jr. Alternate: Council Chair Amy Foster

Others present: Councilmembers Karl Nurse, Darden Rice and Lisa Wheeler-Brown; Support Staff: Mike Vineyard, Park Operations Manager and John Norris, Stormwater Director, Jacqueline Kovilaritch, City Attorney, Mark Winn, Legal, Chief Anthony Holloway, Assistant Chief Michael Kovacsev, Police, Claude Tankersley, Public Works Administrator, Steve Leavitt, Water Resources Director and Pat Beneby, Deputy City Clerk.

1) Call to Order 9:15 A.M.

2) Approval of Agenda

   a) Motion for approval; Unanimously Passed: 4-0.

3) Approval of Minutes:

   a) March 31, 2016 – Motion for approval. Unanimously Passed: 4-0

4) New Business

   a) Marijuana Civil Citation Program –

      i. CM Kornell stated his desired framework under which the discussion would occur. He stated he had discussed with Pinellas County Sheriff Bob Gualtieri and would like to have ordinance in place prior to inviting him to a further discussion. Sheriff Gualtieri made clear they preferred the diversion program but that it was in concept only and they were considering a for profit company to administer. CM Kornell stated he did not feel a for profit was a suitable solution and that the citation program was designed to address disparities in current application of the law for specific misdemeanor offenses.

      ii. Chief Anthony Holloway began his remarks by citing a resolution signed by the Pinellas Police Standards Council (PPSC), with backing from Sheriff Gualtieri and the State Attorney's Office that favored an adult pre-arrest diversion program which would provide consistency county-wide. He also stated this program would take discretion out of the officer's hands and place the responsibility on the Pinellas County Jail and a singular database system. Chief Holloway stated he preferred less officer discretion as opposed to the "buffet" of choices current and proposed for these misdemeanor offenses.

      iii. All councilmembers in attendance participated in wide ranging discussion. In summary, there were questions for Chief Holloway and Mark Winn, Legal. They ranged from lower offenses coupled with community service, estimated timeframe for the County to draft and implement their diversion program, to have a thorough and deliberate process for formulating a realistic ordinance and process to repeal the ordinance if County diversion program met the City's needs.

      iv. CM Kornell guided the discussion to topics contained in the draft presented by Mr. Winn. The first issue was whether or not to include numbers 10, 11 and 12 under Sec. 20-51, (e). It was agreed to remove these from the draft. The next issue involved a

change in Sec. 20-51, (f), 2. that changed arrested to convicted and Sec. 20-51 (f), 4. from four or more to three or more. CM Kennedy made a motion to accept the changes and send to Council for First Reading. The motion passed 3-1 with CM Montanari voting Nay.

b) Customer Education – Sources of Lead and Lead Testing Programs 2016

i. Steve Leavitt, Director Water Resources, made a short presentation that covered where lead comes from in our water system, how and why tests for lead are done, acceptable levels, additional consumer resources, steps to avoid lead if in the home, public awareness and the 2016 Lead Testing Program. Mr. Leavitt outlined ongoing strategies to inform the public including letters offering testing, neighborhood association meetings, updating their website and enhancing the educational component. Committee members asked that the educational piece be strengthened in the area of possible health risks, how we test our water supply and adjust it through chemistry after careful monitoring.

c) Water Quality Maintenance – This item has been deferred to the May 12, 2016 meeting.

5) Upcoming Meetings

a) May 12, 2016

i. Water Quality Maintenance – Robert Labrie, Water Resources

b) May 26, 2016 – TBD

6) With no further business, the meeting was adjourned at 10:35 A.M.

MEMORANDUM
City of St. Petersburg

TO: Chair and Members of City Council

FROM: Mark Winn, Assistant City Attorney

DATE: April 29, 2016

RE: Marijuana Civil Citation Ordinance

==========

Attached please find two ordinances recommended to you by the PSI Committee. The ordinances generally establish a citation program for certain misdemeanors which provides for different penalties and is intended to avoid the creation of an arrest or conviction record while providing an appropriate penalty.

Ordinance A allows a law enforcement officer discretion in when or whether to use the civil citation procedure. Ordinance B seeks to remove that discretion and make use of this procedure mandatory for the identified misdemeanors. Whether City Council can remove that discretion is an option that is still being researched. The only difference between the two ordinances is the shall vs. may distinction.

Changes from the ordinance presented to the Committee include removal from the list of eligible misdemeanors the offenses of loitering or prowling, criminal mischief, non-domestic battery and assault, and the illegal use of dairy cases, egg baskets, poultry boxes, and bakery containers. Other changes include making a person previously convicted of a felony or misdemeanor ineligible for the program, reducing the maximum number of opportunities to use this process to three occasions, and making the penalty either a fine or community service, not both, plus the education requirement. A few other grammatical or typographical errors were also corrected.

Mark A. Winn

Ordinance A – 'officer discretion'

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, CREATING CITY CODE ARTICLE VII SECTIONS 20-51 AND 20-52; MAKING POSSESSION OF TWENTY GRAMS OR LESS OF CANNABIS AND THE POSSESSION OF DRUG PARAPHERNALIA AS DEFINED HEREIN A CITY CODE VIOLATION; MAKING OTHER MISDEAMEANORS A CITY CODE VIOLATION; PROVIDING FOR WAIVER OF SPEEDY TRIAL; PROVIDING FOR PROCEDURES; PROVIDING FOR CIVIL PENALTIES INCLUDING FINES, COMMUNITY SERVICE AND EDUCATION PROGRAMS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statute Subsection 893.13(6)(b) provides that the possession of twenty (20) grams or less of cannabis (marijuana), intended only for consumption of the possessor, is a misdemeanor criminal offense; and

WHEREAS, Florida Statute Subsection 893.147(1) provides that the possession of drug paraphernalia as defined in Florida Statute Section 893.145 is a misdemeanor criminal offense; and

WHEREAS, the St. Petersburg City Council finds that where a citizen's only known offense at the time of arrest is possession for personal use of a small amount of cannabis, or paraphernalia for administration thereof, or other minor misdemeanors, criminal penalties and a potential criminal record are disproportionate to the severity of the offense; and

WHEREAS, the City Council finds that established civil penalties and procedures and community service and education are more commensurate with the offense of possession of twenty grams or less of cannabis or paraphernalia and other minor misdemeanors, in specific situations.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The City of St. Petersburg Code is hereby amended to add a new Article VII, Sections 20-51 and 20-52, to read as follows:

Sec. 20-51. Possession of cannabis or paraphernalia.

(a) Definitions, used for the purposes of this Article only.

(1) Cannabis means all parts of any plant of the genus Cannabis, whether growing or not and the seeds thereof. The term does not include the resin or oil extracted from any part of the plant or "low-THC cannabis" as defined in Florida Statutes (currently F.S. Sec. 381.986) if manufactured, possessed, sold, purchased, delivered, distributed, and dispensed in conformance with that section.

(2) Paraphernalia means any object used, intended for use, or designed for use, in ingesting, inhaling, smoking, or otherwise introducing cannabis into the human body.

(b) Any person who possesses twenty (20) grams or less of cannabis, except as otherwise authorized by law, commits a violation of this subsection.

(c) Any person who possesses paraphernalia for the administration of cannabis, except as otherwise authorized by law, commits a violation of this subsection.

(d) A person charged with possession of cannabis under subsection (b) may not be charged with possession of paraphernalia under subsection (c) arising out of the same incident.

(e) Any person charged with any of the following offenses, commits a violation of this subsection:

(1) Littering

(2) Disorderly conduct

(3) Open house party

(4) Petty theft

(5) Possession of alcohol by person younger than 21 years of age

(6) Selling or providing alcoholic beverages to a minor

(7) Trespass in a structure or conveyance

(8) Trespass on property other than a structure or conveyance

(9) Retail theft by removal of a shopping cart

(f) This procedure shall not be used by a law enforcement officer when:

1. The violator is being charged with another offense (including another code violation) at the same time.

2. The violator has ever been convicted of any misdemeanor or felony before.

3. Refuses to sign any forms required to be signed by this section.

4. The violator has been cited under this program three or more times prior to this offense.

Sec. 20-52. Procedure and Penalties.

(a) Procedure.

(1) Upon observing a violation of this Article, the law enforcement officer witnessing the violation may issue the violator a civil citation which shall identify the violation, the fine amount, the community service hours, the educational requirements, the deadline for paying the fine and submitting the required documentation to prove compliance with both the community service and educational requirements, the location to pay the fine and a statement notifying the violator that if the fine is not timely paid or the community service hours or education requirements not completed within the required time, the violator will be charged with a misdemeanor violation of the applicable statute and the civil citation will be null and void. At the same time, the law enforcement officer shall fill out the necessary citation for a misdemeanor violation of the applicable statute.

(2) The violator shall be required to execute both citations and a form waiving the violator's right to a speedy trial if charged with a misdemeanor.

(3) The law enforcement officer shall give the violator the original civil citation and copies of the misdemeanor citation and speedy trial waiver.

(4) The law enforcement officer shall file the original misdemeanor violation citation, the waiver, and a copy of the civil citation with the POD. If the civil citation fine is not paid, and/or the violator has not submitted the required documentation to prove compliance with both the community service and educational requirements within the required time frame, the violator shall be charged with the applicable misdemeanor violation. At that time, the misdemeanor violation citation shall be filed in county court and the waiver of speedy trial shall be forwarded to the appropriate party.

(b) The penalty for a civil citation violation of this section shall be as follows:

For a first offense...$75.00 or 8 hours of community service which must be completed with 30 days of the citation date,

For a second offense...$150.00 or 16 hours of community service, and completion of an educational program approved by the POD which must be completed with 60 days of the citation date,

For a third offense...$300.00 or 32 hours of community service, and completion of an educational program approved by the POD which must be completed with 90 days of the citation date,

For fourth and subsequent offenses, participation in this program is not allowed.

(c) Community service shall be work performed for a not for profit corporate entity, which shall be performed without compensation. The POD shall verify the status of the not for profit corporate entity and completion of the required hours. The POD shall create a list of approved not for profit corporate entities to provide to the violator at the time of citation.

(d) The POD shall create a list of approved educational providers that are able to provide an educational program for violators to provide to the violator at the time of citation.

(e) The POD shall keep records, readily accessible to law enforcement officers, which shall accurately reflect the number of previous citations under this Code section.

(f) Requests for extensions of time shall be heard by City Council and shall be granted if good cause is shown for the request. Requests for extensions of time shall be in writing and filed with the City Clerk prior to the required completion date. Upon filing, the Clerk shall immediately notify the POD and the applicable misdemeanor citation shall not be filed until City Council hears and decides the request. If City Council denies the request, the misdemeanor citation shall be filed immediately unless the violator has complied with the requirements. If City Council approves the request, the violator shall have until the new completion date established by City Council to comply with all requirements. If the violator fails to comply by the new completion date, the misdemeanor citation shall be filed as set forth above.

SECTION 2. The POD shall provide a comprehensive report to the City Council of the impacts of this ordinance within thirty days of the 180th day after the effective date.

SECTION 3. This ordinance shall be distributed by the City Clerk to the governing bodies of each municipality in Pinellas County, the Board of County Commissioners, the Pinellas County Sheriff, the State Attorney, the Public Defender and the Clerk of Court.

SECTION 4. The provisions of this Ordinance shall be deemed severable. The unconstitutionality or invalidity of any word, sentence or portion of this ordinance shall not affect the validity of the remaining portions.

SECTION 5. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

_____

City Attorney (designee)

Ordinance B – 'no officer discretion'

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, CREATING CITY CODE ARTICLE VII SECTIONS 20-51 AND 20-52; MAKING POSSESSION OF TWENTY GRAMS OR LESS OF CANNABIS AND THE POSSESSION OF DRUG PARAPHERNALIA AS DEFINED HEREIN A CITY CODE VIOLATION; MAKING OTHER MISDEAMEANORS A CITY CODE VIOLATION; REMOVING A LAW ENFORCEMENT OFFICER'S DISCRETION CONCERNING WHETHER TO USE THIS PROCESS; PROVIDING FOR WAIVER OF SPEEDY TRIAL; PROVIDING FOR PROCEDURES; PROVIDING FOR CIVIL PENALTIES INCLUDING FINES, COMMUNITY SERVICE AND EDUCATION PROGRAMS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statute Subsection 893.13(6)(b) provides that the possession of twenty (20) grams or less of cannabis (marijuana), intended only for consumption of the possessor, is a misdemeanor criminal offense; and

WHEREAS, Florida Statute Subsection 893.147(1) provides that the possession of drug paraphernalia as defined in Florida Statute Section 893.145 is a misdemeanor criminal offense; and

WHEREAS, the St. Petersburg City Council finds that where a citizen's only known offense at the time of arrest is possession for personal use of a small amount of cannabis, or paraphernalia for administration thereof, or other minor misdemeanors, criminal penalties and a potential criminal record are disproportionate to the severity of the offense; and

WHEREAS, the City Council finds that established civil penalties and procedures and community service and education are more commensurate with the offense of possession of twenty grams or less of cannabis or paraphernalia and other minor misdemeanors, in specific situations.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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Sec. 20-51. Possession of cannabis or paraphernalia.

(a) Definitions, used for the purposes of this Article only.

(1) Cannabis means all parts of any plant of the genus Cannabis, whether growing or not and the seeds thereof. The term does not include the resin or oil extracted from any part of the plant or "low-THC cannabis" as defined in Florida Statutes (currently F.S. Sec. 381.986) if manufactured, possessed, sold, purchased, delivered, distributed, and dispensed in conformance with that section.

(2) Paraphernalia means any object used, intended for use, or designed for use, in ingesting, inhaling, smoking, or otherwise introducing cannabis into the human body.

(b) Any person who possesses twenty (20) grams or less of cannabis, except as otherwise authorized by law, commits a violation of this subsection.

(c) Any person who possesses paraphernalia for the administration of cannabis, except as otherwise authorized by law, commits a violation of this subsection.

(d) A person charged with possession of cannabis under subsection (b) may not be charged with possession of paraphernalia under subsection (c) arising out of the same incident.

(e) Any person charged with any of the following offenses, commits a violation of this subsection:

(1) Littering

(2) Disorderly conduct

(3) Open house party

(4) Petty theft

(5) Possession of alcohol by person younger than 21 years of age

(6) Selling or providing alcoholic beverages to a minor

(7) Trespass in a structure or conveyance

(8) Trespass on property other than a structure or conveyance

(9) Retail theft by removal of a shopping cart

(f) This procedure shall not be used by a law enforcement officer when:

1. The violator is being charged with another offense (including another code violation) at the same time.

2. The violator has ever been convicted of any misdemeanor or felony before.

3. Refuses to sign any forms required to be signed by this section.

4. The violator has been cited under this program three or more times prior to this offense.

Sec. 20-52. Procedure and Penalties.

(a) Procedure.

(1) Upon observing a violation of this Article, the law enforcement officer witnessing the violation shall issue the violator a civil citation which shall identify the violation, the fine amount, the community service hours, the educational requirements, the deadline for paying the fine and submitting the required documentation to prove compliance with both the community service and educational requirements, the location to pay the fine and a statement notifying the violator that if the fine is not timely paid or the community service hours or education requirements not completed within the required time, the violator will be charged with a misdemeanor violation of the applicable statute and the civil citation will be null and void. At the same time, the law enforcement officer shall fill out the necessary citation for a misdemeanor violation of the applicable statute. The law enforcement officer shall not use any other enforcement option when a violator meets the guidelines for citation under this section.

(2) The violator shall be required to execute both citations and a form waiving the violator's right to a speedy trial if charged with a misdemeanor.

(3) The law enforcement officer shall give the violator the original civil citation and copies of the misdemeanor citation and speedy trial waiver.

(4) The law enforcement officer shall file the original misdemeanor violation citation, the waiver, and a copy of the civil citation with the POD. If the civil citation fine is not paid, and/or the violator has not submitted the required documentation to prove compliance with both the community service and educational requirements within the required time frame, the violator shall be charged with the applicable misdemeanor violation. At that time, the misdemeanor violation citation shall be filed in county court and the waiver of speedy trial shall be forwarded to the appropriate party.

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For a second offense...$150.00 or 16 hours of community service, and completion of an educational program approved by the POD which must be completed with 60 days of the citation date,

For a third offense...$300.00 or 32 hours of community service, and completion of an educational program approved by the POD which must be completed with 90 days of the citation date,

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create a list of approved not for profit corporate entities to provide to the violator at the time of citation.

(d) The POD shall create a list of approved educational providers that are able to provide an educational program for violators to provide to the violator at the time of citation.

(e) The POD shall keep records, readily accessible to law enforcement officers, which shall accurately reflect the number of previous citations under this Code section.

(f) Requests for extensions of time shall be heard by City Council and shall be granted if good cause is shown for the request. Requests for extensions of time shall be in writing and filed with the City Clerk prior to the required completion date. Upon filing, the Clerk shall immediately notify the POD and the applicable misdemeanor citation shall not be filed until City Council hears and decides the request. If City Council denies the request, the misdemeanor citation shall be filed immediately unless the violator has complied with the requirements. If City Council approves the request, the violator shall have until the new completion date established by City Council to comply with all requirements. If the violator fails to comply by the new completion date, the misdemeanor citation shall be filed as set forth above.

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SECTION 5. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

_____

City Attorney (designee)

ST. PETERSBURG CITY COUNCIL
Housing Services Committee Report
Council Meeting of May 5, 2016

TO: The Honorable Amy Foster, Chair, and Members of City Council

FROM: Housing Services Committee: Karl Nurse, Committee Chair, Darden Rice, Committee Vice-Chair, Charlie Gerdes, Council Member, Lisa Wheeler Brown, Council Member, and Ed Montanari, Council Member

RE: Housing Services Committee Meeting of April 28, 2016

New Business:

Discussion of continuing strategies for the City's affordable housing programs, Mike Dove, Neighborhood Services Administrator

Mr. Dove began the discussion by talking about data on what is affordable housing and cost burdens. He discussed updated information on the number of housing data during the period 2008 through 2012 reported by the American Community Survey.

Mr. Dove presented and discussed charts that reflected Fair Market Rents for a 2 bedroom unit between the periods 1990-2016. A chart was also presented that discussed housing values during the period 2000 through 2016 ($105,800 with a high in 2005 of $215,200, and a current value of $186,450 during 2016). Mr. Dove discussed strategies reviewed at the June 2006 Housing Services Committee from a table that reflected Strategies, the time it took to implement, and the difficulty with implementing the strategies.

A map of the zoning areas suitable for multi-family development in the City reflected that those developments would primarily take place on major corridors. Mr. Dove discussed that there is potential to develop approximately 100,000 units where currently only 154 units have been developed using the Density Bonus Program. He discussed that the challenge is how do we change from 2 bedroom 1 bathroom units to 3 bedroom 2 bathroom units and presented how accessory dwellings can be included as part of the strategy.

Mr. Dove discussed Tax Credits and Partnerships and how that program enables the City to use its scarce housing dollars to leverage that from the State of Florida to assist developers in the construction of developments utilizing Low Income Housing Tax Credit (LIHTC) dollars. He proceeded to present slides of multi-family housing that have been developed by the City and its Developer partnerships from the period 2010 through 2016. Some of the developments include: City Place, Portland Apartments, Booker Creek Apartments, Campbell Landings, Twin Brooks Apartments, among others.

Action: No action taken.

Areas of Opportunity for locating affordable multi-family housing, Stephanie Lampe, Sr. Housing Development Coordinator

Ms. Lampe discussed that there are changes to the LIHTC program being contemplated by the Florida Housing Finance Corporation. The Federal Government gives incentives to LIHTC projects in what are called Difficult Development Areas ("DDAs") and Qualified Census Tracts ("QCTs"). As recent as late last year, the Difficult Development Areas included all of the Tampa Bay area (Hillsborough, and Pinellas

County). However, the DDA for 2016 is a much smaller area and as a result, could limit the number of sites that would be attractive to LIHTC developers. In order to expand the potential boost areas available for new development, and since the City's Southside CRA has had very limited amount of new construction of affordable apartments over 50 units in the last 10 years, Ms. Lampe requested that the Housing Services Committee approve a recommendation that the boundaries eligible for a boost would be expanded to include all of the Southside CRA. She indicated that the majority opinion in the Supreme Court's Disparate Impact Decision does not prohibit targeted revitalization of neighborhoods. Therefore including the CRA area as a potential boost location would not violate the Supreme Court Decision.

The U.S. Department of Housing and Urban Development (HUD) requires that local governments and housing authorities receiving federal housing dollars, Affirmatively Further Fair Housing. Ms. Lampe provided a map which shows that assisted housing developments have been located in a wide variety of locations throughout the City, demonstrating that the City has been helping to promote fair housing choice.

Ms. Lampe discussed areas of the City where the Florida Housing Finance Corporation (FHFC) has labeled 2 Factor and 3 Factor Areas. She discussed that what FHFC has proposed is that a developer should receive a boost to build outside of low and moderate-income areas. This was brought about by a Federal Case filed in Texas that alleged that the City of Dallas would only approve permits for the construction of affordable multi-family developments in low-income areas, and not in the city's downtown. She discussed how locally, developers have recently constructed many of their multi-family developments in the City's downtown.

Ms. Lampe also discussed that what FHFC has proposed in its 2 Factor and 3 Factor Areas is limited in the City in that the majority of those areas are zoned single-family residential. However, she believes that there is opportunity for areas of corridors zoned commercial in which multi-family developments can be constructed, if a ½ mile buffer to the 2 Factor and 3 Factor Areas would be considered by FHFC.

Action: A motion was mode to approve the recommendation of staff to request FHFC; 1) include all of the Southside CRA within the boundaries, 2) allow a boost for a development that is located within ½ mile of a 2 Factor or 3 Factor area, and 3) remove the requirement that all LIHTC developments be a minimum of 75 units.

Rental Housing, brought forward by Committee Chair Nurse

Chair Nurse discussed rental housing and its problems which may include no insulation, and units having water closets/toilet bowls that hold 3.5 gallons as opposed to the more efficient 1.6 gallon capacity. He discussed that the St. Petersburg Housing Authority has responded that it will require landlords to provide a modest level of efficiency for their units. He discussed that he would like to obtain an opinion from members of the Committee on how they would feel about mandating some form of efficiency to homes rented in the City.

Council Member Gerdes asked could a private landlord decide not to rent his units to people who need affordable housing to avoid complying with the request.

Council Member Rice discussed that the likes the concept and discussed that the units she owns all have blown-in insulation. However, she discussed that the program may be difficult to implement, and that she leans more towards incentives.

Council Member Wheeler-Brown has a concern that the improvements may cause an increase in rental rates.

Council Member Montanari likes the outcome but would rather go in the direction of Duke Energy with Energy Audits.

Mr. Dove discussed that he has been researching this issue and has not found any cases of cities doing this. He will need more time to research to determine if it is legal and doable.

Chair Nurse discussed that Duke Energy may be willing to handle the administration if the City leverages its resources with theirs, and that this needs further discussion.
Action: No action taken.

Next meeting: The next meeting to be held on May 26, 2016.

Topics:

Continued discussion of housing strategies.
Additional topics to be determined.

Committee Members
Karl Nurse, Chair
Darden Rice, Vice-Chair
Charlie Gerdes, Council Chair
Lisa Wheeler Brown, Council Member
Ed Montanari, Council Member

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By mo

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of May 5, 2016

To: The Honorable Amy Foster, Chair, and Members of City Council

Subject: Awarding two-year blanket purchase agreements to Mid-State Machine and Fabrication Corporation, and Mader Electric, Inc. for machine shop work at an estimated cost of $200,000.

Explanation: The Procurement Department received four bids for machine shop work, welding and fabrication services. The vendors will provide labor, tools, materials and equipment to perform in-shop services as well as on-site services at City facilities. Due to the diverse scope and quantity of work, multiple awards are recommended to ensure that the City has readily available service from these vendors when and where it is needed. The primary users are Water Resources and Parks & Recreation departments.

The Procurement Department recommends for award:

Machine Shop Services.....$200,000
(2 Years @ $100,000 annually)

Mid-State Machine and Fabrication Corp
Mader Electric, Inc.

The vendors have met the specifications, terms, and conditions of RFQ No. 5994 dated January 27, 2016. These contracts will be effective from date of award through May 31, 2018 with three, one-year renewal options. Blanket purchase agreements will be issued to the vendors and will be binding only for the actual services rendered. Amounts paid to awardees pursuant to the agreements shall not exceed a combined total of $200,000.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Fund (4001) [$100,000] Water Reclamation accounts (4202181), (4202177), (4202173), Lift Station Maintenance Account (4202205) and Cosme account (4202077); various capital projects in the Water Resources Fund (4003) [$50,000]; various capital projects in the Recreation & Culture Capital Improvement Fund (3029) [$35,000]; and General Fund (0001) [$6,000] North Shore Pool account (1901677).

Attachments: Bid Tabulation
Resolution

Approvals:

Administrative **Budget**

Bid No. 5994 Contract for
Machine Shop Services,
Neal Jones

City of St. Petersburg

Bid Tabulation

Procurment and Supply Management

Item No.	Description	Est Qty	UOM	Mader Electric, Inc. Sarasota, FL Terms: Net 30 Delivery: Not Specified		Mid-State Machine and Fabricating Corp. Lakeland, FL Terms: 2%/10, Net 30 Delivery: Not Specified		DJ/PJ, Inc. dba J.W. Appley and Son Clearwater, FL Terms: Net 30 Delivery: 21 Days		Gemini Enterprises of South Florida dba Electro Mechanical South Sarasota, FL Terms: Net 30 Delivery: 14 Days	
				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
	Shop Work Labor Rate (work at vendor's facility)										
1	Machinists/Maintenance Machinists	1,000	HR	$45.00	$45,000.00	$48.05	$48,050.00	$47.00	$47,000.00	$55.00	$55,000.00
2	Welders/Solderers	500	HR	45.00	22,500.00	48.05	24,025.00	47.00	23,500.00	55.00	27,500.00
3	Helpers/Assistants	1,500	HR	30.00	45,000.00	38.00	57,000.00	47.00	70,500.00	55.00	82,500.00
	Sub-Total Shop Work Costs:				$112,500.00		$129,075.00		$141,000.00		$165,000.00
	Site Work Labor Rate (work at city facilities)										
4	Machinists/Maintenance Machinists, 8:00 a.m. - 5:00 p.m. Monday - Friday	800	HR	$65.00	$52,000.00	$65.00	$52,000.00	$75.00	$60,000.00	$95.00	$76,000.00
5	Machinists/Maintenance Machinists, 5:00 p.m. - 8:00 a.m. Monday - Friday	200	HR	90.00	18,000.00	65.00	13,000.00	100.00	20,000.00	125.00	25,000.00
6	Machinists/Maintenance Machinists, city holiday, Saturday, Sunday	200	HR	110.00	22,000.00	85.00	17,000.00	125.00	25,000.00	125.00	25,000.00
7	Welders/Solderers, 8:00 a.m. - 5:00 p.m. Monday - Friday	200	HR	65.00	13,000.00	56.90	11,380.00	75.00	15,000.00	95.00	19,000.00
8	Welders/Solderers, 5:00 p.m. - 8:00 a.m. Monday - Friday	100	HR	90.00	9,000.00	56.90	5,690.00	100.00	10,000.00	125.00	12,500.00
9	Welders/Solderers, City Holiday, Saturday, Sunday	100	HR	110.00	11,000.00	78.50	7,850.00	125.00	12,500.00	125.00	12,500.00
10	Helpers/Assistants, 8:00 a.m. - 5:00 p.m. Monday - Friday	600	HR	35.00	21,000.00	45.00	27,000.00	75.00	45,000.00	95.00	57,000.00
11	Helpers/Assistants, 5:00 p.m. - 8:00 a.m. Monday - Friday	400	HR	45.00	18,000.00	46.30	18,520.00	100.00	40,000.00	125.00	50,000.00
12	Helpers/Assistants, City Holiday, Saturday, Sunday	250	HR	65.00	16,250.00	57.54	14,385.00	125.00	31,250.00	125.00	31,250.00
	Sub-Total Site Work Costs:				$180,250.00		$166,825.00		$258,750.00		$308,250.00
	Subtotal for Costs (Shop Work + Site Work):				$292,750.00		$295,900.00		$399,750.00		$473,250.00
	2%/10, Net 30 Discount:				0		5,918.00		0		0
	Grand Total:				$292,750.00		$289,982.00		$399,750.00		$473,250.00

A RESOLUTION ACCEPTING THE BIDS AND APPROVING THE AWARD OF TWO-YEAR AGREEMENTS (BLANKET AGREEMENTS) TO MID-STATE MACHINE AND FABRICATION CORPORATION AND MADER ELECTRIC, INC. AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $200,000 FOR MACHINE SHOP WORK, WELDING AND FABRICATION SERVICES FOR THE WATER RESOURCES AND PARKS & RECREATION DEPARTMENTS; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Purchasing Department received four bids for RFQ No. 5994 for machine shop work, welding and fabrication services for the Water Resources and Parks and Recreation Departments on January 27, 2016; and

WHEREAS, Mid-State Machine and Fabrication Corporation and Mader Electric, Inc. have met the requirements for RFQ No. 5994; and

WHEREAS, the Purchasing Department, in cooperation with the Water Resources and Parks & Recreation Departments recommends approval of this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the proposals and award of two-year agreements (Blanket Agreements) to Mid-State Machine and Fabrication Corporation and Mader Electric, Inc. at an estimated annual cost not to exceed $200,000 for machine shop work, welding and fabrication services for the Water Resources and Parks & Recreation Departments 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 May 6, 2016 through May 31, 2018.

This Resolution shall become effective immediately upon its adoption.

Approved as to form and content:

City Attorney (designee)

RECEIVED
APR 20 2016
By mo

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 5, 2016

To: The Honorable Amy Foster, Chair, and Members of City Council

Subject: Approving the purchase of two trailered easement machines for the Water Resources Department from Environmental Products of Florida Corporation at a total cost of $117,013.80.

Explanation: This purchase is being made from the NJPA Sewer Equipment Contract No. 022014-SCA.

The vendor will furnish and deliver two 20HP, 7000lb GVWR, extendable track-mounted workhorse easement machines with 600 feet of sewer hose, electric brakes, flood lights and 8'x12' transport trailers with 5' fold down split gates. The units will be assigned to the Water Resources Department and will be used to extend the reach of sewer cleaning trucks, thereby facilitating access to remote lines and minimizing damage to easements and property caused by dragging hoses. In addition, the footprint of these units can be narrowed to 36", allowing the machine to pass through a standard residential gate. After passing through the gate, the footprint can then be widened by an additional 12" for stability and traction. Because approximately 30-40% of all maintenance manholes are located in easements requiring extended reach, two units are needed.

The vehicles have life expectancies of ten years and are replacing two 16 to18 year-old units with original base purchase of $16,900 and $19,500 each. It is anticipated that the new equipment will last longer, than the ten year period. The old equipment has reached the end of its economic useful life and will be sold at public auction.

The Purchasing Department, in cooperation with the Fleet Management Department, recommends for award utilizing the NJPA Sewer Equipment Contract No. 022014-SCA:

Environmental Products of Florida Corporation.....$117,013.80

JAJ-600WH Work Horse Easement Machine	2	EA @	$50,416.00	$100,832.00
Options:				
Sewer Hose 1" I.D. 2500 P.S.I per ft.	1200	FT @	$3.97	$4,764.00
Outriggers (4)	2	EA @	$678.00	$1,356.00
Flood light LED	2	EA @	$410.00	$820.00
12 volt power outlet	2	EA @	$74.00	$148.00
Transport trailer 8' x 12' tandem axle, 7000# GVWR, 5' fold down split gate with electric brakes	2	EA @	$4,810.00	$9,620.00
Freight	2	EA @	$1,500.00	$3,000.00
NJPA Discount (3%)	2	EA @	($1,763.10)	($3,526.20)

The vendor has met the specifications, terms and conditions of the NJPA Sewer Equipment Contract No. 022014-SCA effective through March 18, 2018. NJPA is a national purchasing cooperative comprised of more than 50,000 government member agencies. Use of the cooperative is in accordance with Sec 2-256(2) of the City Code, which authorizes the Mayor or his designee to utilize competitively bid contracts of other governmental entities. Use of this contract is advantageous to the City due to the national aggregation of product demand in NJPA bids, resulting in aggressive pricing.

Continued on Page 2

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Equipment Replacement Fund (5002), Fleet Management Mechanical Costs Division (8002527).

Attachments: Price History
Resolution

Approvals:

Administrative **Budget**

Price History Sewer Easement Machine
Environmental Products of Florida

Item No.	Description	1998	2000	2016
1.	Work Horse Easement Machine JAJ-600WH	$16,900	$19,500	$58,507

A RESOLUTION APPROVING THE PURCHASE OF TWO TRAILERED EASEMENT MACHINES FROM ENVIRONMENTAL PRODUCTS OF FLORIDA CORPORATION AT A TOTAL COST NOT TO EXCEED $117,013.80 FOR THE WATER RESOURCES DEPARTMENT, UTILIZING NJPA SEWER EQUIPMENT CONTRACT NO. 022014-SCA; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase 2 trailered easement machines for the Water Resources Department, that have reached the end of their economic useful life;

WHEREAS, pursuant to Section 2-256(2) of the City Code, the Mayor or the Mayor's designee is authorized to utilize competitively bid contracts of other government entities; and

WHEREAS, Environmental Products of Florida Corporation has met the specifications, terms and conditions of the National Joint Powers Alliance ("NJPA") Sewer Equipment Contract No. 022014-SCA; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Fleet Management Department, recommends approval of this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the award of an agreement to Environmental Products of Florida Corporation at an estimated cost not to exceed $117,013.80 for the purchase of two trailered easement machines for the Water Resources Department utilizing the NJPA Sewer Equipment Contract No. 022014-SCA 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
www.stpete.org

MEMORANDUM

Council Meeting of May 5, 2016

TO: Honorable Chair Amy Foster and Members of City Council

FROM: Mayor Rick Kriseman

RE: Confirming the appointment of Joseph Baldwin as a regular member to the Social Services Allocations Committee to fill an unexpired three-year term ending September 30, 2018.

I respectfully request that Council confirm the appointment of Joseph Baldwin as a regular member to the Social Services Allocations Committee to fill an unexpired three-year term ending September 30, 2018.

A copy of Mr. Baldwin's resume has been provided to the Council office for your information.

RK/cs
Attachments
cc: C. Smith, Veterans, Social and Homeless Services Manager

A RESOLUTION CONFIRMING THE APPOINTMENT OF A REGULAR MEMBER TO THE SOCIAL SERVICES ALLOCATIONS COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment of Joseph Baldwin, as a regular member to the Social Services Allocations Committee to fill an unexpired three-year term ending September 30, 2018.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

_____

City Attorney (or Designee)

st.petersburg
www.stpete.org

MEMORANDUM

Council Meeting of May 5, 2016

TO: Members of City Council

FROM: Mayor Rick Kriseman

RE: Confirming the appointment of Susana Weymouth as a regular member to the Arts Advisory Committee to serve an unexpired three-year term ending September 30, 2018.

I respectfully request that Council confirm the appointment of Susana Weymouth as a regular member to the Arts Advisory Committee to serve an unexpired three-year term ending September 30, 2018.

A copy of Ms. Weymouth's resume has been provided to the Council office for your information.

RK/cs
Attachments
cc: W. Atherholt, Director of Cultural Affairs

A RESOLUTION CONFIRMING THE APPOINTMENT OF A REGULAR MEMBER TO THE ARTS ADVISORY COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment of Susana Weymouth as a regular member to the Arts Advisory Committee to serve an unexpired three-year term ending September 30, 2018.

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This resolution shall become effective immediately upon its adoption.

Approved as to form and content:

_____

City Attorney or (Designee)

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of May 5, 2016

TO: City Council Chair & Members of City Council

SUBJECT: City Council Minutes

EXPLANATION: City Council minutes of April 7, April 14, and April 21, 2016 City Council meetings.

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL
THURSDAY, April 7, 2016, AT 8:30 A.M.

****

Chair Amy Foster called the meeting to order with the following members present: Charles Gerdes, James R. Kennedy, Jr., Darden Rice, Steve Kornell, Karl Nurse, Lisa Wheeler-Brown, and Amy Foster. City Attorney Jacqueline Kovilaritch, Chief Assistant City Attorney Jeannine Williams, City Administrator Gary Cornwell, City Clerk Chan Srinivasa, and Deputy City Clerk Patricia Beneby were also in attendance. Absent. Ed Montanari.

A moment of silence was observed to remember the following fallen officers of the St. Petersburg Police Department that were killed in the line of duty: Office James A. Krupp – April 12, 1964.

In connection with the approval of the meeting agenda, Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that Council approve the agenda with the following changes as amended:

REVISE	CB-3	Awarding three-year blanket purchase agreements to All Kleen/Clean Sweep Floor Care, L.L.C. and Dazser-TPA Corporation d/b/a Jani-King of Tampa Bay for custodial services at cost not to exceed $183,000. *[Corrected backup materials.]*
INFO	CB-8	Approving a Resolution finding that $15,527.57 is an amount sufficient to pay for trail maintenance of the sections of the trail located within City of St. Petersburg property right of way for the Treasure Island Causeway Trail Project (Project), connecting the Pinellas Trail to the Treasure Island Beach Trail, over its useful life of fifteen (15) years; authorizing a supplemental appropriation in the amount of $15,527.57 from the unappropriated balance of the General Fund to fund future trail maintenance required by the Local Agency Program Agreement (Agreement) between the State of Florida Department of Transportation

		Chapter 11, Intergovernmental Coordination Element, Chapter 14, Plan Monitoring and Evaluation Element, Map 20, Future Major Streets and Map 21, Future ~~Land~~ Lane Arrangement. *[Title revision only.]*
ADD	E-1(f)	Tampa Bay Area Regional Transportation Authority (TBARTA) – (Oral) (Vice-Chair Rice)
REVISE	E-5	New Pier and Pier Approach ~~(a) Authorizing actions that will fund both the New St. Petersburg Pier Project ($50,000,000 total project amount) and the Pier Approach Project ($20,000,000 total project amount).~~ (a) A Resolution authorizing actions that will fund the New St. Petersburg Pier Project ($50,000,000 total project amount) and provide limited funding the Pier Approach Project ($500,000).
ADD	E-6	Tampa Bay Water – (Oral) (Councilmember Nurse)
ADD	G-6	Referring to Budget, Finance and Taxation Committee to change our City purchasing policies to require the use of renewable/recyclable/recycled products at City facilities and events. (Councilmember Nurse)
INFO	H-1	Youth Services Committee (3/10/2016) [Deferred from March 17, 2016 meeting.
INFO	H-2	Energy, Natural Resources & Sustainability Committee (3/17/16)
INFO	H-3	Budget, Finance & Taxation Committee (3/31/16)
INFO	H-4	Public Services & Infrastructure Committee (3/31/16)
INFO	H-5	Housing Services Committee (3/31/16)
INFO	H-6	Legislative Affairs & Intergovernmental Relations (3/31/16)
REVISE		City Beautiful Commission, 5 Regular Members (Terms expire 12/31/16 and 12/31/18)

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with approval of the Consent Agenda, Councilmember Gerdes moved with the second of Councilmember Rice that the following resolutions be adopted approving the attached Consent Agenda.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Nurse. Rice. Wheeler-Brown. Nays. Kornell. Absent. Montanari.

In connection with public hearings, the Clerk read the title of proposed Ordinance 224-H. The Chair asked if there was any person(s) present wishing to be heard, there was no response. Councilmember Nurse 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 224-H, entitled:

PROPOSED ORDINANCE NO. 224-H

AN ORDINANCE GRANTING TO PEOPLES GAS SYSTEM, INC., ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE FRANCHISE TO USE THE PUBLIC STREETS, ALLEYS, HIGHWAYS, WATERWAYS, BRIDGES, EASEMENTS, AND OTHER PUBLIC PLACES OF THE CITY OF ST. PETERSBURG FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A NATURAL GAS DISTRIBUTION SYSTEM, WITH ALL NECESSARY OR DESIRABLE APPURTENANCES, FOR DELIVERY OF NATURAL GAS IN THE CITY OF ST. PETERSBURG AND PRESCRIBING THE TERMS AND CONDITIONS UNDER WHICH SAID NON-EXCLUSIVE RIGHTS, PRIVILEGES AND FRANCHISES MAY BE EXERCISED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

be adopted final reading.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with public hearings, the Clerk read the title of proposed Ordinance 225-H. The Chair asked if there was any person(s) present wishing to be heard, there was no response. Councilmember Kennedy moved with the second of Councilmember Gerdes that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 225-H, entitled:

PROPOSED ORDINANCE NO. 227-H

AN ORDINANCE PROVIDING FOR THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES IN WILLIAMS PARK ON FEBRUARY 18, 2017 AND PROVIDING AN EFFECTIVE DATE.

be adopted on final reading.

In connection with first reading and first public hearings, the Clerk read the title of proposed Ordinance 228-H. (City File LGCP-2016-02). The Chair asked if there was any person(s) present wishing to be heard, there was no response.

Rick MacAuley, Economic and Planning Department gave a presentation to Council regarding Target Employment Centers. The Chair asked if there were any person(s) wishing to be heard, the following person(s) came forward:

1. Anne Wade Stone, 2460 2nd Avenue North, spoke in support of the proposed Ordinance.
2. LaAuna Lewis, 2527 Burlington Avenue North, spoke in support of the proposed Ordinance.
3. Joann Schmal, 2200 Burlington Avenue North, did not speak but was in support of the proposed Ordinance.

Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that setting June 16, 2016 as the second reading and second public hearing date for the following proposed Ordinance(s):

PROPOSED ORDINANCE NO. 228-H

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA; AMENDING CHAPTER 1, GENERAL INTRODUCTION; AMENDING CHAPTER 3, FUTURE LAND USE ELEMENT; AMENDING CHAPTER 7, TRANSPORTATION ELEMENT; AMENDING CHAPTER 11, INTERGOVERNMENTAL COORDINATION ELEMENT; AMENDING CHAPTER 14, PLAN MONITORING AND EVALUATION ELEMENT; AMENDING MAP 20, FUTURE MAJOR STREETS; AMENDING MAP 21, FUTURE LAND ARRANGEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND, RESULTING FROM BOND PROCEEDS, TO THE PIER VISIONING PROJECT (11988) FOR THE NEW ST. PETERSBURG PIER PROJECT; APPROVING A TRANSFER IN THE AMOUNT OF $272,907 FROM THE UNAPPROPRIATED BALANCE OF THE DOWNTOWN REDEVELOPMENT DISTRICT FUND (1105) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $272,907 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER, TO THE PIER VISIONING PROJECT (11988) FOR THE NEW ST. PETERSBURG PIER PROJECT; AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $500,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM BOND PROCEEDS, TO THE PIER APPROACH PROJECT (15377) FOR THE PIER APPROACH PROJECT; AND PROVIDING AN EFFECTIVE DATE.

2016-152 A RESOLUTION ACKNOWLEDGING RECEIPT OF THE SCHEMATIC DESIGN PHASE REPORT FOR THE NEW ST. PETERSBURG PIER PREPARED BY ASSOCIATED SPACE DESIGN, INC. ("A/E") IN ASSOCIATION WITH ROGERS PARTNERS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE A/E TO PROCEED WITH THE REMAINING DESIGN AND CONSTRUCTION ADMINISTRATION PHASES SET FORTH IN THE ARCHITECT/ENGINEERING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND A/E DATED JULY 13, 2015 ("A/E AGREEMENT"); AUTHORIZING PAYMENT TO A/E IN AN AMOUNT NOT TO EXCEED $3,093,000 FOR THE REMAINING DESIGN AND CONSTRUCTION ADMINISTRATION PHASES IN ACCORDANCE WITH THE A/E AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari

In connection with the Land Use and Transportation report presented by Councilmember James R. Kennedy, Jr. and Councilmember Darden Rice, 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 Land Use and Transportation report presented by Councilmember Kennedy and Councilmember Rice.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with a new business item, referring to the Public Services & Infrastructure Committee a discussion about asking our Legal Department to draft an ordinance banning fracking, banning wastewater injection wells and storage pits for water associated with fracking in St. Petersburg, the chair asked if there were any person(s) present wishing to be heard. The following person(s) came forward:

1. Daria Johnson, 1010 Central Avenue, spoke in support of drafting an ordinance banning fracking, banning wastewater injection wells and storage pits.

Councilmember Kennedy moved with the second of Councilmember Gerdes that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Public Services & Infrastructure Committee for consideration to consider a discussion about asking our Legal Department to draft an ordinance banning fracking, banning wastewater injection wells and storage pits for water associated with fracking in St. Petersburg.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with a new business item, referring to the Energy, Natural Resources, and Sustainability Committee a discussion to implement a Green Fleets Policy, the Chair asked if there were any persons wishing to be heard. There was no response.

Councilmember Gerdes moved with the second of Councilmember Kennedy that the following resolution be adopted as amended:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Energy, Natural Resources and Sustainability Committee for consideration to consider a discussion to implement a Green Fleets Policy.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with a new business item, referring to the Public Services & Infrastructure Committee for a discussion on amending the No Fishing Ordinance, the Chair asked if there were any person(s) wishing to be heard. There was no response.

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 Youth Services Committee report presented by Council Chair Foster.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with reports, 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 and Sustainability report presented by Council Vice-Chair Rice.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with reports, Councilmember Kornell moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Youth Services Committee report presented by Council Chair Foster.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with the Budget, Finance, and Taxation Committee report, Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Budget, Finance, and Taxation Committee report presented by Councilmember Kennedy.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. Montanari.

In connection with reports, Councilmember Kennedy moved with the second of Councilmember Rice that the following resolution be adopted:

CONSENT AGENDA

COUNCIL MEETING CITY OF ST. PETERSBURG

Consent Agenda A
April 7, 2016

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)

2016-133 1. Awarding a contract to Caladesi Construction Company in the amount of $869,812.00 for constructing the Albert Whitted Airport (St. Petersburg General-SPG) Terminal Hangar and providing an effective date (Engineering Project No. 13045-119; Oracle Project No. 13279). Authorizing a rescission in the amount of $344,500 from the Southwest Hangar Redevelopment Project #14168 and a supplemental appropriation in the amount of $344,500 from the increase in the unappropriated balance of the Airport CIP Fund (4033) resulting from the rescission to the Airport Terminal Hangar Project #13279 will be required for FY16.

16-134 2. Approving an increase to the allocation for building maintenance, repairs and securing of structures to Bayside Building Services, Inc., Dave Ulm Builders Inc., Avatar Construction, Inc. and Grosz Construction Company Inc. in the amount of $330,000, which increases the total contract amount to $1,725,000.

(Leisure Services)

2016-141

7. Approving a contract between the City of St. Petersburg ("City") and the Early Learning Coalition of Pinellas County, Inc. ("ELC") that provides for child care services for qualified families for one year commencing July 1, 2016, and ending June 30, 2017 ("Contract"); authorizing the Mayor or his designee to execute the Contract or in the alternative to electronically submit the Contract; and finding that if the Contract is submitted electronically, electronic submission shall be equivalent to physical signature and shall comply with the requirements of the City Charter if the Contract is approved by the City Attorney's Office prior to submission.

(Public Works)

2016-142

8. Approving a Resolution finding that $15,527.57 is an amount sufficient to pay for trail maintenance of the sections of the trail located within City of St. Petersburg property right of way for the Treasure Island Causeway Trail Project ("Project"), connecting the Pinellas Trail to the Treasure Island Beach Trail, over its useful life of fifteen (15) years; authorizing a supplemental appropriation in the amount of $15,527.57 from the unappropriated balance of the General Fund to fund future trail maintenance required by the Local Agency Program Agreement ("Agreement") between the State of Florida Department of Transportation ("FDOT") and the City of St. Petersburg, Florida ("City"); providing that the maintenance funds shall not need annual re-appropriations and shall be considered encumbered for the useful life of the Project with only authorized expenditures being for maintenance of the trail improvements of the project; finding that execution of the Agreement shall not be considered an unlawful act under Florida Statute §166.241; approving the Agreement and authorizing the Mayor or his designee to execute the Agreement between the City and FDOT for participation by FDOT in the construction activities of the Project in an amount not to exceed $1,144,000; authorizing a supplemental appropriation in the amount of $1,144,000 from the increase in the unappropriated balance of the Bicycle/Pedestrian Safety Grants Capital Projects Fund (3004), resulting from these additional revenues, to the Treasure Island Causeway Trail Project (14036). (FDOT Financial Project No. 415743 1 58/68 01) (Engineering Project No. 13075-112; Oracle No. 14036).

2016-143

9. Authorizing the Mayor or his designee to execute Amendment Number 1 to Task Order No. 12-01-URS/AWA to the agreement between the City of St. Petersburg and AECOM, Inc. (formerly URS Corporation), in the not-to-exceed amount of $45,713.00 for construction phase services related to the new Terminal Hangar at the Albert Whitted Airport (St. Petersburg General-SPG); Engineering Project No. 13045-119; Oracle Project No. 13279.

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL
THURSDAY, April 14, 2016, AT 3:00 P.M.

****

Chair Amy Foster called the meeting to order with the following members present: Charles Gerdes, James R. Kennedy, Jr., Ed Montanari, Darden Rice, Steve Kornell, Karl Nurse, Lisa Wheeler-Brown, and Amy Foster. Mayor Rick Kriseman, City Attorney Jacqueline Kovilaritch, City Administrator Gary Cornwell, City Clerk Chan Srinivasa and Assistant to the City Clerk Cortney Phillips were also in attendance.

In connection with the approval of the agenda, Councilmember Rice moved with the second of Councilmember Montanari 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.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Montanari. Rice. Wheeler-Brown. Nays. None. Absent. Kornell. Nurse.

In connection with the Awards and Presentations portion of the agenda, St. Pete's Promise – Bay Vista Fundamental Elementary, Mr. Richard Engwall presented Bay Vista Principal Kristina Bauman a Banner and a Certificate recognizing improvement in math scores for the last academic year.

In connection with the Awards and Presentations portion of the agenda, Mayor's Office Schools and Grants Liaison Leah McRae introduced from the University of South Florida, St. Petersburg Campus, Student Government President Joseph German. Mr. German gave a presentation to Council regarding the relationship between the University and the City of St. Petersburg, and the contributions of the Student Government to the University.

In connection with a Proclamation recognizing USF St. Petersburg Student Government Day, Mayor Rick Kriseman presented a Proclamation proclaiming April 14, 2016 as USF St. Petersburg Student Government Day.

In connection with a Proclamation recognizing Earth Day, City Administrator Dr. Gary Cornwell presented a Proclamation proclaiming April 23, 2016 as Earth Day in St. Petersburg.

In connection with a Proclamation recognizing the 30th Anniversary of the Green Thumb Festival, City Administrator Dr. Gary Cornwell presented a Proclamation proclaiming the Recognition of Arbor Day through the 30th Anniversary of the Green Thumb Festival.

In connection with a new business item, 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 Council issue a Letter of Support regarding the Regional Farebox Recovery TIGER Program Grant Proposal.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Rice. Wheeler-Brown. Nays. None. Absent. Nurse.

In connection with a Legal Item, City Attorney Jacqueline Kovilaritch announced an Attorney-Client Session, pursuant to Florida Statute 286.011(8), to be held in City Council Chambers on Thursday, April 21, 2016 at 4:00 p.m. or soon thereafter, in conjunction with the Lawsuit styled Quade Everett, etc. v. City of St. Petersburg, etc., Case No. 8:14-cv-2508-T-36AEP.

There being no further business, the Chair adjourned the meeting at 5:01 p.m.

_____
Amy Foster, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL
THURSDAY, April 21, 2016, AT 3:00 P.M.

****

Chair Amy Foster called the meeting to order with the following members present: Charles Gerdes, James R. Kennedy, Jr., Ed Montanari, Darden Rice, Steve Kornell, Karl Nurse, Lisa Wheeler-Brown, and Amy Foster. City Attorney Jacqueline Kovilaritch, City Administrator Gary Cornwell, City Clerk Chan Srinivasa and Deputy Clerk Patricia Beneby were also in attendance.

In connection with the approval of the agenda, 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 Council approve the agenda with the following changes as amended:

MOVED	CB-2	Resolution authorizing the Mayor or his designee to execute Task Order No. 12-09-KHAT/T to the Architect/Engineering Agreement between the City of St. Petersburg and Kimley-Horn and Associates, Inc. in the amount of $151,500, for professional planning services to develop a streetscape and connectivity plan for the St. Pete Innovation District. *[MOVED TO REPORTS AS E-8]*
MOVED	CB-3	Resolution authorizing the Mayor or his designee to execute Task Order No. 12-12-KCA/GC to the Architect/Engineering Agreement between the City of St. Petersburg and Kisinger Campo and Associates, Corp. in the amount of $165,500 for professional planning services to develop an action plan for the Warehouse Arts District. *[MOVED TO REPORTS AT E-9]*
INFO	CB-4	Authorizing the Mayor, or his designee, to approve a supplemental appropriation of $75,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Frescos Building Repairs Project #15366 to make repairs to support

ADD	F-3	Referring to Public Services & Infrastructure Committee to continue the discussion on amending the Vehicle for Hire Ordinance with a focus on Transportation Network Companies, including background checks, insurance and handicap accessibility requirements. (Councilmember Kennedy)
ADD	F-4	Requesting a presentation from Pinellas County to Council on Mosquito Control. (Councilmember Kennedy)
REVISE	G-1	Budget, Finance & Taxation Committee (4/14/16 and 4/21/16) (a) Accepting the proposal and approving the three-year renewal option to Commercial Risk Management, Inc. for Workers' Compensation administration services; authorizing the City Attorney's Office to make non-substantive changes to the agreement; and authorizing the Mayor or his designee to execute the agreement and all documents necessary to effectuate this transaction.
INFO	G-2	Youth Services Committee (4/14/16)
DEFERRED	I-5	Ordinance amending the St. Petersburg City Code, Chapter 16 Land Development Regulations (LDRs) creating NPUD-3 (Neighborhood Planned Unit Development-3) zoning district to allow multifamily structures as a residential housing type at a density not to exceed 5.0 units per acre. (City File LDR-2016-01)*[Deferred to the June 2, 2016 meeting]*

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. None.

In connection with approval of the Consent Agenda, Councilmember Gerdes moved with the second of Councilmember Kennedy that the following resolutions be adopted approving the attached Consent Agenda.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. None.

In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. Johnathan Stanton, 840 Sand Pine Drive NE, expressed his support for new bus shelters.
2. Audrey Battaglia, 3600 Shore Acres Boulevard, expressed her support for new bus shelters.
3. Susie Wheldon, 145 16th Avenue NE, expressed her support for new bus shelters.

PROPOSED ORDINANCE NO. 1080-V

AN ORDINANCE APPROVING A VACATION OF A 20-FOOT WIDE PORTION OF UNIMPROVED WEEDON DRIVE NORTHEAST ADJACENT TO LOT 1 FLORIDA RIVIERA WEEDON PARK, PLAT 10 AND LOT 22 WEEDON COVE, BLOCK 1, LOCATED SOUTHEAST OF 701 WEEDON DRIVE NORTHEAST; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. None.

In connection with the Tampa Bay Regional Planning Council report presented by Councilmember Rice, 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 Tampa Bay Regional Planning Council report presented by Councilmember Rice.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. None.

In connection with the 8-80 report, Gil Penalosa, Founder of the non-profit organization 8-80 Cities gave a presentation to Council regarding the benefits of improving the infrastructure for pedestrians and cyclists in the City of St. Petersburg. Chair Foster asked if there were any person(s) wishing to be heard, the following person(s) came forward:

1. Jeremiah Rolir, 2267 6th Avenue North, expressed his support for improving the City's infrastructure as it relates to walking and cycling.

The following person(s) were present but did not wish to speak:

1. Christine Acosta, 3301 Bayshore Boulevard, Tampa, FL, was in support of for improving the City's infrastructure as it relates to walking and cycling.
2. Bob Griendling, 126 15th Avenue NE, was in support of for improving the City's infrastructure as it relates to walking and cycling.
3. Alan Loyd, 151 20th Avenue South, was in support of for improving the City's infrastructure as it relates to walking and cycling.
4. Cesar Morales, 370 Lang Court NE, was in support of for improving the City's infrastructure as it relates to walking and cycling.

No action was taken.

2016-171 A RESOLUTION APPROVING SETTLEMENT OF THE LAWSUIT OF QUADE EVERETT, AN INDIVIDUAL, AND LAQUANDA EVERETT, AS NATURAL MOTHER OF QUADE EVERETT, A MINOR CHILD v. THE CITY OF ST. PETERSBURG, A MUNICIPAL CORPORATION, BRIAN FERNANDEZ, A FORMER POLICE OFFICER, IN HIS INDIVIDUAL CAPACITY AND BRIAN PREST, A POLICE OFFICER, IN HIS INDIVIDUAL CAPACITY, UNITED STATES DISTRICT COURT, MIDDLE DISTRICT OF FLORIDA, TAMPA DIVISION, CASE NO. 8:14-cv-2508-T-36AEP; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $2,680,000.00 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL LIABILITES CLAIMS FUND (5125); AUTHORIZING CITY ADMINISTRATION AND THE CITY ATTORNEY'S OFFICE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS SETTLEMENT; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. None.

In connection with the Skyway Marina District Report/Update, Keri Melshenker, Skyway Marina District Director, gave a presentation to Council regarding the opportunities and advancements being conducted in the Skyway Marina District. No action was taken.

In connection with reports, Clay Smith, Director of Downtown Enterprise Facilities Department, gave a presentation to Council regarding the Downtown Enterprise Facilities Department's current and future management of properties. No action was taken.

In connection with reports, Brian Caper, Planning and Economic Development gave a presentation to Council regarding a resolution for a Warehouse Arts District action plan. Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. Mark Aeling, 515 22nd Street South, expressed his support for an action plan for the Warehouse Arts District.

Councilmember Wheeler-Brown moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that City Council consider support of a resolution authorizing the Mayor or his designee to execute Take Order No. 12-12-KCA/GC to the Architect/Engineering Agreement between the City of St. Petersburg and Kisinger Campo and Associates, Corp. in the amount of $165,000 for professional planning

THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

2016-175 A RESOLUTION ASSESSING THE COSTS OF DEMOLITION LISTED ON BUILDING DEMOLITION NO. 436 ("DMO NO. 436") 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.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. None.

In connection with public hearings, Richard MacAulay, Economic and Planning Development gave a presentation to Council regarding his support for a Development Agreement for eighteen acres of vacant land generally located on the northeast corner of 9th Avenue North and 66th Street North. Chair Foster asked if there were any person(s) present wishing to be heard, there was no response.

Councilmember Gerdes moved with the second of Councilmember Nurse that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 215-H, entitled:

PROPOSED ORDINANCE NO. 215-H

AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH APPROXIMATELY 18 ACRES OF VACANT LAND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 9TH AVENUE NORTH AND 66TH STREET NORTH; RECOGNIZING THAT THE SUBJECT AMENDMENT IS BY AND BETWEEN ROBERT N. LYNCH, AS BISHOP OF THE DIOCESE OF ST. PETERSBURG, WEST FLORIDA – PPH, LLC, OWNER OF THE COMMERCIAL PROPERTY, DSSA, LLC, WHICH HAS SUCCEEDED HEARTLAND COMMUNITIES, LLC AS DEVELOPER OF THE RESIDENTIAL PROPERTY, AND THE CITY OF ST. PETERSBURG; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. None.

In connection with a new business item, 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 request a presentation from Pinellas County to Council on Mosquito Control.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Brown. Nays. None. Absent. None.

In connection with the Budget, Finance and Taxation Committee report presented by Councilmember James R. Kennedy, Jr., Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Budget, Finance and Taxation Report of April 14th, 2016 presented by Councilmember Kennedy.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Nays. None. Absent. Wheeler-Brown.

In connection with the Budget, Finance and Taxation report, Councilmember Kennedy moved with the second of Councilmember Gerdes that the following resolution be adopted:

2016-176 A RESOLUTION ACCEPTING THE PROPOSAL AND APPROVING THE THREE-YEAR AGREEMENT WITH ONE TWO-YEAR RENEWAL OPTION TO COMMERCIAL RISK MANAGEMENT, INC. FOR WORKERS' COMPENSATION ADMINISTRATION SERVICES; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Nays. None. Absent. Wheeler-Brown.

CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A
April 21, 2016

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

(Purchasing)

2016-154 1. Increasing the allocation of a three-year blanket purchase agreement with Morelli Landscaping, Inc. for landscape services for the Engineering and Capital Improvements Department, the Parks and Recreation Department and various other City departments by $1,500,000, for an estimated total cost of $4,500,000.

(3001), resulting from these additional revenues, to FDOT RW Landscape Improvements FY16 SR 93.

2016-159

7. Authorizing the Mayor or his designee to accept funding under a District Seven Highway Landscape Reimbursement And Maintenance Memorandum Of Agreement (HLRMOA) (Agreement) in an amount not to exceed $400,000 for FY 2016 for a portion of SR 594 (I-175); and to execute the Agreement and all other documents necessary to effectuate this transaction; and approving a supplemental appropriation in the amount of $400,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, to FDOT RW Landscape Improvements FY16 SR 594.

2016-160

8. Authorizing the Mayor or his designee to accept funding under a District Seven Highway Landscape Reimbursement And Maintenance Memorandum Of Agreement (HLRMOA) (Agreement) in an amount not to exceed $360,273 for FY 2016 for a portion of State Road 687 (US 92/4TH Street North); and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $360,273 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, to FDOT RW Landscape Improvements FY16 SR 687.

2016-161

9. Authorizing the Mayor or his designee to execute a District Seven Highway Beautification Maintenance Memorandum of Agreement (Agreement) for maintenance of landscaping of Gandy Boulevard from west of Dr. ML King Jr. St. N (9th St. N) to east of SR 687 (4th St. N) and all other documents necessary to effectuate the Agreement.

2016-162

10. Confirming the reappointment Christopher Eaton, Ashley Burke, Judith Powers, Derek Keys, and Catherine Woods as regular members to serve a three-year term ending September 20, 2018 to the Arts Advisory Committee.

2016-163

11. Confirmation of appointment of Carol J. Smith as a regular member to the City Beautiful Commission to serve an unexpired three-year term ending December 31, 2016 to the City Beautiful Commission.

2016-164

12. Confirming the reappointment of Kimberly E. Ritrievy, Robert K. Doyle, and Gary A. Patterson as regular members with a two-year term ending March 31, 2018 the Investment Oversight Committee.

2016-165

13. Authorizing the Mayor or his designee to accept $110,000 in full satisfaction of the Community Development Block Grant Mortgage to secure a loan recorded at O.R. BOOK 14112, Pages 421-428, public records of Pinellas County, Florida, encumbering the property located at 1750 16th Street South in St. Petersburg (Property) to facilitate the sale of the property, provided the new owner of the property enters into an agreement with the City to make best efforts to maintain the property as a retail post office until January 1, 2031, or until the United States Postal Service terminates the retail postal service at the Property, whichever occurs first; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution.