COUNCIL MEETING

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

CITY OF ST. PETERSBURG

June 2, 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.

June 2, 2016
8:30 AM

A. Meeting Called to Order and Roll Call.

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

B. Approval of Agenda with Additions and Deletions.

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 229-H amending Section 7-5 of the St. Petersburg City Code by adding a new provision prohibiting fishing and the taking of other aquatic life from the public causeway or bridge connecting Snell Isle with Eden Isles; prohibiting the taking of aquatic life at other locations; and making the regulations internally consistent.

E. Reports

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

   (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 Arts Commission - (Oral) (Councilmember Kornell)

3. Water Quality Update - (Oral)

4. Tampa Bay Estuary Report - (Oral) (Councilmember Kornell)

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

Setting June 16, 2016 as the public hearing date for the following proposed Ordinance(s):

1. Ordinance amending the St. Petersburg City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to the hotel density (rooms per acre) within the CCT-1 (Corridor Commercial Traditional) zoning district, when located within a designated activity center. (City File LDR-2016-03)

2. Private application requesting termination of the development agreement associated with an estimated 4.69 acres of land and amending the zoning for approximately three (3) acres of the 4.69 acre subject property, generally located south of 5th Avenue South and north of 6th Avenue South, between Dr. Martin Luther King Jr. Street South and 10th Street South. (City File ZM-5)

   (a) Ordinance terminating the Development Agreement.

   (b) Ordinance amending the Official Zoning Map designation from CCT-1 (Corridor Commercial Traditional-1) to CRT-1 (Corridor Residential Traditional-1), or other less intensive use.

3. Private application amending the land use and zoning of an estimated 0.14 acre portion of a 0.41 acre subject property, located on the northwest corner of 17th Avenue South and 34th Street South, at 1617 – 34th Street South. (City File FLUM-39)

   (a) Ordinance amending the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use.

   (b) Ordinance amending the Official Zoning Map designation from NSM-1 (Neighborhood Suburban Multifamily-1) to CCS-1 (Corridor Commercial Suburban-1), or other less intensive use.

4. Approving a vacation of a five (5) foot dead-end north/south alley in the block bounded by Grove Street North and 8th Street North, 4th Avenue North and Interstate 375. (City File 16-33000002)

5. Approving the designation of the former Central National Bank and former Pheil Hotel and Theater buildings as a local historic landmark. (City File HPC 16-90300002)

   (a) Ordinance designating the Central National Bank, located at 400 Central Avenue North, as a local historic landmark.

   (b) Ordinance designating the Pheil Hotel and Theater, located at 0, 410, and 472 Central Avenue North, as a local historic landmark.

G. New Business

1. Requesting a resolution initiating an amendment to the Future Land Use Map and Official Zoning Map Designations for property located within a portion of the Monticello Park Subdivision. (Councilmember Montanari)

   (a) Resolution initiating an amendment to the Future Land Use Map and Official Zoning Map Designations for property located within a portion of the Monticello Park Subdivision generally bounded by 12th Street North, 16th Street North, 46th Avenue North, and 42nd Avenue North.

2. Requesting a Resolution of Support for the concept of a proposed monument with artwork commemorating the World's First Commercial Airline Flight of the Benoist Airboat. (Councilmember Montanari)

   (a) Resolution of the City Council of the City of St. Petersburg, Florida, expressing support for the concept of a proposed monument with artwork commemorating the World's First Commercial Airline which operated from the south side of Second Avenue NE in the area referred to on the Parks and Waterfront Map as the Pier Parking Area as the proposed location for placement of such proposed monument with artwork; and providing that accepting the monument with artwork is subject to required processes.

3. Requesting City Council pass a resolution asking the Florida Fish and Wildlife Commission to not permit a bear hunt this year. (Councilmember Nurse)

4. Referring to the Housing Committee a discussion regarding CDBG deferred mortgage liens against non-profits. (Councilmember Montanari)

H. Council Committee Reports

1. Committee of the Whole: Homelessness (5/19/16)

2. Energy, Natural Resources & Sustainability Committee (5/19/16)

3. Budget, Finance & Taxation Committee (5/26/16)

4. Public Services & Infrastructure Committee (5/26/16)

5. Housing Services Committee (5/26/16)

6. Committee of the Whole: Fitness Zones (5/26/16)

I. Legal

1. An Attorney-Client Session, to be heard at 10:00 a.m., or soon thereafter, pursuant to Florida Statute 286.011(8), in conjunction with the lawsuit styled City of St. Petersburg v. Aude Smith Architecture, Inc. AIA f/k/a Aude, Shand & Williams, Inc., et al. Case No. 15-004928-CI.

J. Open Forum

K. Adjournment

1. On Thursday, June 2, 2016 in City Council Chambers, at 10:00 a.m. or as soon thereafter as the same may be heard, an attorney-client session, pursuant to Florida Statute 286.011(8), will be held in conjunction with the lawsuit styled City of St. Petersburg v. Aude Smith Architecture, Inc. AIA f/k/a Aude, Shand & Williams, Inc., et al. Case No. 15-004928-CI. Any or all of the following persons will be attending: Charles Gerdes; Jim Kennedy; Ed Montanari; Darden Rice, Vice Chair; Steve Kornell; Karl Nurse; Lisa Wheeler-Brown; Amy Foster, Chair; Mayor Rick Kriseman; Jacqueline M. Kovilaritch, City Attorney; Jeannine Williams, Assistant City Attorney, Jane Wallace, Assistant City Attorney, Ken MacCollom, Assistant City Attorney; and Joseph Patner, Assistant City Attorney. The open City Council meeting will begin at 9:00 a.m. in City Council Chambers, 175 Fifth Street North, St. Petersburg, Florida. During the public meeting, the session will be closed at 10:00 a.m. or as soon thereafter as the closed session may be heard, and only those persons described above together with a certified court reporter will be allowed to be present. The subject matter of the meeting shall be confined to settlement negotiations and/or strategy related to litigation expenditures. At the conclusion of the closed session the meeting will be re-opened to the public and the closed session will be terminated.

CONSENT AGENDA

COUNCIL MEETING CITY OF ST. PETERSBURG

Consent Agenda A
June 2, 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.

CONSENT AGENDA

COUNCIL MEETING CITY OF ST. PETERSBURG

Consent Agenda B
June 2, 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. Renewing a blanket purchase agreement with G.A. Food Service of Pinellas County, Inc. dba G.A. Food Service, Inc. for the Summer Food Service Program for the Parks and Recreation Department at an estimated annual cost of $312,000.

2. Renewing Blanket Purchase Agreements for sod with Sunbelt Sod & Grading Company and Tom's Sod Service, Inc., at an estimated annual cost of $145,000.

3. Accepting a proposal from Tetra Tech Inc. for Post-Disaster Debris Monitoring Services for the City.

4. Accepting a proposal from Parkson Corporation, a sole source provider, to retrofit one barscreen for the Water Resources Department at a cost of $120,000.

(City Development)

5. Memoranda of Agreement with the Florida Department of Transportation for Maintenance of Shared Use Path Projects on State Rights of Way

   (a) Authorizing the Mayor or his Designee to execute a Shared Use Path Maintenance Memorandum of Agreement between the City and the Florida Department of Transportation to maintain the Bayway South Trail on State Road 679 and to execute all other documents necessary to effectuate this resolution.

   (b) Authorizing the Mayor or his Designee to execute a citywide Shared Use Path Maintenance Memorandum of Agreement between the City and the Florida Department of Transportation to maintain the Shared Use Path Projects on State Roads 686, 682 and 694 and to execute all other documents necessary to effectuate this resolution.

6. Authorizing the Mayor, or his Designee, to execute a Sublease Agreement with SJR FL Holdings, LLC, an Arizona limited liability company, to provide for the construction and use of a parking facility within Joint Development and Multiple Use (JDMU) Parcel No. 3 for a period of five (5) years.

7. Authorizing the Mayor, or his Designee, to execute a License Agreement with Palmetto Park Crime Watch and Neighborhood Association, Inc., a Florida not-for-profit corporation, for the use of a surplus, unimproved City-owned parcel located at 2519 – 3rd Avenue South, St. Petersburg, as a "Community Garden" for a period of twelve (12)

months for a fee of $12.00, with the right to request extensions for two (2) additional one (1) year terms.

8. Authorizing the Mayor, or his Designee, to execute a License Agreement with the St. Petersburg Shuffleboard Club, a Florida not-for-profit corporation, for the use of the shuffleboard facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of $36.00 for the entire term, plus an additional fee of $700.00 per month for water and electrical usage; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. (Requires affirmative vote of at least six (6) members of City Council.)

9. Approving a supplemental appropriation in the amount of $70,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Master Plan FY16 Project (15367) to update the Marina Master Plan; and authorizing the Mayor or his designee to execute all other documents necessary to effectuate this transaction.

10. Approving a supplemental appropriation in the amount of $35,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Transient Docks Project (15358) to complete a wind and wave analysis associated with the Transient Visitor Dock Project; and authorizing the Mayor or his designee to execute all other documents necessary to effectuate this transaction.

(Leisure Services)

11. Authorizing the Mayor or his designee to accept a grant from the State of Florida Department of Agriculture and Consumer Services ("Department") in an amount not to exceed $394,383 for the City's summer food program and to execute a grant agreement and all other documents necessary to effectuate this transaction with the Department; approving a supplemental appropriation in the amount of $394,383 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department.

(Public Works)

12. FDOT District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement (HLRMOA)

    (a) 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 $250,000 for FY 2016 for a portion of SR 93/I-275; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $250,000 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 93/I-275, Project No. TBD.

    (b) 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 $350,000 for FY 2016 for a portion of SR 595/Tyrone Blvd.; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental

appropriation in the amount of $350,000 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 595/Tyrone Blvd., Project No. TBD.

(c) 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 $450,000 for FY 2016 for a portion of SR 592/I-375; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $450,000 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 592/I-375, Project No. TBD.

(d) Increasing the allocation of a three-year blanket purchase agreement with Morelli Landscaping, Inc. for landscape services for the Engineering and Capital Improvements Department by $900,000, for an estimated total cost of $5,400,000.

(Appointments)

13. Confirming the appointment of Brett Pettigrew as Assistant City Attorney.

14. Appointing Aaron Sharpe as a Special Magistrate to exercise the powers of a Municipal Code Enforcement Board as provided in Chapter 162, Florida Statutes, and in accordance with Chapter 9 of the St. Petersburg City Code; and removing him from the Code Enforcement Board.

(Miscellaneous)

15. Authorizing the Mayor or his designee to accept a grant of $1,622,936 from the Florida Housing Finance Corporation ("FHFC") for FY 2016/17 to fund the State Housing Initiatives Partnership ("SHIP") program for the purpose of providing affordable housing opportunities for low- and moderate-income persons; authorizing the submission of the 2016/17 SHIP Funding Strategies Summary Certification Form to FHFC; authorizing the Mayor or his designee to execute a grant agreement with FHFC and all other documents necessary to effectuate this resolution; approving a supplemental appropriation in the amount of $1,622,936 from the increase in the unappropriated balance of the SHIP Fund (1019), resulting from these additional revenues to the SHIP Program, Housing and Community Development Department (082), Housing Administration Division (1089).

16. Approving a one-year renewal of the agreement with Pinellas County Urban League, Inc. for the operation of a summer youth workplace readiness training program in the amount of $135,000 for a total contract amount of $205,000 and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

17. A Resolution authorizing the Mayor or his designee to credit bid up to the City's Final Judgement amount of $60,210.62 at a Judicial Auction on two (2) unimproved parcels located at approximately 3811 - 10th Avenue South and 1200 - 33rd Street South, St. Petersburg, to pay real estate taxes, a presale fee and closing related costs; and authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this transaction; and providing an effective date.

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

Budget, Finance & Taxation Committee
Thursday, May 26, 2016, 8:00 a.m., Room 100

Public Services & Infrastructure Committee
Thursday, May 26, 2016, 9:15 a.m., Room 100

Housing Services Committee
Thursday, May 26, 2016, 10:30 a.m., Room 100

CRA / Agenda Review
Thursday, May 26, 2016, 1:30 p.m., Room 100

Committee of the Whole: Fitness Zones / Police Vehicle Requirements
Thursday, May 26, 2016, 2:00 p.m. or immediately following Agenda Review, Room 100

Budget, Finance & Taxation Committee
Thursday, June 9, 2016, 8:00 a.m., Room 100

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

Youth Services Committee
Thursday, June 9, 2016, 10:30 a.m., Room 100

City Council Meeting
Thursday, June 9, 2016, 3:00 p.m., Council Chamber

Committee of the Whole: Pier Concept
Thursday, June 9, 2016, immediately following City Council meeting, 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 rezoning and land use cases, the Property Owner or Applicant bears the burden of proof except in cases initiated by the City, in which event the City Administration bears the burden of proof; for all other applications, the Applicant 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 followed by the Appellant, if different. If Appellant and Applicant are different entities then each is allowed the allotted time for each part of these procedures. If the Property Owner is neither the Applicant nor the Appellant (e.g., land use and zoning applications which the City initiates, historic designation applications which a third party initiates, etc.), they shall also be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last.

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. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed.

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 appropriate witness. 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, followed by Property Owner, 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, followed by Property Owner, if different.

AN ORDINANCE AMENDING SECTION 7-5 OF THE ST. PETERSBURG CITY CODE BY ADDING A NEW PROVISION PROHIBITING FISHING AND THE TAKING OF OTHER AQUATIC LIFE FROM THE PUBLIC CAUSEWAY OR BRIDGE CONNECTING SNELL ISLE WITH EDEN ISLES; PROHIBITING THE TAKING OF AQUATIC LIFE AT OTHER LOCATIONS; MAKING THE REGULATIONS INTERNALLY CONSISTENT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION ONE. Section 7-5 of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 7-5. - Fishing restricted in specified areas.

(a) It shall be unlawful between the hours of 11:00 p.m. and 6:00 a.m. for any person to fish, take or attempt to take fish or other aquatic life, regardless of the method used, while located on the public bridge or public right-of-way known as the Tanglewood Bridge and more specifically described as that public right-of-way known as Tanglewood Drive, N.E. between Tanglewood Isle Subdivision and Masari Subdivision in the City.

(b) It shall be unlawful for any person to fish, take or attempt to take fish or other aquatic life, regardless of the method used, while located on the public bridge, catwalk, sidewalk or public right-of-way that connects the western terminus of Central Avenue with Causeway Isles in the City.

(c) It shall be unlawful for any person to fish, take or attempt to take fish or other aquatic life, regardless of the method used, while located on the public bridge, catwalk, sidewalk or public right-of-way described as that portion of the Bascule Bridge that connects the City of Treasure Island, Florida, and the City of St. Petersburg, Florida.

(d) It shall be unlawful for any person to fish, take or attempt to take fish or other aquatic life, regardless of the method used, from the Snell Isle Bridge, Shore Acres Bridge, 40th Avenue Bridge, or the approaches thereto.

(e) It shall be unlawful for any person to fish, take or attempt to take fish or other aquatic life, regardless of the method used, from the following bridges or areas located in or near the area known as Venetian Isles:

(1) Overlook Drive Bridge entrance to Venetian Isles and the approaches thereto.

(2) City right-of-way areas along Grande Canal Boulevard.

(3) The causeway connecting Shore Acres and Mermaid Point N.E. also known as Bayou Grande Boulevard and Mermaid Point Northeast.

(f) It shall be unlawful for any person to fish, take or attempt to take fish or other aquatic life, regardless of the method used, while located on the public rights-of-way of Brightwaters Boulevard N.E., from the Snell Isle Bridge eastward to a point approximately 169 feet west of the intersection of Maron Street N.E. between the hours of 11:00 p.m. and 6:00 a.m.

(g) It shall be unlawful for any person to fish, take or attempt to take fish or other aquatic life, regardless of the method used, from the pier approach, starting at the seawall at the eastern edge of the Pelican Parking Lot to the south and the Spa Beach seawall to the north, continuing east for a distance of 300 feet. The POD shall designate areas and times during which persons may fish at the Municipal Pier based upon consideration of public safety, protection of public property and maintenance of the flow of pedestrian traffic.

(h) It shall be unlawful for any person to fish, take or attempt to take fish or other aquatic life, regardless of the method used, while located on the public causeway or bridge described as that portion of Eden Isle Boulevard N.E. that connects Snell Isle with Eden Isles.

~~(h)~~ (i) Fishing.

(1) It shall be unlawful for any person to use a cast net to fish, take ~~live fish~~ or ~~in an~~ attempt to take ~~live~~ fish or other aquatic life, from any body of water while present on any City-owned property which is adjacent to said body of water unless such activity is authorized by the POD in the area in which such activity is occurring, and that area is posted with signs which clearly permit the use of a cast net in such area. Any violation of this provision shall be punishable by a fine of $250.00.

(2) The term "body of water," as used in this subsection, shall not include the following bodies of water:

a. Tampa Bay;

b. Boca Ciega Bay;

c. Gulf of Mexico;

d. The bays, bayous, arms and harbors of the foregoing three bodies of water; and

e. Lake Maggiore.

(3) The exclusion of the bodies of water in subsection (h)(2) of this section from this subsection shall not be deemed to permit activity that is otherwise prohibited by other sections of the Code.

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

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

Approved as to form and content:

_____

City Attorney (designee)

ST. PETERSBURG CITY COUNCIL

Meeting of June 2, 2016

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

SUBJECT: **City File LDR-2016-03:** Private-initiated application amending the St. Petersburg City Code, Chapter 16, Land Development Regulations ("LDRs") pertaining to hotel density within the CCT-1 (Corridor Commercial Traditional) zoning district, when located within a designated activity center.

REQUEST: *First reading* of the attached ordinance amending the St. Petersburg City Code, Chapter 16, LDRs, to make a new distinction between properties located within, and outside of, designated activity centers, and propose an increase to the allowable hotel density within the CCT-1 zoning district, when located within a designated activity center.

RECOMMENDATION:

Administration:

The Administration recommends APPROVAL.

Development Review Commission:

On May 4, 2016, the DRC reviewed the proposed amendments and voted unanimously to make a finding of consistency with the City's Comprehensive Plan.

Citizen Input:

As of this writing, no comments have been received.

Recommended City Council Action:

1. CONDUCT the first reading of the proposed ordinance; and
2. SET the second reading and adoption public hearing for June 16, 2016.

Attachments: Ordinance
DRC Staff Report
Housing Affordability Impact Statement

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 16 OF THE CITY CODE OF ORDINANCES; AMENDING THE MAXIMUM HOTEL DENSITY WITHIN THE CCT (CORRIDOR COMMERCIAL TRADITIONAL) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. Section 16.20.080.5 of the St. Petersburg City Code pertaining to hotel density (rooms per acre) within a designated activity center is hereby amended as follows:

16.20.080.5. - Development potential.

Development potential is slightly different within the districts 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

		CCT-1	CCT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	Workforce housing density bonus	6	6
	Hotel density (rooms per acre)	45	N/A
	Hotel density (rooms per acre) within activity center	80	N/A
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95

Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

Section 2. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

Section 3. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

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

Approved as to form and content:

City Attorney (designee)

DRAFT

PUBLIC HEARING

st.petersburg
www.stpete.org

DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Economic Development Department,
Economic Development Preservation Division

For Public Hearing on May 4, 2016
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

APPLICATION: LDR 2016-03

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

REQUEST: Private-initiated application requesting to amend the allowable hotel density (rooms per acre) within the CCT-1 (Corridor Commercial Traditional) zoning district, when located within a designated activity center. The proposed amendment will make a new distinction between properties located within, and outside of, designated activity centers, and propose an increase to the allowable hotel density within designated activity centers.

AUTHORITY: Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the DRC, acting as the Land Development Regulation Commission ("LDRC"), is responsible for reviewing proposed amendments to the LDRs, confirming consistency with the City of St. Petersburg's Comprehensive Plan ("Comprehensive Plan"), and making a recommendation to the City Council.

EVALUATION:

Recommendation

The Planning & Economic Development Department finds that the proposed request is consistent with the Comprehensive Plan and recommends **APPROVAL**.

Background

In September 2007, the City's LDRs were established, identifying *hotels* within the CCT-1 (Corridor Commercial Traditional) zoning classification as a permitted, principal use. CCT-1 is also associated with one (1) of the City's designated activity centers.

Activity centers facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services. The purpose of this overlay designation is to recognize those areas that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate development potential, and other pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use.

The development potential within designated activity centers, including density and floor area ratio, is traditionally increased in the City's LDRs through the use of a multiplier equaling 1.5 to 2.5 times the standard allowance. Whereas this is a common incentive for multi-family residential and commercial land-use types, hotels located within the CCT zoning classifications are excluded by omission.

There are currently six (6) activity centers recognized by Policy LU2.1 of the City of St. Petersburg's Comprehensive Plan and shown on the Future Land Use Map. The following table illustrates the geographic correlation of the designated activity centers and the CCT zoning classifications:

ACTIVITY CENTER	CCT-1	CCT-2
Gateway Activity Center	-	-
Intown Activity Center (downtown)	Yes	-
Tyrone Activity Center	-	-
Central Plaza Activity Center	-	-
Central Avenue Corridor Activity Center	-	Yes
Skyway Marina District Activity Center	-	-

The original version of the LDRs adopted in 2007 identified *hotels* within Section 16.10.020.1, "Use Permissions and Parking Requirements Matrix and Zoning Matrix" ("Use Matrix") but excluded any reference within the CCT zoning district regulations, Section 16.20.080. Customers and City staff were required to cross-reference the City's Comprehensive Plan for the maximum hotel density – a seemingly unnecessary and confusing task. Responsively, City Council approved Ordinance 876-G on February 21, 2008, thereby amending the CCT zoning district regulations and adding a reference to hotel density.

In hindsight, the amendment included several deficiencies. First, despite the common practice of providing for bonus development potential within designated activity centers, no consideration or accommodation was similarly granted for hotel density. The maximum hotel density was established at 45 units per acre. Second, the City Code identifies hotel density in CCT-2 as "N/A" meaning non-applicable, which is in direct conflict with Section 16.10.020.1, "Use Permissions and Parking Requirements Matrix and Zoning Matrix" that identifies hotels as a permitted, principal use within the CCT-2 zoning classification.

Please note: this private-initiated application was submitted to correct the first deficiency only and does not include a request amending the second. City staff will independently process a city-initiated application to amend the CCT-2 error identified as part of this research. Given the current location of CCT-2 within the Grand Central District, a Florida Main Street, City staff prefers to consult with community representatives before determining an appropriate hotel density for the standard and activity center development bonus. This future research will also consider an activity center bonus for hotels located within the CCS and RC zoning categories.

Request

Recently, the City of St. Petersburg received a private-initiated application requesting to amend the allowable hotel density (rooms per acre) within the CCT-1 (Corridor Commercial Traditional) zoning district, when located within a designated activity center. The proposed amendment will make a new distinction between properties located within, and outside of, designated activity centers, and propose an increase to the allowable hotel density (rooms per acre) from 45 to 80 when located within designated activity centers.

The development bonus represents an increase of 35 hotel rooms per acre or a 1.78 multiplier over the standard maximum allowance. The following table illustrates the numerical correlation of the designated activity centers and existing, residential density bonuses:

ZONING	STANDARD	ACTIVITY CENTER	MULTIPLIER
CRT-1	24	60	2.5
CRT-2	40	60	1.5
CRS-2	24	30	1.25
CCT-1	24	60	2.5
CCT-2	40	60	1.5
CCS-1	15	60	4.0
CCS-2	40	60	1.5
RC-1	30	45	1.5
RC-2	55	82	1.5
		Average Density Bonus	2.0

City staff finds the proposed text amendment consistent with past precedent relating to residential density bonuses within designated activity centers. Further, City staff finds that an increase in hotel density reinforces the goals and objectives of the designated activity centers.

Approval of this text amendment does not constitute site plan or building approval for site-specific development, which shall remain subject to all other requirements for the submission of an application, land use, parking, transportation, building setbacks and design, site layout and orientation.

Compliance with the Comprehensive Plan

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

Policy LU2.1: To facilitate compact urban development the City shall adopt the following activity centers as part of this Land Use Plan:

1. Gateway	3. Tyrone	5. Central Avenue Corridor
2. Intown	4. Central Plaza	6. Skyway Marina District

Policy LU2.2: The City shall concentrate growth in the designated Activity Centers and prioritize infrastructure improvements to service demand in those areas.

Policy LU3.1(D)(3): Activity Center (AC) - Overlaying the future land use designations in those areas, not less than 50 acres in size, with concentrated commercial and mixed-use centers suited to a more intensive and integrated pattern of development. The maximum densities and intensities shall not exceed 2.5 times that permitted in the underlying land use plan category and zoning district except for the Downtown Center (DC) zoning districts which shall not exceed the maximum densities and intensities allowed therein. This category shall not be applied without development of, and CPA approval of a special area plan.

Policy 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.

Policy 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.

Objective LU21: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing and/or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.

Policy LU21.1: The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, and special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.

Policy LU23.4: The City's LDRs shall continue to support land development patterns that make possible a mixture of land use types resulting in employment, schools, services, shopping and other amenities located near residential development and neighborhoods.

Housing Affordability Impact Statement

The proposed amendments will have no impact on housing affordability, availability or accessibility. A Housing Affordability Impact Statement is attached.

Adoption Schedule

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

- 06-02-2016: First (1st) Reading
- 06-16-2016: Second (2nd) Reading and Public Hearing

Exhibits and Attachments

1. Draft Ordinance
2. Housing Affordability Impact Statement
3. Application

City of St. Petersburg
Housing Affordability Impact Statement

Each year, the City of St. Petersburg receives approximately $2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment,* and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City's Housing and Community Development Department.

I. Initiating Department: Planning & Economic Development

II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:

See attached proposed amendments to Chapter 16, City Code of Ordinances (City File LDR 2016-03).

III. Impact Analysis:

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

No __X__ (No further explanation required.)
Yes ____ Explanation:

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

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

No __X__ (No further explanation required)
Yes ___ Explanation:

IV: Certification

It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community's ability to provide affordable housing, please explain below:

CHECK ONE:

☒ The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required.(Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

Derek S. Kilborn For D.G. April 27, 2016

Department Director (signature) Date

OR

☐ The proposed regulation, policy, procedure, or comprehensive plan amendment being proposed by resolution or ordinance *will increase housing costs* in the City of St. Petersburg. (Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

Department Director (signature) Date

Copies to: City Clerk
Joshua A. Johnson, Director, Housing and Community Development

ST. PETERSBURG CITY COUNCIL

Meeting of June 2, 2016

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

SUBJECT: **City File: ZM-5:** A private application requesting to Terminate a Development Agreement associated with an estimated 4.69 acres of land generally located south of 5th Avenue South and north of 6th Avenue South, between Dr. Martin Luther King Jr. Street South and 10th Street South, and to amend the Official Zoning Map designation for approximately three (3) acres of the 4.69 acre area. (City File: ZM-5)

A detailed analysis of the request is provided in Staff Report ZM-5, attached.

REQUEST: (A) ORDINANCE _____-H terminating a Development Agreement.

(B) ORDINANCE _____-Z amending the Official Zoning Map designation from CCT-1 (Corridor Commercial Traditional-1) to CRT-1 (Corridor Residential Traditional-1), or other less intensive use.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL.

Public Input: The subject property is located within the Campbell Park Neighborhood Association and within the boundaries of the Downtown Residents Civic Association, and is adjacent to the Historic Roser Park Neighborhood Association. A letter of support has been received from the Downtown Neighborhood Assoc., and a second letter of support from the owner of the property located at 524 Dr. Martin Luther King Jr. Street South.

Community Planning & Preservation Commission (CPPC): On May 10, 2016 the CPPC held a public hearing on this matter and voted unanimously (7 to 0) to recommend approval.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinances; AND 2) SET the second reading and adoption public hearing for June 16, 2016.

Attachments: Ordinances (2) and Staff Report.

ORDINANCE NO. ____-H

AN ORDINANCE TERMINATING THE DEVELOPMENT AGREEMENT ADOPTED BY THE CITY OF ST. PETERSBURG CITY COUNCIL AS ORDINANCE 870-G ON JANUARY 24, 2008, ASSOCIATED WITH APPROXIMATELY 4.69 ACRES OF LAND GENERALLY LOCATED SOUTH OF 5TH AVENUE SOUTH AND NORTH OF 6TH AVENUE SOUTH, BETWEEN DR. MARTIN LUTHER KING JR. STREET SOUTH AND 10TH STREET SOUTH; RECOGNIZING THAT THE TERMINATION OF DEVELOPMENT AGREEMENT IS ENTERED INTO BY AND BETWEEN 5TH AVENUE RESIDENCES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 501 MLK LAND TRUST, BAYBORO HOTELIERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE CITY OF ST. PETERSBURG, FLORIDA; SUPERSEDING ORDINANCE 870-G; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE TERMINATION OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. A Termination of the Development Agreement associated with approximately 4.69 acres of land generally located south of 5th Avenue South and north of 6th Avenue South, between Dr. Martin Luther King Jr. Street South and 10th Street South is hereby approved and adopted. The termination is by and between between 5th Avenue Residences, LLC, a Florida limited liability company, 501 MLK Land Trust, Bayboro Hoteliers, LLC, a Florida limited liability company, and the City. A copy of the Termination of Development Agreement is attached hereto and incorporated herein.

SECTION 2. Ordinance 870-G adopted by the City Council on January 24, 2008 is hereby superseded by this Ordinance.

SECTION 3. The Mayor, or his designee, is authorized to execute the Termination of the Development Agreement, on behalf of the City.

SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth (5th) business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND SUBSTANCE:

5-20-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT DATE

5/20/16

ASSISTANT CITY ATTORNEY DATE

TERMINATION OF DEVELOPMENT AGREEMENT

This Termination of Development Agreement is entered into this ___ day of _____, 2016 by and between 5TH AVENUE RESIDENCES, LLC, a Florida limited liability company ("5th AVE") as successor in interest to TOWN AND COUNTRY, INC., a Florida Corporation ("T&C"), AND CHARLES R. DARST, an individual ("DARST"); 501 MLK LAND TRUST ("501 MLK"), as successor in interest to REINSTEIN PROPERTIES, LLP, a Florida limited liability partnership ("REINSTEIN"); BAYBORO HOTELIERS, LLC, a Florida limited liability company ("BAYBORO") as successor in interest to COAST CAPITAL, INC., a Florida corporation ("COAST"); and the CITY OF ST. PETERSBURG, FLORIDA ("CITY") (hereinafter collectively referred to as the "PARTIES") relating to the development of property generally located south of 5th Avenue South and north of 6th Avenue South, between Dr. M.L. King Jr. Street South and 10th Street South ("PROPERTY").

RECITALS

WHEREAS, T&C, a Florida Corporation, DARST, an individual, REINSTEIN, a Florida limited liability partnership, COAST, a Florida corporation and the CITY entered into that certain Development Agreement governing uses and development on the PROPERTY dated May 14, 2008 (the "Development Agreement"); and

WHEREAS, the City adopted Ordinance No. 870-G, as recorded in Official Records Book 16258, Pages 169 through 181, Public Records of Pinellas County, Florida, which approved and adopted the Development Agreement on January 24, 2008; and

WHEREAS, the PROPERTY that is subject to the Development Agreement was platted as COAST CAPITAL REPLAT, as recorded in Plat Book 135, Pages 51 through 53, Public Records of Pinellas County, Florida; and

WHEREAS, the current owners of the PROPERTY that is subject to the Development Agreement and are successors in interest of the Subject Area, as defined in the Development Agreement, are identified on Exhibit A attached hereto and made a part hereof by this reference; and

WHEREAS, the PARTIES desire to terminate the Development Agreement and acknowledge that the Development Agreement served its stated purpose of construction of a single hotel facility, which has occurred and is a current use on a portion of the PROPERTY.

NOW, THEREFORE, the PARTIES hereto declare that the Development Agreement, recorded on May 19, 2008, in O.R. Book 16258, Pages 169 through 181, Public Records of Pinellas County, Florida, is hereby terminated and cancelled of record and that said termination shall be valid upon passage of an Ordinance by the St. Petersburg City Council that supersedes the CITY's Ordinance 870-G.

EXECUTED this ___ day of _____, 2016.

(Balance of page intentionally left blank, signature pages follow)

Signed, sealed and delivered in the presence of:

5TH AVENUE RESIDENCES, LLC, a Florida limited liability company

_____
Signature of Witness

_____
Legibly Print Name of Witness

By: _____
Name: Anthony Menna
Title: Manager

_____
Signature of Witness

_____
Legibly Print Name of Witness

Signed, sealed and delivered in the presence of:

BAYBORO HOTELIERS, LLC, a Florida limited liability company

_____
Signature of Witness

_____
Legibly Print Name of Witness

By: _____
Name: Anthony Menna
Title: Manager

_____
Signature of Witness

_____
Legibly Print Name of Witness

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by **ANTHONY MENNA,** as Manager of 5TH AVENUE RESIDENCES, LLC, a Florida limited liability company, on behalf of the company. He is [__] personally known to me, or [ ] has produced _____ as identification.

_____
Notary Public, State of Florida
Print Name: _____

My Commission Expires: _____

[Seal]

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by **ANTHONY MENNA,** as Manager of BAYBORO HOTELIERS, LLC, a Florida limited liability company, on behalf of the company. He is [__] personally known to me, or [ ] has produced _____ as identification.

_____
Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

[Seal]

Signed, sealed and delivered in the presence of:

THE 501 MLK LAND TRUST

_____
Signature of Witness

_____
Legibly Print Name of Witness

By: _____
Thiru S. Arasu, as Trustee under that certain land trust dated September 30, 2009

_____
Signature of Witness

_____
Legibly Print Name of Witness

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Thiru S. Arasu, as Trustee under that certain land trust dated September 30, 2009, and titled THE 501 MLK LAND TRUST, on behalf of the trust. He is [__] personally known to me, or [ ] has produced _____ as identification.

_____
Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

[Seal]

Signed, sealed and delivered in the presence of:

CITY OF ST. PETERSBURG, FLORIDA

_____
Signature of Witness

_____
Legibly Print Name of Witness

By: _____
Name: _____
Title: _____

_____
Signature of Witness

_____
Legibly Print Name of Witness

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, as _____ of the CITY OF ST. PETERSBURG, FLORIDA, on behalf of the City. He/She is [__] personally known to me, or [ ] has produced _____ as identification.

_____

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

[Seal]

EXHIBIT "A"

5TH AVENUE RESIDENCES, LLC

Legal:

Lot 1, Block 1, COAST CAPITAL REPLAT, as recorded in Plat Book 135, pages 51 through 53, Public Records of Pinellas County, Florida.

THE 501 MLK LAND TRUST

Legal:

Lot 2, Block 1, COAST CAPITAL REPLAT, as recorded in Plat Book 135, pages 51 through 53, Public Records of Pinellas County, Florida.

BAYBORO HOTELIERS, LLC

Legal:

Lot 3, Block 1, COAST CAPITAL REPLAT, as recorded in Plat Book 135, pages 51 through 53, Public Records of Pinellas County, Florida.

ORDINANCE NO. ___-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED SOUTH OF 5TH AVENUE SOUTH AND NORTH OF 6TH AVENUE SOUTH, BETWEEN DR. MARTIN LUTHER KING JR. STREET SOUTH AND 10TH STREET SOUTH, FROM CCT-1 (CORRIDOR COMMERCIAL TRADITIONAL-1) TO CRT-1 (CORRIDOR RESIDENTIAL TRADITIONAL-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The Official Zoning Map of the City of St. Petersburg is amended by placing the hereinafter described property in a Zoning District as follows:

Property

COAST CAPITAL REPLAT, BLOCK 1, LOTS 1 AND 2, AS RECORDED IN PLAT BOOK 135, PAGES 51 THROUGH 53, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

District

From: CCT-1 (Neighborhood Suburban Multifamily-1)

To: CRT-1 (Corridor Residential Traditional-1)

SECTION 2. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 3. This ordinance shall become effective upon the execution and the recording of the Termination of the Development Agreement associated with the subject property (Ordinance____-H).

APPROVED AS TO FORM AND SUBSTANCE:

ZM-5
(Zoning)

5-20-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT — DATE

5/19/16

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 May 10, 2016
at **3:00 p.m.,** in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: ZM-5
Agenda Item IV.A.

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

PROPERTY OWNERS:

Bayboro Hoteliers, LLC
P.O. Box 4189
Clearwater, FL 33758

5th Avenue Residences, LLC
P.O. Box 4189
Clearwater, FL 33758

501 MLK Land Trust
14708 Croydon Place
Tampa, FL 33618

AUTHORIZED AGENTS:

Luis N. Serna, AICP
Calvin Giordano & Assoc., Inc.
13535 Feather Sound Drive, Suite 135
Clearwater, Florida 33762

Ed Armstrong, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, Florida 33755

The authorized agents, acting on behalf of the property owners, also represent The Richman Group of Florida, the anticipated residential developer.

SUBJECT PROPERTY: The estimated 4.69 acre subject property is generally located south of 5th Avenue South and north of 6th Avenue South, between Dr. Martin Luther King Jr. Street South and 10th Street South.

REQUEST: **1)** The first request is to terminate the development agreement associated with the above-described 4.69 acre property, adopted by the City Council on January 24, 2008 (Ordinance 870-G). *The legal description for the property governed by the development agreement is attached, and a relevant map is provided in the attached map series.*

2) The second request is to amend the Official Zoning Map designation for the entire block, ***except*** for the hotel site, from CCT-1 (Corridor Commercial Traditional-1) back to CRT-1 (Corridor Residential Traditional-1), which was the zoning prior to the development agreement. *The legal description for the property to be rezoned is attached, and the relevant maps are provided in the attached map series.*

PURPOSE: The 2008 Development Agreement, and associated rezoning, were needed to allow the construction of a single hotel, and to limit all other nonresidential development within the subject area to professional office-type uses. The latter stipulation was to ensure that no other retail-type uses that would otherwise be permitted under the requested CCT-1 zoning would be developed, e.g., convenience stores, fast food establishments, gas stations, auto sales operations. All parties agree that because the hotel has been constructed the development agreement is no longer needed. The purpose of the rezoning is to allow for the construction of 132 apartments on the vacant southern portion of the property, estimated to be 2.41 acres in size.

EXISTING USES: The subject property is developed with a 119 room Staybridge Suites Hotel and an estimated 7,600 sq. ft. medical office building. The balance of the property (2.41 acres) is vacant.

SURROUNDING USES:

- North: I-175
- South: Vacant land and Booker Creek
- East: Apartment building, vacant and boarded building, and vacant lots
- West: City-owned Campbell Park, and the Campbell Park Elementary School

NEIGHBORHOOD ASSOCIATION: The subject property is located within the Campbell Park Neighborhood Association, and adjacent to the Historic Roser Park Neighborhood Association. The property is also located within the boundaries of the Downtown Residents Civic Association.

ZONING HISTORY: The subject property was designated with CRT-1 (Corridor Residential Traditional-1) zoning in September 2007, following implementation of the City's Vision 2020 Plan, the City-wide rezoning and update of the City Code, Chapter 16, Land Development Regulations (LDRs).

In January 2008 the City Council adopted an amendment to the Official Zoning Map designation for the entire block, from CRT-1 (Corridor Residential Traditional-1) to CCT-1 (Corridor Commercial Traditional-1), subject to a development agreement (City File: ZO-96). The requested CCT-1 zoning allowed for the hotel to be constructed on its present site, while the development agreement stipulated that only one hotel could be constructed and that all other uses were limited to those uses permitted in the previous CRT-1 zoning district. This stipulation was to ensure that no other retail-type uses that would otherwise be permitted under CCT-1 zoning could be developed, e.g., convenience stores, fast food establishments, gas stations, auto sales operations.

PREVIOUS SITE PLAN APPROVAL: On January 25, 2008 the City's Development Review Services Division administratively approved a master site plan for a 77,000 sq. ft. hotel and a 160 bed assisted living facility on approximately four acres of the 4.69 acre subject property, with the medical office site not included (City File 07-31000052). A variance to building height for the hotel was also approved. Administrative approval was (and is) permitted by City Code when there are no appeals or letters of objection from surrounding property owners or neighborhood associations after the public hearing notices are mailed. Construction of the 119 room Staybridge Suites Hotel was completed in 2014, however, the assisted living facility was never built.

APPLICABLE REGULATIONS: The subject property is located within the Intown Activity Center. The area to be rezoned from CCT-1 (Corridor Commercial Traditional-1) back to CRT-1 (Corridor Residential Traditional-1) is estimated to be 3.05 acres in size, which includes the 0.64 acre (mol) medical office site and approximately 2.41 acres of vacant land.

- The requested CRT-1 zoning provides a greater residential density for multifamily residential development than the present CCT-1 zoning regulations (60 units/acre vs. 36 units/acre, respectively). These densities reflect the property's location within an activity center.

- The requested CRT-1 zoning also provides a greater floor area ratio (a measure of development intensity) than the present CCT-1 zoning regulations (2.5 FAR vs. 1.5 FAR, respectively). These FARs also reflect the property's location within an activity center.

Under the present CCT-1 zoning, approximately 87 apartments could be constructed, while under the requested CRT-1 zoning, approximately 145 apartments could be constructed. The developer's desire is to construct 132 multifamily residential units (apartments) on the vacant 2.41 acres.

It should be noted that a separate and concurrent application has been filed by the developer (The Richman Group of Florida) to amend the CCT-1 zoning district regulations, specifically to increase the hotel density in an activity center from 45 rooms per acre to 80 rooms per acre. This will ensure that the Staybridge Suites Hotel will remain a conforming use with regard to hotel room density. The LDR text amendment has been styled City File: LDR-2016-03.

ANALYSIS: The estimated 4.69 acre subject property is generally located south of 5th Avenue South and north of 6th Avenue South, between Dr. Martin Luther King Jr. Street South and 10th Street South. The Staybridge Suites Hotel property occupies approximately 1.58 acres of the subject site; the medical office building approximately 0.64 acres; and approximately 2.41 acres is vacant. This is a private application requesting to terminate the 2008 development agreement associated with the property, and to rezone the entire block, *except* for the hotel site, from CCT-1 (Corridor Commercial Traditional-1) back to CRT-1 (Corridor Residential Traditional-1).

Termination of Development Agreement

The 2008 Development Agreement (Ordinance 870-G) provided assurance to the City and surrounding property owners that the subject property would only be developed with a single hotel, and that all other nonresidential redevelopment would be limited to professional office-type uses. This was an important condition to ensure that no retail-type uses that would otherwise be permitted under the requested CCT-1 zoning would be developed, e.g., convenience stores, fast food establishments, gas stations, auto sales operations.

All parties agree that the development agreement is no longer needed because the hotel (Staybridge Suites) has been constructed. The attached (draft) legal instrument terminates the 2008 Development Agreement.

Rezoning

The rezoning from CCT-1 back to CRT-1 accomplishes three things: it ensures that the medical office will remain a conforming use; it will allow for the construction of 132 apartments on the vacant property, at a density that is commensurate with location in an activity center; and it ensures that retail-type uses such as convenience stores, fast food establishments, gas stations, and auto sales operations will not be developed because such uses are not permitted in the CRT-1 zoning district.

Consistency with the Comprehensive Plan

The proposed rezoning is consistent with the Comprehensive Plan:

- The rezoning back to CRT-1 will accommodate higher density development consistent with Objective LU2, which supports a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

- The rezoning is consistent with Policy LU2.3 which encourages concentrating growth and attracting large-scale, quality development within the City's activity centers.

South St. Petersburg Community Redevelopment Plan

The property to be rezoned is located within the boundaries of the South St. Petersburg Community Redevelopment Area. The redevelopment plan was adopted by the City Council in May 2015. While the anticipated multifamily residential (apartment) development is not being proposed as an affordable housing or workforce housing project, it is still consistent with and furthers the redevelopment plan's goal of attracting new multifamily residential investment and increasing the supply of multifamily units within the redevelopment area, which is consistent with Policy LU13.1.

St. Petersburg Innovation District

The property to be rezoned is located within the boundaries of the St. Petersburg Innovation District, a triangular-shaped geographic area that abuts the downtown's southern boundary. The district is described as a cluster of institutions devoted to the provision of healthcare and medical research, marine & life sciences, higher education, business incubation, media communication and related private sector business and industry. A Visioning Summary Report for the district was completed in September 2015. Again, while the anticipated multifamily residential (apartment) development is not being proposed as a workforce housing project, it will still increase the supply of multifamily residential units for the employers and employees within the Innovation District, consistent with Objective LU4, which states that the City shall provide opportunities for additional residential development where appropriate.

Public Services and Facilities

The proposed rezoning will not have a negative effect upon the City's public services and facilities. There is more than adequate capacity to serve the subject property, including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE
ON CONCURRENCY: Public facility impacts are generally addressed further in this report. Approval of this rezoning does not guarantee that the subject property will meet the requirements of concurrency at the time development permits are requested. **Completion of this rezoning does not guarantee the right to develop on any of the subject property.** Upon application for site plan review, or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

RECOMMENDATION:

City staff recommends APPROVAL of the Termination of Development Agreement, and APPROVAL of the requested rezoning from CCT-1 (Corridor Commercial Traditional-1) back to CRT-1 (Corridor Residential Traditional-1), based on consistency with the 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 objective from the Comprehensive Plan are applicable:

LU2: The Future Land Use Plan shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

LU2.1 To facilitate compact urban development the City shall adopt the following activity centers as part of this Land Use Plan:

2. Intown

LU2.3 To attract large scale quality development and assure the proper coordination, programming and timing of City services in the activity centers the City shall do the following:

2. Continue to develop, evaluate and implement appropriate activity center development incentives.

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.

LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

LU4 The following future land use needs are identified by this Future Land Use Element:

(1) Residential – the City shall provide opportunities for additional residential development where appropriate.

LU13.1 Development proposals in community redevelopment areas shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and the goals, objectives and policies of the applicable adopted redevelopment plan including:

4. South St. Petersburg Redevelopment Plan

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 requested CRT-1 zoning provides a greater residential density for multifamily residential development than the present CCT-1 zoning regulations (60 units/acre vs. 36 units/acre, respectively). These densities reflect the property's location within an activity center. This proposed change will not alter population or the population density pattern and thereby impact residential dwelling units and or public schools.

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

As previously stated, the proposed rezoning will not have a negative effect upon the City's public services and facilities. There is more than adequate capacity to serve the subject property, including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and 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.

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

The land area is both appropriate and sufficient for the anticipated multifamily residential development.

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 28 acres of vacant CRT-1 zoned land in the City.

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

The proposed change is consistent with the established land use pattern. The Future Land Use Map designation for the subject property will remain Planned Redevelopment-Mixed Use.

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

The existing zoning district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change.

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

Not applicable.

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. The property is not located within the CHHA.

k. Other pertinent information. None.

LEGAL DESCRIPTION OF THE ESTIMATED 4.69 ACRE PROPERTY GOVERNED BY THE DEVELOPMENT AGREEMENT

COAST CAPITAL REPLAT, BLOCK 1, LOTS 1, 2 AND 3, AS RECORDED IN PLAT BOOK 135, PAGES 51 THROUGH 53, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION AND PARCEL IDENTIFICATION NUMBERS FOR THE ESTIMATED 3.05 ACRES TO BE REZONED

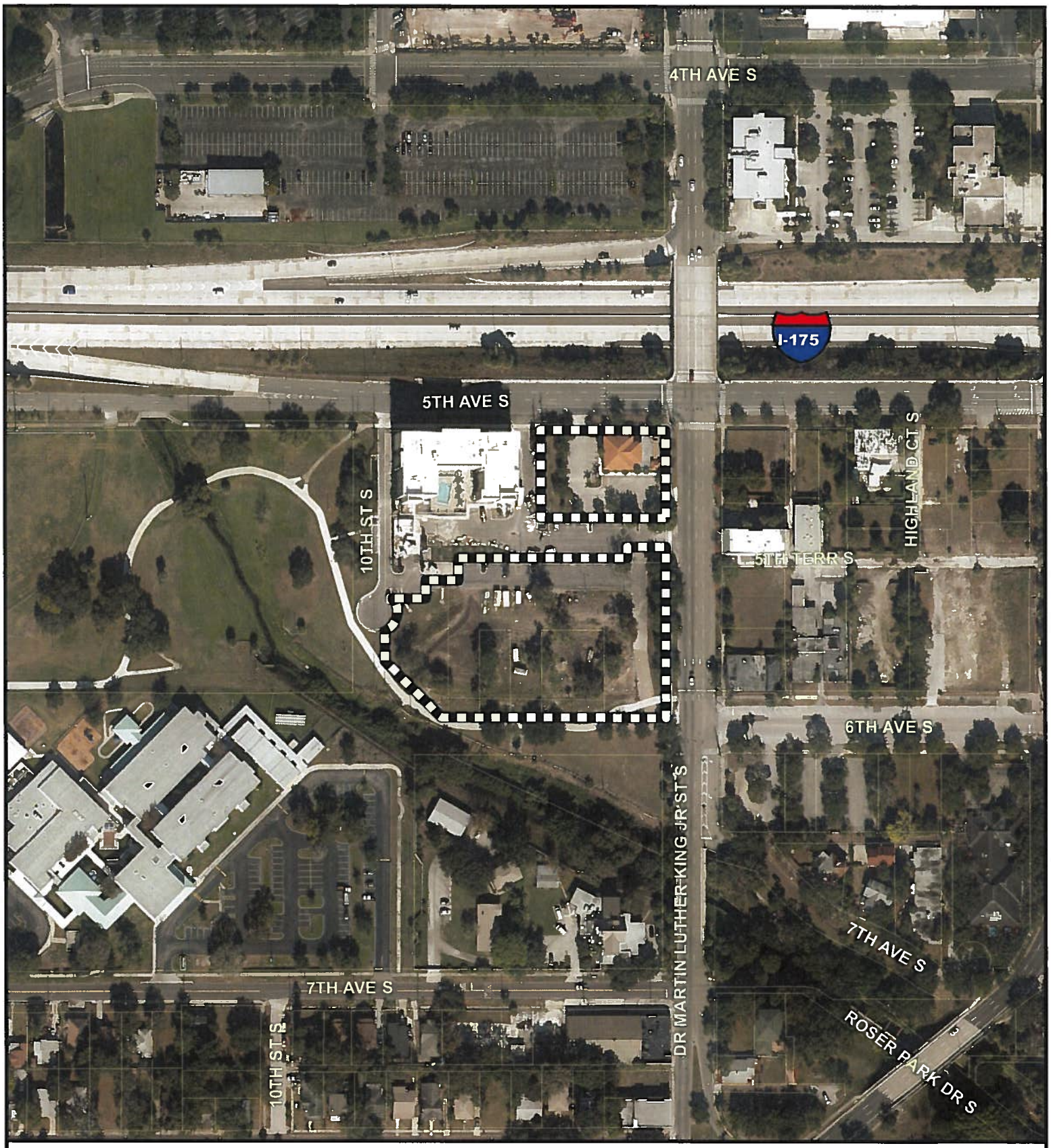
COAST CAPITAL REPLAT, BLOCK 1, LOTS 1 AND 2, AS RECORDED IN PLAT BOOK 135, PAGES 51 THROUGH 53, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL NUMBERS:

- ✓ 24-31-16-16871-001-0010
- ✓ 24-31-16-16871-001-0011
- ✓ 24-31-16-16871-001-0012
- ✓ 24-31-16-16871-001-0013
- ✓ 24-31-16-16871-001-0014
- ✓ 24-31-16-16871-001-0020

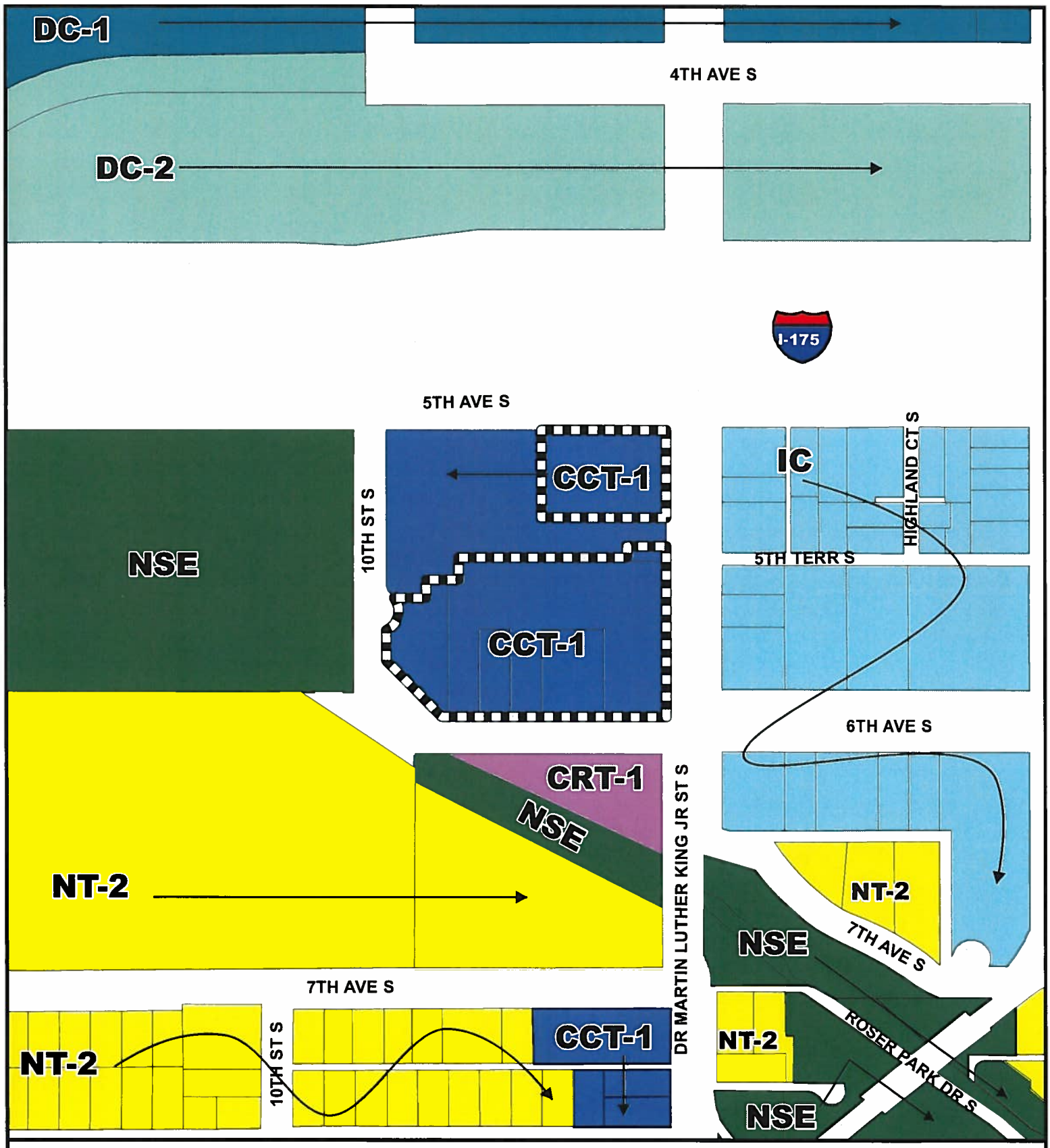
AERIAL

CITY FILE		
ZM-5	AREA SUBJECT TO DEVELOPMENT AGREEMENT (ORDINANCE 870-G)	N W E S
SCALE: 1" = 200'		



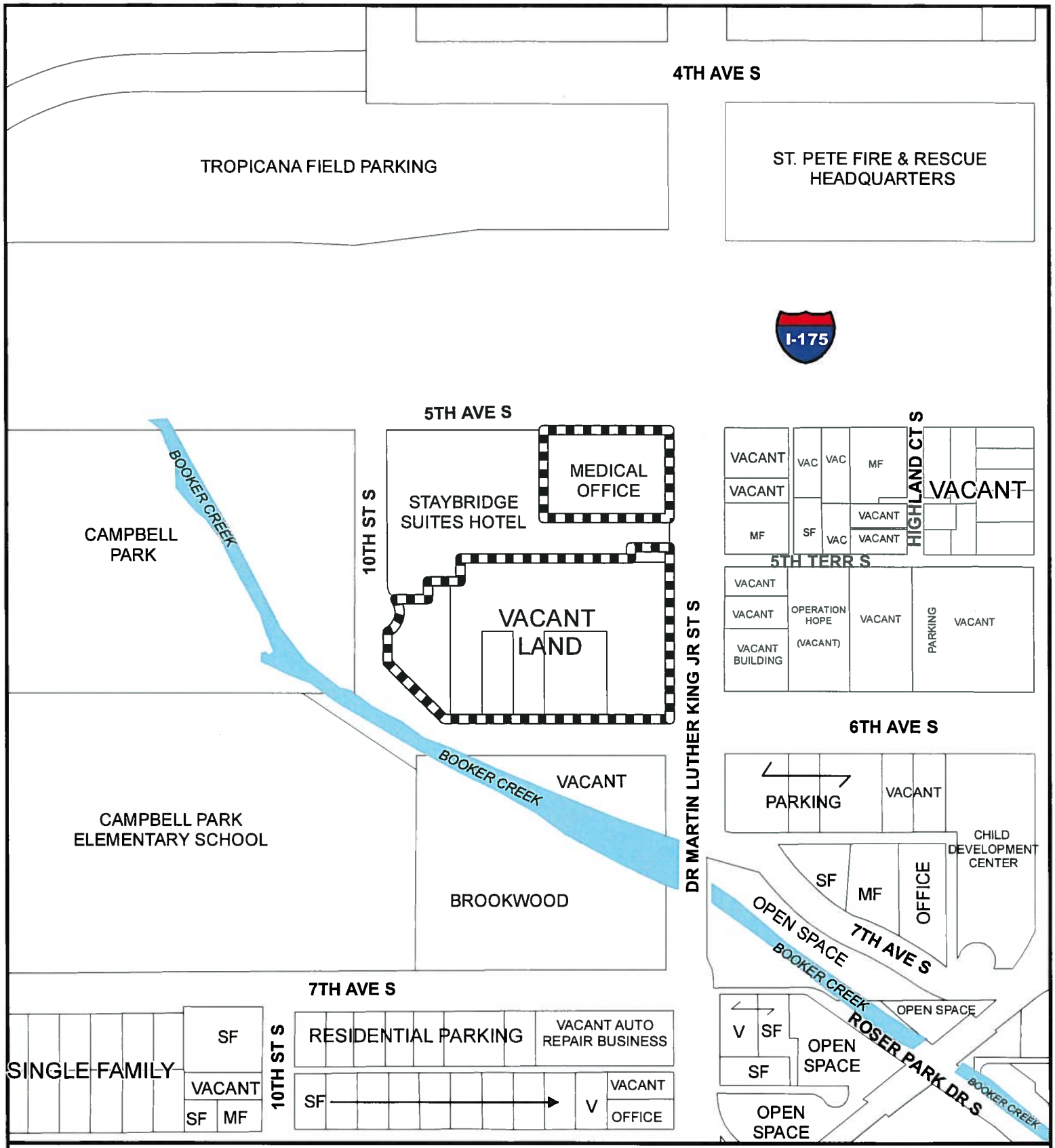
AERIAL

CITY FILE	SUBJECT AREA TO BE REZONED	N W E S
ZM-5		
SCALE: 1" = 200'		



EXISTING ZONING

CITY FILE	From: CCT-1 (Corridor Commercial Traditional-1)	To: CRT-1 (Corridor Residential Traditional-1)
ZM-5	SUBJECT AREA TO BE REZONED	N W E S
SCALE: 1" = 200'		



EXISTING SURROUNDING USES

CITY FILE	SUBJECT AREA TO BE REZONED	N W E S
ZM-5		
SCALE: 1" = 200'		

ST. PETERSBURG CITY COUNCIL

Meeting of June 2, 2016

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

SUBJECT: **City File: FLUM-39:** A private application requesting amendments to the Future Land Use Map and Official Zoning Map designations for the subject property, an estimated 0.14 acre portion of a 0.41 acre parcel, located on the northwest corner of 17th Avenue South and 34th Street South, at 1617 34th Street South.

A detailed analysis of the request is provided in Staff Report FLUM-39, attached.

REQUEST: (A) ORDINANCE _____-L amending the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use.

(B) ORDINANCE _____-Z amending the Official Zoning Map designation from NSM-1 (Neighborhood Suburban Multifamily-1) to CCS-1 (Corridor Commercial Suburban-1), or other less intensive use.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL.

Public Input: The subject property is located within the boundaries of the Childs Park Neighborhood Association. To date the Planning & Economic Development Department has received three phone calls requesting more information.

Community Planning & Preservation Commission (CPPC): On May 10, 2016 the CPPC held a public hearing regarding these amendments, and voted unanimously 7 to 0 to recommend APPROVAL.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinances; AND 2) SET the second reading and adoption public hearing for June 16, 2016.

Attachments: Ordinances (2) and 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 OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF 34TH STREET SOUTH AND 17TH AVENUE SOUTH, AT 1617 34TH STREET SOUTH, 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 Comprehensive Plan and Future Land Use Map and the Pinellas Planning Council is authorized to develop rules to implement the Countywide Future Land Use Map; and

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg land use amendment provided herein as being consistent with the proposed amendment to the Countywide Future Land Use Map 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

LOT 113, RIDGEWOOD TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 81 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Land Use Category

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-39
(Land Use)

5-11-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT DATE

5/12/16

ASSISTANT CITY ATTORNEY DATE

ORDINANCE NO. ___-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF 34TH STREET SOUTH AND 17TH AVENUE SOUTH, AT 1617 34TH STREET SOUTH, FROM NSM-1 (NEIGHBORHOOD SUBURBAN MULTIFAMILY-1) TO CCS-1 (CORRIDOR COMMERCIAL SUBURBAN-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The Official Zoning Map of the City of St. Petersburg is amended by placing the hereinafter described property in a Zoning District as follows:

Property

LOT 113, RIDGEWOOD TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 81 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

District

From: NSM-1 (Neighborhood Suburban Multifamily-1)

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

SECTION 2. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 3. This ordinance shall become effective upon the date the ordinance adopting the required amendment to the City of St. Petersburg Comprehensive Plan's Future Land Use Map becomes effective (Ordinance ___-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-39
(Zoning)

5-11-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT — DATE

5/12/16

ASSISTANT CITY ATTORNEY — DATE

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

For Public Hearing and Executive Action on May 10, 2016
at **3:00 p.m.,** in City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: FLUM-39
Agenda Item IV.B

According to Planning & Economic Development Department records, no Community Planning & Preservation 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/ PROPERTY OWNER: Propharma of St. Pete, LLC
313 18th Avenue South
St. Petersburg, Florida 33705

AUTHORIZED AGENT: Tiffanie Hayes
8447 Dunham Station Drive
Tampa, Florida 33647

SUBJECT PROPERTY:

The subject property is comprised of the western 0.14 acres of a 0.41 acre parcel located on the northwest corner of 17th Avenue South and 34th Street South, at 1617 34th Street South. The platted lot is 50 ft. x 120 ft. in size, thus the subject property is estimated to be 6,000 sq. ft. or 0.14 acres in size.

PIN/LEGAL:

The subject property is a portion of parcel identification number (PIN) 27-31-16-75402-000-1130. The subject property is legally described as Lot 113, Ridgewood Terrace, a subdivision according to the plat thereof as recorded in Plat Book 5, Page 81 of the Public Records of Pinellas County, Florida.

REQUEST:

As depicted on the attached map series, the request is to amend the Future Land Use Map designation from Residential Medium (RM) to Planned Redevelopment-Mixed Use (PR-MU), and the Official Zoning Map designation from NSM-1 (Neighborhood Suburban Multifamily-1) to CCS-1 (Corridor Commercial Suburban-1), or other less intensive use.

PURPOSE:

The applicant's desire is to reuse the existing building, formerly a produce store, as a pharmacy.

EXISTING USE:

The existing building, constructed in 2006, was used as a produce store from 2006 to 2014. The building has remained vacant since the produce store ceased operation.

SURROUNDING USES:

The surrounding uses are as follows:

- North: VIP Car Audio & Security store and commercial development along 34th Street South
- South: Vacant commercial land and commercial development along 34th Street South
- East: Across 34th Street South, Driftwood Motel, single family homes in the Thirty First Street Neighborhood
- West: Single family homes in the Childs Park Neighborhood

NEIGHBORHOOD ASSOCIATION:

The subject property is located within the boundaries of the Childs Park Neighborhood Association and is west of the Thirty First Street Neighborhood Association. The Childs Park Neighborhood Plan, which was approved by the City Council on September 15, 1994, does not specifically address the subject property but does contain a number of land use goals, including revitalizing commercial activity along 34th Street South (Goal 6, page IV-5), which serves as the eastern boundary of the neighborhood. The Thirty First Street Neighborhood Association does not have a neighborhood plan. As required by the Comprehensive Plan, the applicant notified the Childs Park Neighborhood Association and the Thirty First Street Neighborhood Association.

ZONING HISTORY:

From 1977 to 2007, the subject property was designated CP (Commercial Parkway). Following the implementation of the City's Vision 2020 Plan, the Citywide rezoning and update of the land development regulations (LDRs) in September 2007, the subject property was designated with the current NSM-1 zoning.

APPLICABLE REGULATIONS:

The subject property (Lot 113), which is 50 ft. x 120 ft. or 6,000 sq. ft. in size, exceeds the present NSM-1 zoning regulations in terms of required minimum lot area (4,500 sq. ft.). If the requested amendments are approved, the applicant's proposed pharmacy use, which includes the other two lots on the parcel, will exceed the minimum requirements of the CCS-1 zoning district, which are 100 ft. for lot width and 4,500 sq. ft. for lot area.

Development potential under the existing NSM-1 zoning designation, providing all other district regulations are met, is as follows: two multifamily units, calculated at a density of 15 units per acre; or 3,000 sq. ft. of non-residential space, based on a floor-area-ratio (FAR) of 0.50.

Development potential under the requested CCS-1 zoning designation, providing all other district regulations are met, is as follows: two multifamily units, calculated at a density of 15 units per acre; 3,300 sq. ft. of non-residential space, based on a floor-area-ratio (FAR) of 0.55; or a mix of these uses.

The existing FAR is 0.17 since approximately 1,003 sq. ft. of the 2,210 sq. ft. building is on the subject property. As previously noted, the owner intends to use the existing building.

STAFF ANALYSIS:

The primary issues associated with this private application are consistency and compatibility of the requested designations with the established land use and zoning patterns; commercial corridor redevelopment opportunities; location within the South St. Petersburg Community Redevelopment Plan boundaries; and provision of adequate public services and facilities.

Background

As previously noted, if the requested amendments are approved, the applicant intends to operate a pharmacy out of the existing building, which was constructed in 2006. The building, which stretches across all three lots on the parcel, was used as a produce store from 2006 to 2014. When the building was constructed the zoning was CP (Commercial Parkway), which allowed for the produce store use. In 2007, with the Citywide rezoning and update of the LDRs, the two eastern most lots (114 and 115) received the CCS-1 zoning, while the western most lot (the subject property, Lot 113) received NSM-1 zoning. A produce store is classified as a *retail sales and service* use, which is a *grandfathered* use in the NSM-1 zoning district, while a pharmacy is classified as a *drug store or pharmacy* use, which is a *nonconforming* use is the NSM-1 zoning district, therefore the impetus for the proposed amendments as both the *retail sales and service* use and the *drug store or pharmacy* use are *permitted* uses in the proposed CCS-1 zoning district.

Consistency and Compatibility

The requested PR-MU Plan designation and CCS-1 zoning are consistent with the designations to the north, across 17th Avenue South to the south and across 34th Street South to the east, and are compatible with the RM Plan designation and NSM-1 zoning to the west. The properties to the north and south both have a commercial depth of 150 feet from 34th Street North. If approved, the requested designations will have that same depth from 34th Street North. 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 designations are also consistent with Policy LU3.6 which states that *land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.* While predominantly single family to the west, the established character of the immediate area is dominated by 34th Street South, a major arterial roadway, as well as the nearby commercial uses along the corridor.

Commercial Corridor Redevelopment Opportunities

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

South St. Petersburg Community Redevelopment Plan

The subject property is located within the boundaries of the South St. Petersburg Community Redevelopment Area and has an associated Redevelopment Plan which was adopted by the City Council in May 2015. The South St. Petersburg Redevelopment Plan *seeks to expand opportunities for entrepreneurs, minority, women and disadvantaged business enterprises, and small businesses; revitalize commercial corridors to grow existing businesses and attract new ones.* Chapter 3 states that *redevelopment and revitalization of South St. Petersburg's commercial corridors is essential for the CRA* and *will promote the creation and growth of small businesses*. To that end, the Plan calls for increasing *the depth of commercial zoning along all primary commercial corridors in the CRA*, on a case-by-case basis, to improve the viability of South St. Petersburg businesses. Map 3-1 identifies 34th Street as one of the CRA's primary corridors. The proposed pharmacy will be a locally owned small business and will decrease the number of shuttered commercial enterprises on the 34th Street South corridor, which is consistent with Policy LU13.1.

Public Services and Facilities

The Level of Service (LOS) impact section of this report concludes that the requested Plan change and rezoning will not have a significant impact on the City's public services and facilities. There is more than adequate capacity to serve the subject property, including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY:

Public facility impacts are generally addressed further in this report. Approval of this land use change and rezoning request does not guarantee that the subject property will meet the requirements of Concurrency at the time development permits are requested. **Completion of this land use map change and rezoning does not guarantee the right to develop on the subject property.** Upon application for site plan review, or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

RECOMMENDATION:

City staff recommends **APPROVAL** of the applicant's request to amend the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use, and the Official Zoning Map designation from NSM-1 (Neighborhood Suburban Multifamily-1) to CCS-1 (Corridor Commercial Suburban-1), 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:

LU2.4 The City may permit an increase in land use intensity or density outside of activity centers where available infrastructure exists and surrounding uses are compatible.

LU3.1.(F)(2) Planned Redevelopment – Mixed Use (MU) - allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre.

LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

LU3.7 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, and with proper facilities for pedestrian convenience and safety.

LU4(2) The following future land use needs are identified by this Future Land Use Element:

Commercial - the City shall provide opportunities for additional commercial development where appropriate.

LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

LU11.2 The need for redevelopment should be assessed based on the following factors; 1) building conditions, 2) socio/economic characteristics, 3) land to improvement value ratios, 4) non-conforming uses and 5) potential for private investment.

LU13.1 Development proposals in community redevelopment areas shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and the goals, objectives and policies of the applicable adopted redevelopment plan including:

4. South St. Petersburg Redevelopment Plan

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 current NSM-1 zoning and the requested CCS-1 zoning allow the same number of residential units per acre (15), therefore the proposed change will not alter population or the population density pattern and thereby impact residential dwelling units and/or public schools.

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

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, recreation, and stormwater management and standards for traffic and mass transit. Should the requested land use change and rezoning for the subject property be approved the City has sufficient capacity to meet all demands.

WATER

Under the existing interlocal agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member governments' water supply needs. The City's current potable water demand is 27.7 million gallons per day.

The City's adopted level of service (LOS) standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 78 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The subject property is served by the Southwest Water Reclamation Facility, which presently has excess capacity estimated to be 3.7 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 subject property has access from two roadways: 34th Street South, which is classified as a principal arterial and is maintained by the Florida Department of Transportation; and 17th Avenue South which is classified as a local road and is maintained by the City.

Based on the Pinellas County Metropolitan Planning Organization's (MPO's) 2015 Level of Service Report, the level of service (LOS) for 34th Street from Central Avenue to 22nd Avenue South is "C." This LOS determination is based on the 2014 average annual daily traffic (AADT) volume of 24,500. The volume-to-capacity ratio for this six-lane divided facility is 0.45.

On May 1, 2016 the Pinellas County Multimodal Impact Fee (MIF) Ordinance became effective, replacing the previous Transportation Impact Fee (TIF) Ordinance. The new MIF Ordinance principally resulted from the implementation of the Pinellas County Mobility Plan and elimination of transportation concurrency requirements, countywide. Transportation management plans, and in some cases traffic studies, will be required for large development projects (51 new peak hour trips or more) that impact a deficient roadway (LOS E or F, and/or a volume-to-capacity ratio of 0.9 or higher with no mitigating improvements scheduled within three years). The City's only deficient roadways are 1) 22nd Avenue North from 34th Street to 22nd Street, 2) 38th Avenue North from 49th Street to 34th Street, 3) Gandy Boulevard from US 19 to I-275, 4) Gandy Boulevard from 4th Street to Brighton Bay Boulevard NE, and 5) I-275 from Gandy Boulevard to I-175.

The proposed amendments do not affect any of the City's deficient roadways. There is adequate roadway capacity to accommodate any new daily or p.m. peak hour trips resulting from the amendment.

Source: City of St. Petersburg, Transportation and Parking Management Department.

MASS TRANSIT

The PSTA has two routes that provide local transit service along 34th Street South. Route 19 has a peak hour service frequency of 20 minutes. Route 90 is a commuter service route that provides limited service from St. Petersburg to St. Pete Beach.

RECREATION

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

STORMWATER MANAGEMENT

Should the subject property be redeveloped site plan approval will be required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

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

As part of a larger parcel, the land area is both appropriate and adequate for the anticipated use of the subject property.

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

There are approximately 122 acres of vacant land in the City designated with CCS-1 zoning.

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

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

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

The existing NSM-1 zoning district boundary is illogically drawn in relation to existing conditions since the existing building, which has been legally used for a commercial purpose for the last 10 years is on the subject property, as well as the two adjacent lots to the east which are part of the same parcel but have CCS-1 zoning.

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

Not applicable.

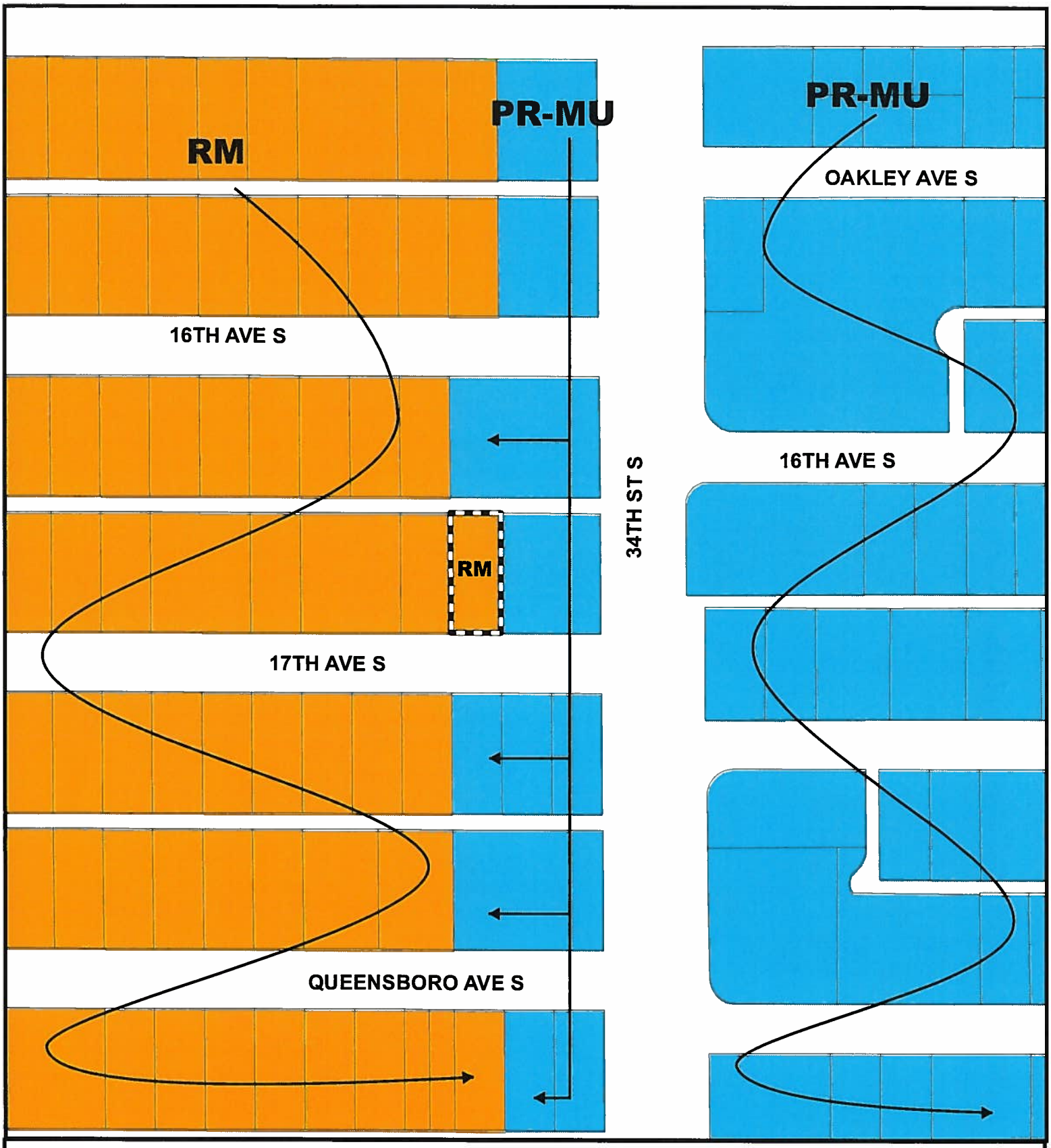
j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is not located within the 100-year flood plain. The property is not located within the CHHA (Coastal High Hazard Area).

k. Other pertinent information. None

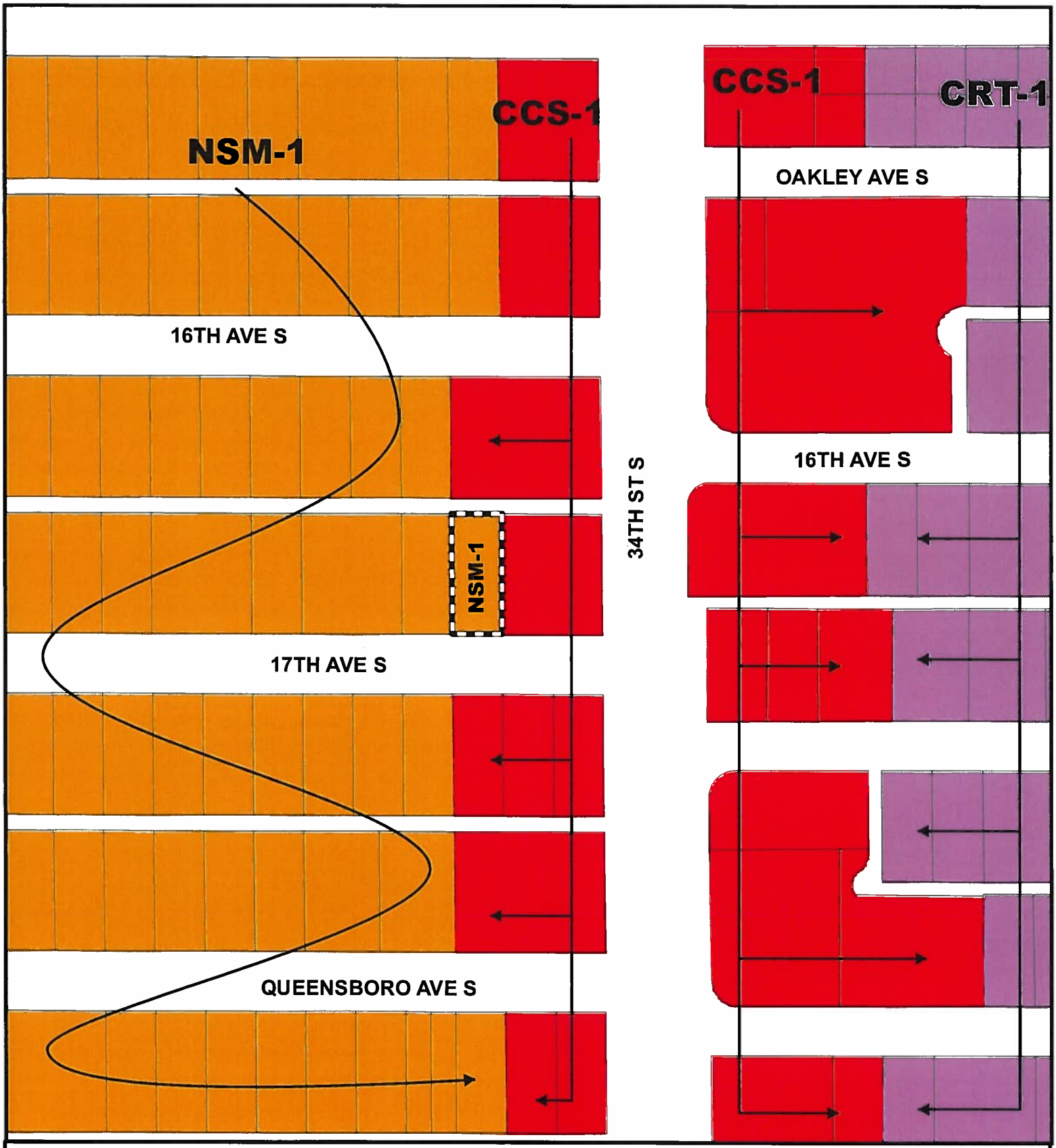
AERIAL

CITY FILE		
FLUM-39	SUBJECT AREA	N W E S
SCALE: 1" = 125'		



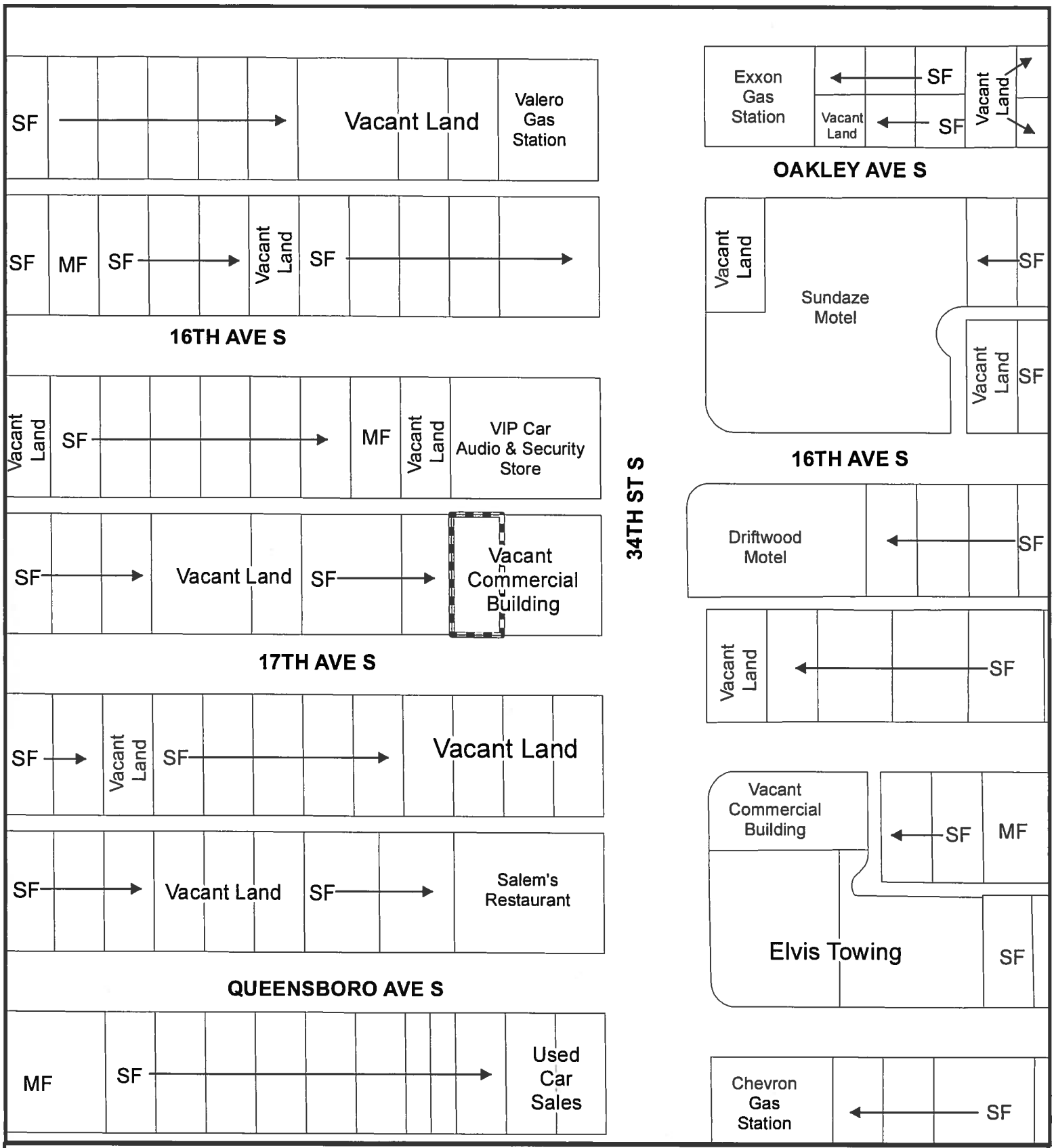
FUTURE LAND USE PLAN DESIGNATION

CITY FILE	**From: RM (Residential Medium)**	**PR-MU (Planned Redevelopment -Mixed Use)**
FLUM-39	SUBJECT AREA	N W E S
SCALE: 1" = 125'		



EXISTING ZONING

CITY FILE	From: NSM-1 (Neighborhood Suburban Multifamily-1)	To: CCS-1 (Corridor Commercial Suburban-1)
FLUM-39	SUBJECT AREA	N W E S
SCALE: 1" = 125'		



EXISTING SURROUNDING USES

CITY FILE		
FLUM-39	SUBJECT AREA	N W E S
SCALE: 1" = 125'		

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SAINT PETERSBURG CITY COUNCIL

Meeting of June 2, 2016

TO:	The Honorable Amy Foster, Chair, and Members of City Council
SUBJECT:	Ordinance approving a vacation of a five (5) foot dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375. (City File No.: 16-33000002)
RECOMMENDATION:	The Administration and the Development Review Commission recommend **APPROVAL**.

RECOMMENDED CITY COUNCIL ACTION:
1) Conduct the first reading of the attached proposed ordinance; and
2) Set the second reading and public hearing for June 16, 2016

The Request: The request is to vacate a five (5) foot dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375. This is an unimproved segment of alley which dead ends into the Interstate to the north.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Exhibit "A" attached to the Ordinance. The applicant's goal is to incorporate the vacated five foot alley when redeveloping the parcel immediately to the west. Land on the other side of the alley to be vacated is owned by the City of St. Petersburg and is in a different subdivision.

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

Agency Review: The application was routed to City Departments and outside utility providers. The City's Engineering Department indicated that there is an existing sanitary sewer line within the right-of-way that will be abandoned to the applicant. TECO Peoples Gas and Duke Energy indicated that they have facilities in the alley to be vacated.

Public Comments: Staff received several calls from the public. These calls were primarily to obtain information on future development plans for the parcel adjacent to the vacated right-of-way. The President of the Downtown Neighborhood Association also called requesting more

information on development plans. None of these calls indicated any objection to the vacation of right-of-way.

DRC Action/Public Comments: On May 4, 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 alley right-of-way vacation, subject to the following conditions:

1. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated March 3, 2016.

2. Prior to recording the vacation ordinance, the applicant shall relocate the facilities or obtain a letter of no objection from TECO / Peoples Gas.

3. Prior to recording the vacation ordinance, the applicant shall relocate the facilities or obtain a letter of no objection from Duke Energy.

Attachments: Ordinance and Exhibit "A", Attachment "A" Parcel Map and Attachment "B" Aerial, Attachment "C" Engineering Memorandum dated March 3, 2016, and DRC Report

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF A FIVE (5) FOOT DEAD-END NORTH/SOUTH ALLEY IN THE BLOCK BOUNDED BY GROVE STREET NORTH AND 8TH STREET NORTH BETWEEN 4TH AVENUE NORTH AND INTERSTATE 375; 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 May 4, 2016. (City File No. 16-33000002):

As described in attached Exhibit "A" - Sketch and Legal Description

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 conditions in the Engineering Memorandum dated March 3, 2016.

2. Prior to recording the vacation ordinance, the applicant shall relocate the facilities or obtain a letter of no objection from TECO / Peoples Gas.

3. Prior to recording the vacation ordinance, the applicant shall relocate the facilities or obtain a letter of no objection from Duke Energy.

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:

_____

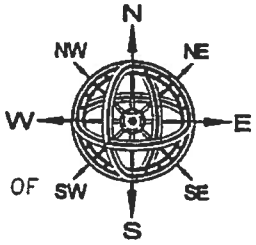
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT:

_____

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST

DESCRIPTION AND SKETCH

Exhibit "A"- 2 pages



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

ALLEY VACATION DESCRIPTION:

A 5 FOOT WIDE PLATTED ALLEY LYING SOUTH OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 375 (LIMITED ACCESS RIGHT-OF-WAY), LYING NORTH OF 4TH AVENUE NORTH RIGHT-OF-WAY LINE AND BOUNDED ON THE WEST BY THE EAST LINE OF LOT 10, McDANIEL-SMALLWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 71 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND BOUNDED ON THE EAST BY THE WEST LINE OF LOT 3, BLOCK 1, MAP OF MOFFETT'S ADDITION TO ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, McDANIEL-SMALLWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 71 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND RUN THENCE S.89°56'47"E. ALONG THE SOUTH LINE OF LOTS 6 THROUGH 10, INCLUSIVE OF SAID PLAT, A DISTANCE OF 235.00 FEET (PLAT), 234.97 FEET (MEASURED) TO THE SOUTHEAST CORNER OF LOT 10 OF SAID PLAT AND THE WEST LINE OF A 5 FOOT WIDE ALLEY, ALSO BEING THE POINT OF BEGINNING; THENCE RUN N.00°14'40"E. ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 67.13 FEET (DEED), 67.14 FEET (MEASURED) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 375 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15002-2501, SHEET 5 OF 6; THENCE RUN S.65°59'22"E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 5.46 FEET TO A POINT ON THE EAST LINE OF SAID 5 FOOT WIDE ALLEY AND THE WEST LINE OF LOT 3, BLOCK 1, MAP OF MOFFETT'S ADDITION TO ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE RUN S.00°14'40"W. ALONG SAID EAST LINE OF A 5 FOOT WIDE ALLEY AND THE WEST LINE OF SAID LOT 3, BLOCK 1 A DISTANCE OF 64.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1; THENCE RUN N.89°56'47"W. ALONG THE SOUTH LINE OF SAID 5 FOOT WIDE ALLEY A DISTANCE OF 5.00 FEET TO THE AFORESAID SOUTHEAST CORNER OF LOT 10 AND THE POINT OF BEGINNING.

CONTAINING 330 SQUARE FEET MORE OR LESS.

Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE NORTH AS BEING N.89°56'47"E., PER O.R. BOOK 18927, PAGES 134-135.

REVISED 4/26/16
PREPARED 1/25/16

FOR: MARCAL INVESTMENTS, LLC

THIS IS NOT A SURVEY

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

Job: 1510-56B
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

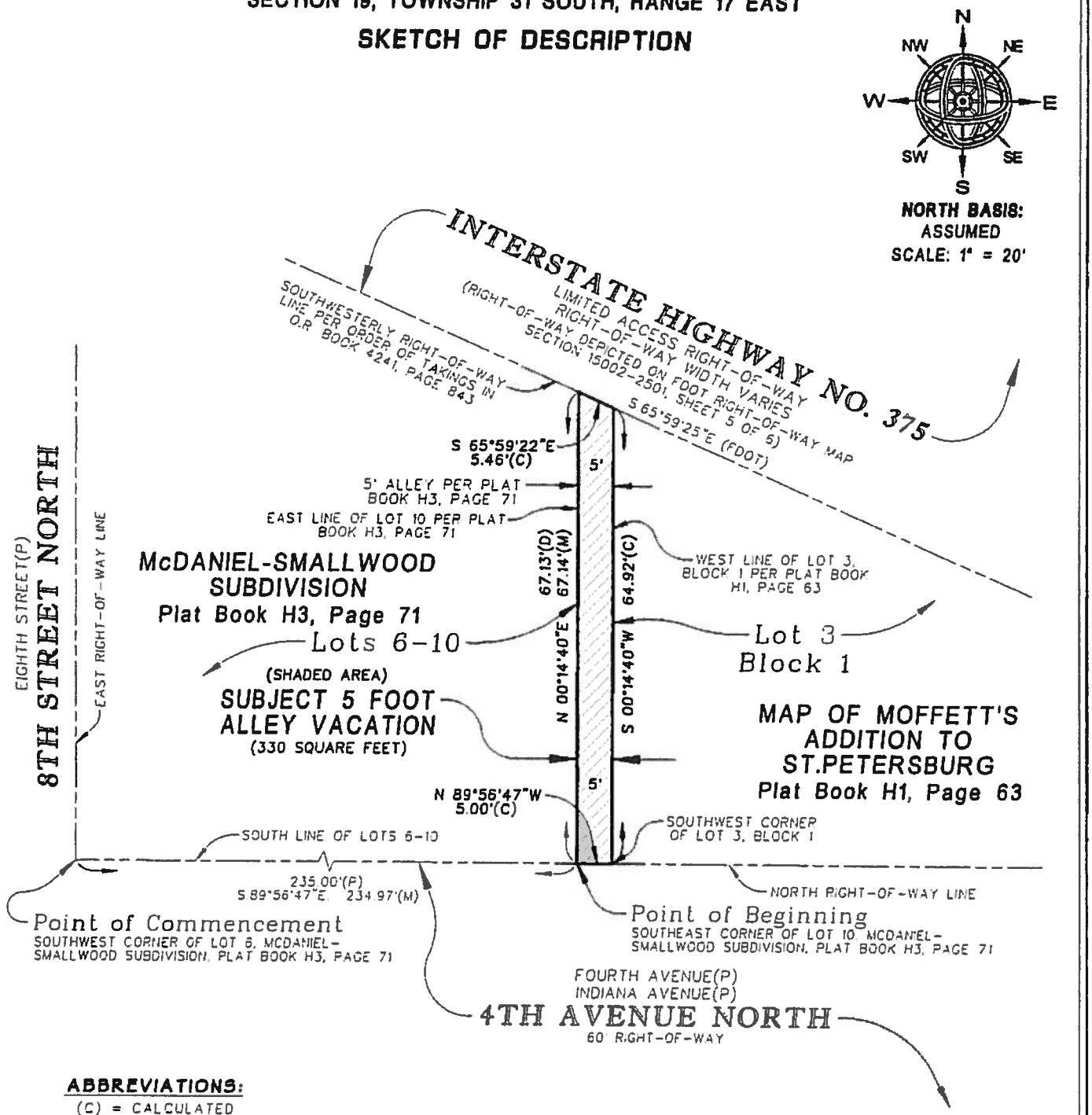
JOHN C. BRENDLA
Florida Surveyor & Registration No. 1269
Certificate of Authorization No. 760

JOHN C. BRENDLA CERTIFICATE No. 1269 STATE OF FLORIDA 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 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST

SKETCH OF DESCRIPTION



ABBREVIATIONS:

(C) = CALCULATED
(D) = DEED
(FDOT) = FLORIDA DEPARTMENT OF TRANSPORTATION
(M) = MEASURED
O.R. = OFFICIAL RECORDS
(P) = PLAT

REVISED: 4/26/16
PREPARED 1/28/16

THIS IS NOT A SURVEY

Job: 1510-56B
Drawn: DS

Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE NORTH AS BEING N.89°56'47"E., PER O.R. BOOK 18927, PAGES 134-135.

FOR: MARCAL INVESTMENTS, LLC

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
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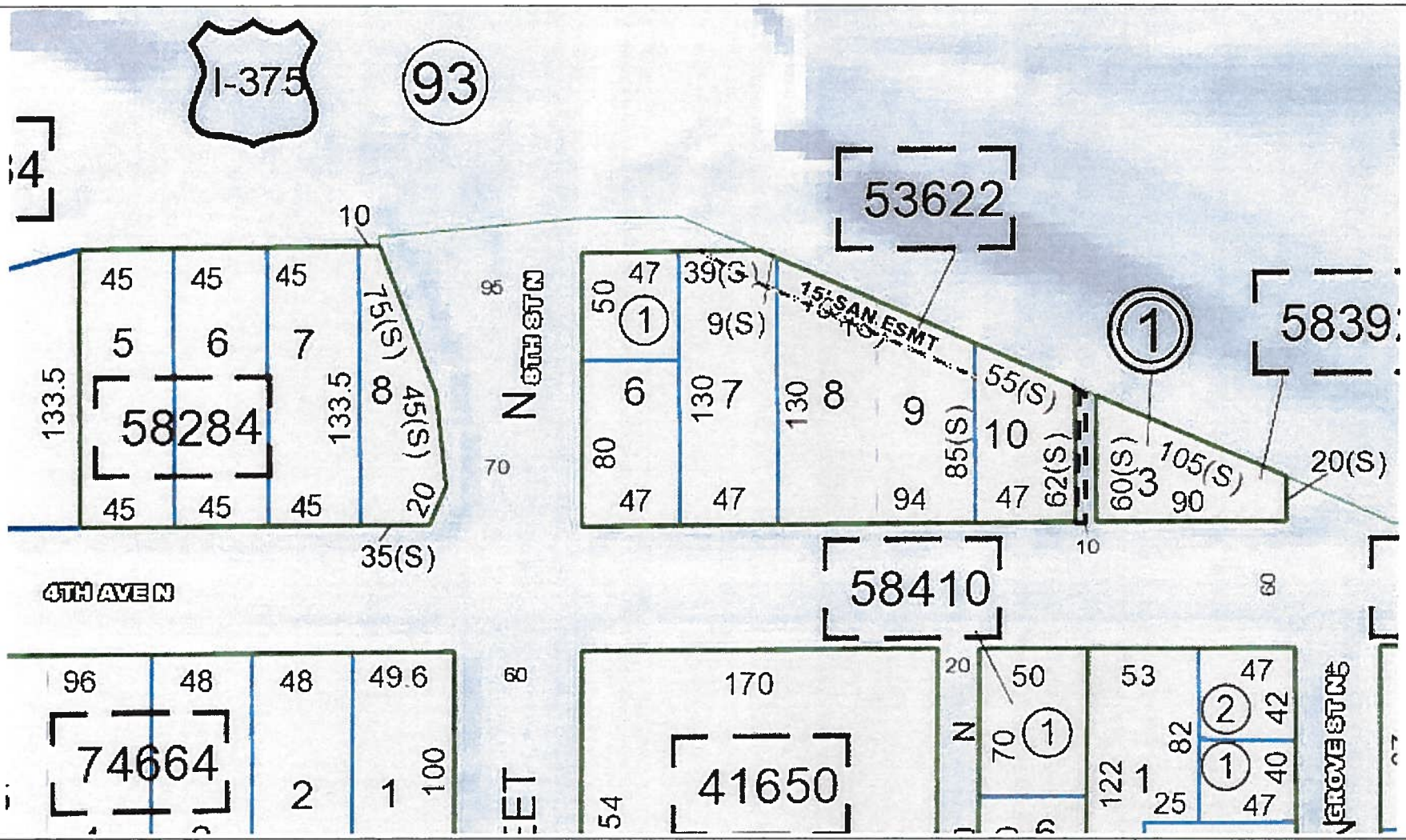

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Attachment "A"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000002
Address: 747 4th Avenue North

N↑
(nts)

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Attachment "B"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000002
Address: 747 4th Avenue North

N↑
(nts)

ATTACHMENT "C"

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: March 3, 2016

SUBJECT: Alley Vacation

FILE: 16-33000002 R1

LOCATION: 755 4th Avenue North
PIN: 19/31/17/53622/000/0100
ATLAS: F-4
PROJECT: Alley Vacation

REQUEST: Approval of a vacation of a ten (10) foot dead end north-south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the alley vacation request provided that the following comments is included as Engineering conditions of approval:

1. The 12" VCP sanitary sewer main which exists within the alley to be vacated and the terminal manhole (City designation #F4-60) located at then north end of the alley right of way will be abandoned to the applicant for ownership and maintenance. Upon redevelopment of the property, the property owner will be required to construct a clean out over the sewer main at the southern property line, just within the right of way of 4th Avenue North. This clean-out will delineate the terminal end of the City's maintenance responsibility. The clean out construction shall be completed by and at the sole expense of the property owner/developer and all work within the public right of way shall be performed in compliance with current City Engineering Standards and Specifications.

2. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

NED/MJR/jw

pc: Kelly Donnelly
Reading File
Correspondence File

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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 **May 4, 2016, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	16-33000002	PLAT SHEET:	F-4
REQUEST:	Approval of a vacation of a five (5) foot dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375.		
OWNER:	Marcal Investments, LLC 8199 Northwest 33rd Street Miami, Florida 33122 Marcal Investments, LLC PO Box 16089 Saint Petersburg, Florida 33733		
AGENT:	Joe Villari 6842 Park Street South South Pasadena, Florida 33707		
ADDRESS:	747 4th Avenue North		
PARCEL ID NO.:	19-31-17-53622-000-0100		
LEGAL DESCRIPTION:	On File		
ZONING:	Downtown Center-2 (DC-2)		

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a five (5) foot dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375. This is an unimproved segment of alley which dead ends into the Interstate to the north.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Exhibit "A" attached. The applicant's goal is to incorporate the vacated five foot alley when redeveloping the parcel immediately to the west. Land on the other side of the alley to be vacated is owned by the City of St. Petersburg and is in a different subdivision.

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.

The application was routed to City Departments and outside utility providers. The City's Engineering Department indicated that there is an existing sanitary sewer line within the right-of-way that will be abandoned to the applicant. TECO/Peoples Gas and Duke Energy indicated that they have facilities in the alley to be vacated. The applicant will work with these utilities to either abandon, reroute or to obtain a letter of no objection. This is a suggested condition of approval of this vacation.

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

The vacation of the subject right-of-way will not deny access to any lot of record.

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

This is already a dead-end alley and will not affect any utilized travel patterns. The integrity of the historic pattern has already been interrupted by the construction of the Interstate to the north of the subject alley.

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 right-of-way is not needed for the purpose for which the City has a legal interest and there is no known present or future need for 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.

No other factors have been raised for consideration.

B. Comprehensive Plan

Future Land Use Element Policy T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

Future Land Use Element Policy T2.4 The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use.

The subject right-of-way is within the boundaries of the Downtown Neighborhood Association. The vacation of this alley will foster redevelopment which is a goal of the Comprehensive Plan. The City's Neighborhood Transportation Division has reviewed the proposed vacation and has no objection.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Downtown Neighborhood Association. There are no neighborhood plans which affect vacation of right-of-way in this area of the City.

The subject property is within the boundaries of the Intown Activity Center. The Intown Activity Center plan has two elements which apply to this vacation of right-of-way:

Under the Residential Development Program it is noted that the "City may initiate vacation of alleys and streets for development".

While this is not a City initiated vacation, the policy allows vacation of alleys specifically for residential development.

One of the Development Guidelines is to "To encourage consolidation of blocks and promote a unified development concept, the City will consider the closing of selected streets and alleyways in accordance with an appropriate proposal".

This proposed vacation is in support of redevelopment of the adjacent parcel.

Comments from Agencies and the Public
The application was routed to City Departments and outside utility providers. The City's Engineering Department indicated that there is an existing sanitary sewer line within the right-of-way that will be abandoned to the applicant. TECO Peoples Gas and Duke Energy indicated that they have facilities in the alley to be vacated.

Staff received several calls from the public. These calls were primarily to obtain information on future development plans for the parcel adjacent to the vacated right-of-way. The President of the Downtown Neighborhood Association also called requesting more information on development plans. None of these calls indicated any objection to the vacation of right-of-way.

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

1. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated March 3, 2016.

2. Prior to recording the vacation ordinance, the applicant shall relocate the facilities or obtain a letter of no objection from TECO Peoples Gas.

3. Prior to recording the vacation ordinance, the applicant shall relocate the facilities or obtain a letter of no objection from Duke Energy.

REPORT PREPARED BY:

4-27-16

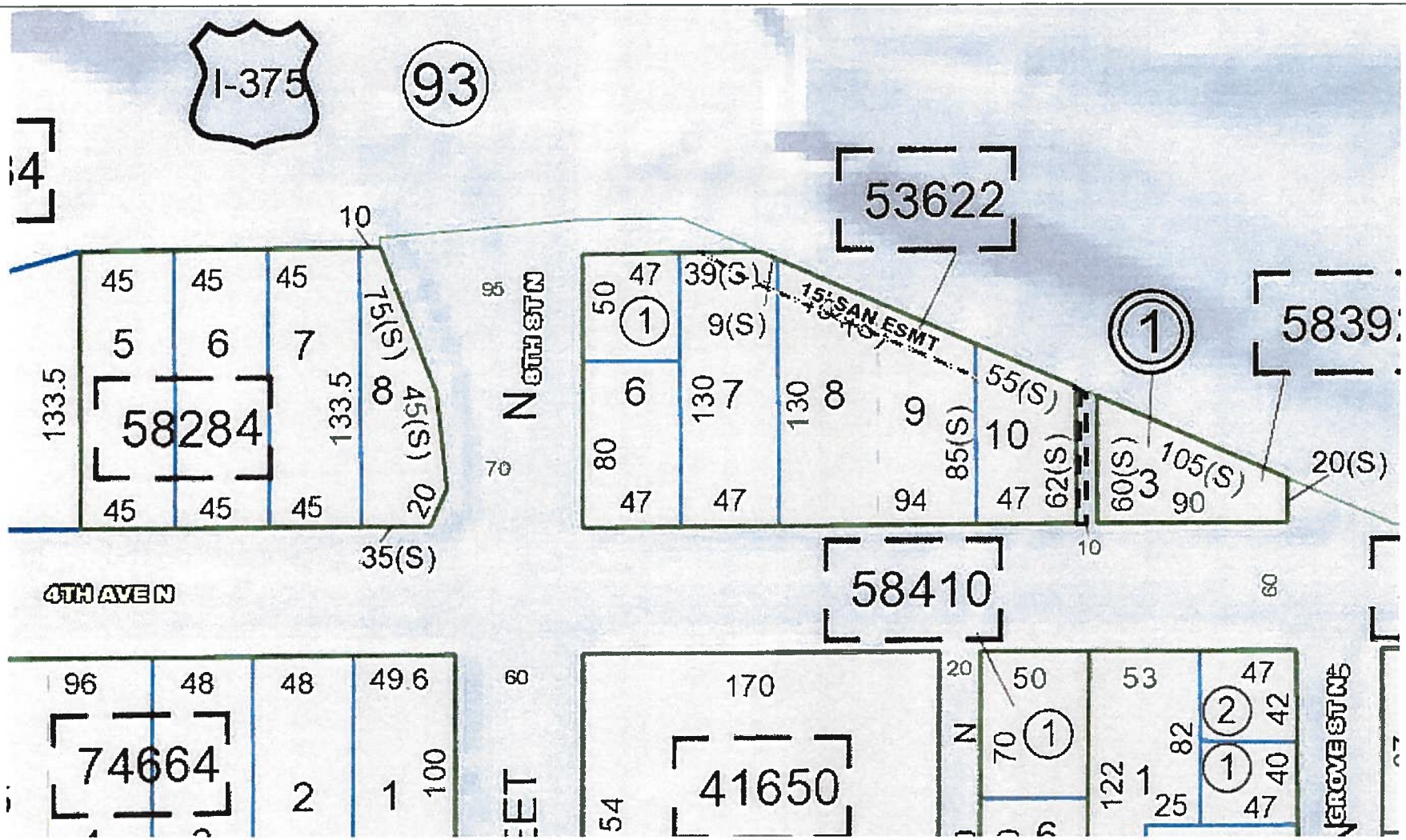
KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official — DATE
Development Review Services Division
Planning & Economic Development Department

REPORT APPROVED BY:

4-27-16

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 March 3, 2016, Exhibit "A" Sketch and Legal Description - 2 pages



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Attachment "A"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000002
Address: 747 4th Avenue North

N↑
(nts)

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Attachment "B"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000002
Address: 747 4th Avenue North

N↑
(nts)

ATTACHMENT "C"

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: March 3, 2016

SUBJECT: Alley Vacation

FILE: 16-33000002 R1

LOCATION: 755 4th Avenue North
PIN: 19/31/17/53622/000/0100
ATLAS: F-4
PROJECT: Alley Vacation

REQUEST: Approval of a vacation of a ten (10) foot dead end north-south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the alley vacation request provided that the following comments is included as Engineering conditions of approval:

1. The 12" VCP sanitary sewer main which exists within the alley to be vacated and the terminal manhole (City designation #F4-60) located at then north end of the alley right of way will be abandoned to the applicant for ownership and maintenance. Upon redevelopment of the property, the property owner will be required to construct a clean out over the sewer main at the southern property line, just within the right of way of 4th Avenue North. This clean-out will delineate the terminal end of the City's maintenance responsibility. The clean out construction shall be completed by and at the sole expense of the property owner/developer and all work within the public right of way shall be performed in compliance with current City Engineering Standards and Specifications.

2. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

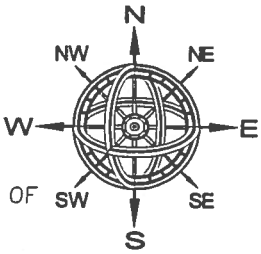
NED/MJR/jw

pc: Kelly Donnelly
Reading File
Correspondence File

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST

DESCRIPTION AND SKETCH

Exhibit "A"- 2 pages



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

ALLEY VACATION DESCRIPTION:

A 5 FOOT WIDE PLATTED ALLEY LYING SOUTH OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 375 (LIMITED ACCESS RIGHT-OF-WAY), LYING NORTH OF 4TH AVENUE NORTH RIGHT-OF-WAY LINE AND BOUNDED ON THE WEST BY THE EAST LINE OF LOT 10, McDANIEL-SMALLWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 71 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND BOUNDED ON THE EAST BY THE WEST LINE OF LOT 3, BLOCK 1, MAP OF MOFFETT'S ADDITION TO ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, McDANIEL-SMALLWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 71 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND RUN THENCE S.89°56'47"E. ALONG THE SOUTH LINE OF LOTS 6 THROUGH 10, INCLUSIVE OF SAID PLAT, A DISTANCE OF 235.00 FEET (PLAT), 234.97 FEET (MEASURED) TO THE SOUTHEAST CORNER OF LOT 10 OF SAID PLAT AND THE WEST LINE OF A 5 FOOT WIDE ALLEY, ALSO BEING THE POINT OF BEGINNING; THENCE RUN N.00°14'40"E. ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 67.13 FEET (DEED), 67.14 FEET (MEASURED) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 375 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15002-2501, SHEET 5 OF 6; THENCE RUN S.65°59'22"E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 5.46 FEET TO A POINT ON THE EAST LINE OF SAID 5 FOOT WIDE ALLEY AND THE WEST LINE OF LOT 3, BLOCK 1, MAP OF MOFFETT'S ADDITION TO ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE RUN S.00°14'40"W. ALONG SAID EAST LINE OF A 5 FOOT WIDE ALLEY AND THE WEST LINE OF SAID LOT 3, BLOCK 1 A DISTANCE OF 64.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1; THENCE RUN N.89°56'47"W. ALONG THE SOUTH LINE OF SAID 5 FOOT WIDE ALLEY A DISTANCE OF 5.00 FEET TO THE AFORESAID SOUTHEAST CORNER OF LOT 10 AND THE POINT OF BEGINNING.

CONTAINING 330 SQUARE FEET MORE OR LESS.

Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE NORTH AS BEING N.89°56'47"E., PER O.R. BOOK 18927, PAGES 134-135.

REVISED: 4/26/16
PREPARED: 1/28/16

FOR: MARCAL INVESTMENTS, LLC

THIS IS NOT A SURVEY

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

Job: 1510-56B
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

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

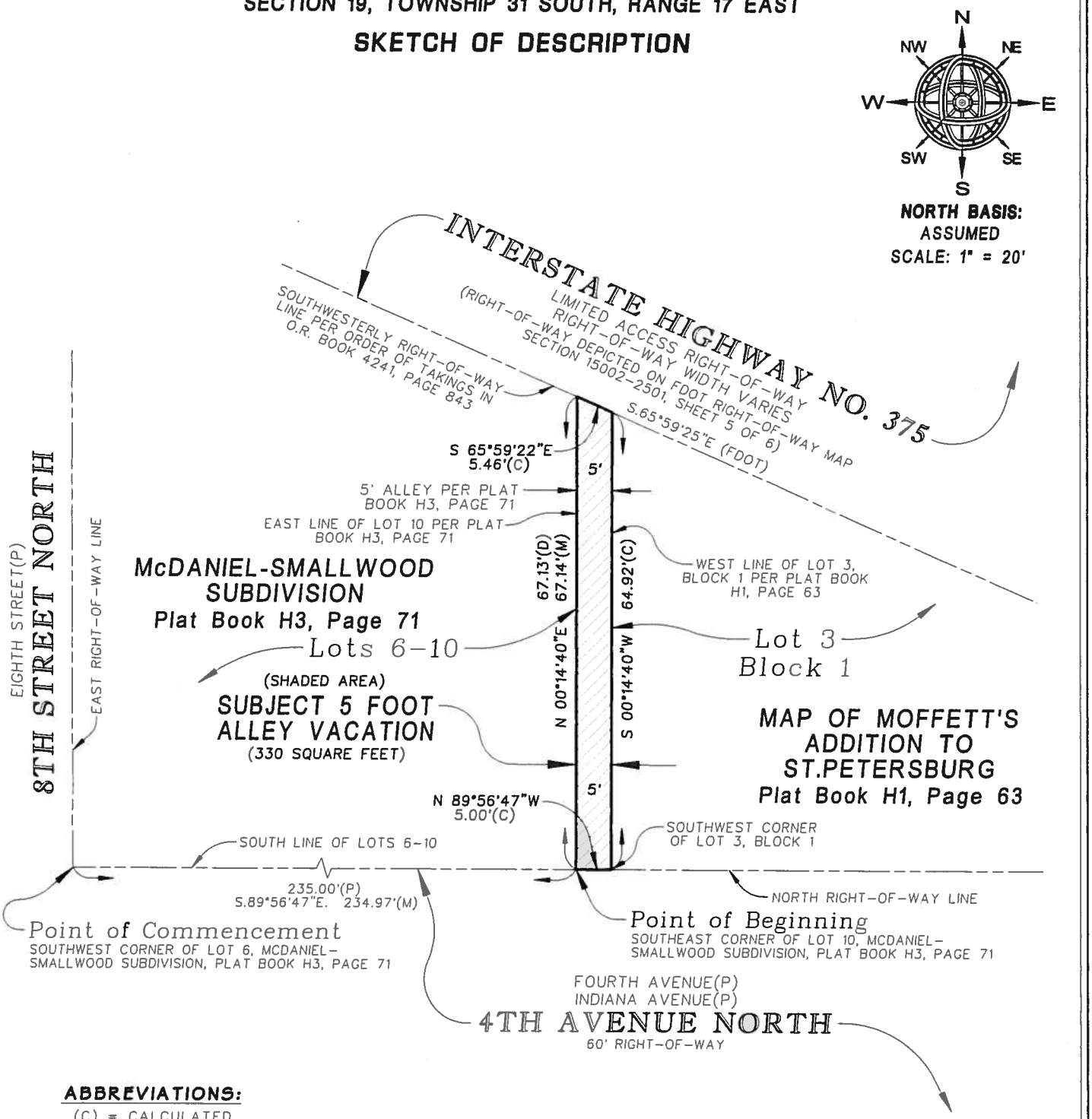
JOHN C. BRENDLA
CERTIFICATE
No. 1269
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

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

SHEET 1 OF 2

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST

SKETCH OF DESCRIPTION



ABBREVIATIONS:

(C) = CALCULATED
(D) = DEED
(FDOT) = FLORIDA DEPARTMENT OF TRANSPORTATION
(M) = MEASURED
O.R. = OFFICIAL RECORDS
(P) = PLAT

REVISED: 4/26/16
PREPARED: 1/28/16

THIS IS NOT A SURVEY

Job: 1510-56B
Drawn: DS

Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE NORTH AS BEING N.89°56'47"E., PER O.R. BOOK 18927, PAGES 134-135.

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ST. PETERSBURG CITY COUNCIL
Meeting of June 2, 2016

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

SUBJECT: Non-owner initiated Historic Landmark Designation of the Central National Bank, located at 400 Central Avenue North, and the Pheil Hotel and Theatre, located at 0, 410, 472 Central Avenue North (HPC Case No. 16-90300002)

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

REQUEST: The request is to approve ordinances designating the Central National Bank, located at 400 Central Avenue North, and the Pheil Hotel and Theatre, located at 0, 410, 472 Central Avenue North, as local historic landmarks (City File HPC 16-90300002)

RECOMMENDATION:

Owner Support: This is a non-owner-initiated application. Designation requires a super majority vote of the City Council.

Administration: Administration does not recommend approval.

Community Planning and Preservation Commission ("CPPC"): The Community Planning and Preservation Commission conducted a public hearing on May 10, 2016. The CPPC voted 5 to 2 (super majority vote) against a recommendation of *approval* of the application, as submitted.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinance; AND 2) SET the second reading and the quasi-judicial public hearing for June 16, 2016.

Public Input: At the time of this writing, staff has received various forms of response in support of, and objection to the local landmark designation of the Central National Bank and the Pheil Hotel and Theatre. A compilation is included in your packet.

Attachments: Ordinance, Staff Report and Designation Application to the CPPC, Supporting Documentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE CENTRAL NATIONAL BANK (LOCATED AT 400 CENTRAL AVENUE NORTH) AS A LOCAL LANDMARK AND ADDING THE PROPERTY TO THE LOCAL REGISTER PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Central National Bank, which was constructed in 1912, 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:

(a) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;
(d) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation; and
(e) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

SECTION 2. The City Council finds that the Central National Bank 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;
(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 Central National Bank, 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:

Revised map of St. Petersburg, Block 30, Lot A, according to the map or plat thereof as recorded in Plat Book 0H1, Page 049, 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:

5/19/16

City Attorney (or Designee) — Date

5-16-16

Planning and Economic Development Department — Date

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE PHEIL HOTEL AND THEATRE (LOCATED AT 0, 410, AND 472 CENTRAL AVENUE NORTH) AS A LOCAL LANDMARK AND ADDING THE PROPERTY TO THE LOCAL REGISTER PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Pheil Hotel and Theatre, which was constructed from 1917-1924, 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:

(a) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;
(c) It is identified with a person who significantly contributed to the development of the City, state or nation;
(d) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;
(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 Pheil Hotel and Theatre 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;
(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 Pheil Hotel and Theatre, 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:

0 Central Avenue North: Revised map of St. Petersburg, Block 30, west 35.06 feet of south 50 feet and west 33.75 feet of north 50 feet of Lot 3 and east 27 feet of Lot 4, according to the map or plat thereof as recorded in Plat Book 0H1, Page 049, of the Public Records of Pinellas County, Florida;

410/472 Central Avenue North: Revised map of St. Petersburg, Block 30, Lots 1 and 2 and east 6.25 feet of north 50 feet and east 4.94 feet of south 50 feet of Lot 3, according to the map or plat thereof as recorded in Plat Book 0H1, Page 049, 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:

5/19/16

City Attorney (or Designee) Date

5-16-16

Planning and Economic Development Department Date

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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 LANDMARK DESIGNATION REQUEST

For **Public Hearing** and **Recommendation to City Council** on **May 10, 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, Bob Carter, Tom Whiteman, and Lisa Wannemacher reside or have places 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 16-90300002**
STREET ADDRESS:	0 Central Avenue (PIN-193117744660300030), 400 Central Avenue (PIN-193117744660300001), 410, 472 Central Avenue (PIN-193117744660300010)
LANDMARK:	Central National Bank and Pheil Hotel and Theatre
OWNER:	First States Investors 3300, LLC (#400) and Pheil, Clarence E Bypass Trust, C/O American Financial Realty Trust (#0, #410, #472)
APPLICANT:	St. Petersburg Preservation, Inc.
REQUEST:	Local Designation of the Central National Bank and Pheil Hotel and Theatre

Central National Bank (left) and Pheil Hotel and Theatre (right) at Central Avenue/Fourth Street North

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OVERVIEW

The former 1912 Central National Bank located at 400 Central Avenue, and the former 1924 Pheil Hotel and Theatre located at 410/472 Central Avenue (together are the "subject property") were listed separately as potentially-eligible landmarks in 2006 based on their own individual merit, pursuant to City Code, Section 16.30.070.2.11. Both buildings are also contributing properties to the Downtown St. Petersburg Historic District listed on the National Register of Historic Places in 2004. In 1960, the two buildings were "merged" beneath a metal exterior facade screen to modernize both buildings and establish them as a single corporate entity. As such, they are the recipients of a single Local Landmark Designation Application filed by a third party, non-owner (St. Petersburg Preservation) that was submitted on March 24, 2016.

The Local Landmark Designation Application evaluated herein, HPC 16-90300002, appears to be in response to a separate application for demolition of the two buildings and future development of the site. Before commencing with any application for permitting or demolition, the City is required to publicly notice the requested action and defer final approval pursuant to City Code Section 16.30.070.2.11,

> *upon receipt of a complete application...for a site plan that includes demolition, the POD shall delay the processing of the site plan and the issuance of a permit for the demolition of a property which is potentially eligible for designation as an individual local landmark and which is identified as such in the property records and planning and permitting database, for 30 days.*

In accordance with this provision, the City of St. Petersburg transmitted a letter on February 23, 2016, providing for a 30-day notice. The regulatory delay is intended to provide sufficient time for a third party to consider or file an application to designate one or more of the buildings as a local landmark. Prior to the noticed deadline, St. Petersburg Preservation submitted a complete application for local landmark designation.

Per City Code Section 16.30.070.2.5(H),

> *when a complete (as determined by the POD) application for designation of a local landmark has been submitted, no permits shall be issued for any exterior alteration, new construction, demolition, or relocation on the property which is the subject of the recommendation until one of the following has occurred: 1) City Council designates the property and a certificate of appropriateness is issued; 2) the application is withdrawn; 3) the designation is denied by City Council.*

The City of St. Petersburg uses locally adopted minimum criteria modeled after recognized national historic standards for determining the significance of historic properties. Pursuant to Section 16.30.070.2.5(D) of the City Code, at least one or more criteria each, under a two-part test for designation as a local landmark must be met. This report provides information regarding each building's historical and architectural significance, as well as, their relative condition from an array of effects since their original construction periods. In this case, construction of the former Central National Bank building began in 1911 and was completed in 1912, while the former Pheil Hotel and Theatre building was completed over a period of several years from 1917-1924. The rather complex nature of the two buildings as they evolved over time, and their subsequent ownership requires a structured report that focuses on each building separately. Therefore, the period of significance and analysis for each building relies on individual merits.

The subject property, which includes only the outer footprint for both buildings, is actually a partial delineation of the entire city block upon which the buildings exist together. The city block overall, is bounded by 4th Street North to the east, 5th Street North to the west, 1st Avenue South to the south, and Central Avenue to the north. The subject property is part of the Revised Map of St. Petersburg Block 30, Lots A, 1, 2, 3, and a portion of Lot 4, originally platted in 1888 as part of the Town of St. Petersburg. The southern and western half of the overall block includes mostly parking lots and deck structures, and dedicated pockets of open space.

1. CNB
2. Pheil Hotel and Theater

City of St. Petersburg Administration

Separate from the consideration of eligibility for local landmark designation, *City Administration* notes that the existing structures have been unoccupied for a significant amount of time, approaching ten years, and that such vacancy and the deteriorated condition of the buildings undermines current redevelopment efforts within the center of the downtown core. The subject property and surrounding city block consists of multiple parcels with two ownership entities – First States Investors ("First States") and Clarence E. Pheil Bypass Trust ("Pheil Family"). First States is contractually bound and committed to a long term land lease on the two parcels owned by the Pheil Family, regardless of whether the existing buildings are occupied. Stipulations contained in a settlement agreement ("Agreement") between the two owners requires demolition of the buildings to proceed and that no redevelopment on the entirety of the block can occur until a demolition permit is issued.

The Agreement is the result of ongoing negotiations, and litigation between the Pheil Family and First States. First States objective has been, and continues to be, elimination of the long term land lease that prevents investment in the property. Terms of the Agreement that accomplish elimination of the land lease can be summarized as follows: 1) demolition permit is issued for all structures on the city block; 2) all structures on the city block are demolished at First States cost; 3) First States pays the Pheil Family $10 million; 4) First States deeds all ownership interest to the Pheil Family.

To describe the buildings' current condition, challenges with tenant recruitment, and to help justify the demolition request, the applicant has submitted the following documentation: *Property Feasibility Analysis and Professional Recommendation* report dated August 27, 2014, prepared by Echelon PDC LLC; *Appraisal Report of the Contributory Value of Building Improvements on a Downtown Block Central Avenue to 1st Avenue South between 4th and 5th Street, St. Petersburg, Florida 33701* dated April 30, 2015, prepared by Valuation Services Inc.; *Broker Opinion of Value* dated May 1, 2015, prepared by Colliers International; and the *Report of Architectural Findings* dated February 23, 2016, prepared by Robert Reid Wedding Architects and Planners.

Pursuant to City Code Section 16.30.070.2.5(I)(3), the *City Administration* will request that the City Council to consider the relationship between any local landmark designation and the existing and future plans for redevelopment of the city. The City Administration's highest priority in this instance is helping First States become unbound from an unsustainable land lease that is preventing investment and redevelopment on the subject property and within the downtown core. To that end, City Administration will recommend that City Council not designate the buildings as a local landmark.

Summary Determination of Eligibility

Historic significance is generally evaluated based on age, context, and integrity. The local designation application and associated documentation and historic records, along with an on-site visual tour, provide important elements of fact and limited conjecture where needed, that together help to support or not support the determinations indicated below, based on an established two-part test for significance and integrity informed by the staff findings. Considering the criteria for determining eligibility for local landmarking under the above-referenced two-part test, the following must also be weighed and considered during and after the analysis that may affect these determinations:

1. Does the finding of significance under the first test for each property support a diminished integrity enough to warrant eligibility for designation?
2. Will the property retain sufficient integrity after an in-depth, professional structural and materials evaluation by a qualified expert(s)?
3. Will the property retain sufficient physical integrity after the facade screen is removed?
4. Are the non-historic alterations reversible?
5. If the frontal façade(s) retains the property's only integrity, are one or both buildings still eligible for designation?

Summarily, staff finds that both buildings meet the required minimum historic contextual criteria for designating historic properties, and at least one out of seven factors of integrity. Therefore, pursuant to City Code, Section 16.30.070.2.5.D.,

- The Central National Bank building, located at 400 Central Avenue, is *eligible* to be designated as a local historic landmark;
- The Pheil Hotel and Theatre building, located at 0/410/472 Central Avenue, is *eligible* to be designated as a local historic landmark.

STAFF EVALUATIVE FINDINGS

Part 1: Central National Bank (CNB)

Preliminary

Under the guidelines for identifying historic properties, the CNB is a *building* with important overlapping local contexts of architecture and history. Thematic overlaps of the building are represented through the areas of architecture, commerce, community planning and development, economics, and settlement. The bank itself was established under a separate name as the City's third banking institution by 1905, implementing an important extension of the downtown urban core westward. Its unusual transformation from a three-story Mission Revival building to a progressively subdued Italian Renaissance interpretation at five stories (six with mezzanine and later floor addition), reveals innovation and engineering excellence for St. Petersburg's earliest buildings still extant. It also retains a minimum significance of association with its second architect Francis J. Kennard, who redesigned the building and added the upper stories.

Alteration Summary

The original CNB building has undergone extensive, ongoing alterations from 1922 to approximately 2000. After the façade screen installation in 1960, most of the alterations were to its interior spaces. Reflecting three distinct architectural periods from its original construction completion in 1912, its alteration history actually covers four later timeframes that include: 1) 1922-1935; 2) 1936-1959; 3) 1960-1966; and 4) 1967-present. The original 1912 construction endeavored a three-story building designed in a Mission style with richly fenestrated street facades. This appearance of scale and height, as perhaps the building's highest architectural styling, changed significantly between 1923 and 1935 when the two stories were added, the finely detailed molding, trim, and coping from its Mission precedent were removed, the first-floor windows were given a higher order pane division, and numerous interior renovations were taking place, ending in the bank's closing due to the economic crisis of the time when the building would sit vacant. By 1935, the building reflected its second highest style order, much more expressly ornate than how it would be toned down by 1959.

From 1936 to 1959, the building's higher order architectural details were slowly diminished to accommodate modernization efforts and a post-war boom of office and banking needs. Other structures began to be attached to its rear (south) elevation, expanding its apparent footprint and spatial sense. During this period, the association with architect Kennard begins to diminish, as all of its second floor door entries were replaced with wood double-hung window systems, and the lower floor fenestration package was altered with metal systems and the semi-circular fanlights enclosed. The number of street entries was also reduced, and fine details such as the parapet finials and bank clock were removed, while large brightly lit stick-out signage was attached to its exterior. The marble plinth base panels were also added in 1940 in reference to First National Bank's off-site parent bank where they were added in 1927; the 1940 installation remains today but is exhibiting spalled grout recesses and structural delamination. Except for

the wide cornice eave and signage, the building beneath the facade screen basically represents its appearance from 1959.

From 1960 to 1966, a larger garage complex and additional office space were added to the rear, the metal and glass frontal entry awnings were removed, and the metal facade screen was attached to the building and its adjoining buildings and structures, arguably creating a unified building form out of several adjacent structures. As a result of this highly alterative installation, the architecturally important cornice eave was also removed. After 1967, the neighboring Pheil Hotel building interior was merged with the CNB building to create a single interior flow, albeit awkwardly due to a floor differential between buildings. Additional alterations to the interior were ongoing until the building's vacancy in 2005. As of the date of this report, the building is noticeably affected by deterioration.

Age/Period of Significance

As part of the first test, the CNB building *meets the 50-years of age* minimum requirement for local designation since its original construction was completed in 1912, therefore rendering it to be approximately *104 years old*, making it St. Petersburg's oldest extant bank building. The second design period, beginning in 1923, created a second qualifying *age of 93 years.*

The period of significance for the CNB is more difficult to determine due to significant physical and associative alterations and nuances over time that obscure appropriate future treatment direction. While significance of commerce, community planning and development, economics, and settlement fairly survive with the tenure of the building within its overall contextual patterns, the architecture reflects varied effects that are less intact holistically. For example, to what era or year should any determined architectural period definition of the building be directed?

Since it is likely that part of the original 1912 building is retained as part of the lower floor structure, and the locational footprint is virtually unchanged, and the extant structure today is retained as part of the building's physical evolution, it is appropriate to consider a *period of significance ranging from 1912-1959* that also takes into account its use history. The most appropriate treatment/reference date, then, appears to be how the building appeared in 1959, albeit quite subdued from its earlier compositions. The facade screen that was installed in 1960-1961 rendered a negative physical and aesthetic impact to the more historic building that does not encourage an expanded period more recent than 1959.

<u>Significance Criteria (City Code, Section 16.30.070.2.5.D.1)</u>

Also under the first test for designation, at least one or more of nine criteria must be met. In some cases, overall historic importance of a property elevates an apparent lack of physical integrity.

Are Historic Contextual Criteria Met?								
(a)	**(b)**	**(c)**	**(d)**	**(e)**	**(f)**	**(g)**	**(h)**	**(i)**
Y	N	N	Y	Y	N	N	N	N

The applicant marked five of the available criteria as being met, while only providing narrative for three, as follows:

(c) it is identified with a person who significantly contributed to the development of the City, state or nation;

The applicant references three individuals who are associated with the CNB, who were local influential leaders in the development of St. Petersburg. They include Frank Wood who founded the bank, Alfred Thomasson who was its second president, and Harry Playford who reopened the CNB after its Great Depression closing of several years. Staff recognizes the importance of Frank Wood who was one of the early pioneers to help erect the first all-brick building in the City along Central Avenue. However, there does not appear to be sufficient merit for including his association as a distinctive City leader, nor for the latter two associations. Because of the bank's numerous changes and architectural modification history, the earliest association is too diminished. Thomasson was the bank's second president, a City Manager, and a long-term resident, but did not appear to be instrumental in the future development of the City. Playford's role in re-establishing the former CNB as the Southern National Bank, while noteworthy, became rather infamous after being convicted of embezzlement, and did not otherwise contribute to the City's wider success and long-term solvency of that institution. It is known that popular architect Henry Dupont maintained an office in the building.

(d) it is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;

The applicant suggests that local Tampa architect Willis R. Biggers who designed the original 1912 building, and Francis J. Kennard who designed the 1923 modifications are both influential to the development of the CNB and St. Petersburg.

Biggers arrived in St. Petersburg in 1911 and the CNB building was one of his first designs. He designed other prominent buildings in Florida including the Citrus County Courthouse and the Sarasota High School. His commitment to excessive fenestration was evident on the original CNB building's street elevations that were adorned with windows and doors. While his layout of the building with its clipped corner façade is still extant, his original design became irrelevant after the 1923 alterations, thereby disqualifying any meaningful association with him.

Kennard was born in England and arrived in the Tampa Bay area in 1886 after establishing his architectural practice in various parts of Florida, eventually settling in Tampa. Kennard designed many of Tampa's significant buildings including the Floridian Hotel, St. Andrews Episcopal Church, Hillsborough High School in Seminole Heights, the Rialto Theatre, and the Burgert Brothers Studio. He also helped design the Belleview Hotel at Belleair, and the courthouses of Pinellas and Lee counties. His son Phillip, also became an architect, establishing his own practice in St. Petersburg in 1938, and together with his father, designed what would become the St. Petersburg Municipal Services Building located diagonally across Fourth Street North and Central Avenue from the CNB. Kennard's 1923 alteration of the building is still evident, allowing minimal association here, but too far removed for a strong association with his highly ornate design, especially considering that the date

of historic references to 1959, after the building became severely streamlined without his input.

(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 applicant suggests that Francis Kennard employed modernized, innovative design methods for transforming the building from a three-story building to a five-story building beginning in 1922. The applied architectural history of the building is important as an evolution of its design adaptability with regard to local and national events, changing aesthetic trends, and the ability of one architectural style to be altered to reflect one that would be quite different—in this case, from its bold Mission styling to one more reflective of the Italian Renaissance as influenced by the construction of many buildings being developed under Mediterranean Revival categories throughout the City during the 1920s. However, this categorical style is too muted today, and cannot be sufficiently attributed to the existing building, even without the façade screen. The architecture at present, reveals a modified Twentieth century commercial interpretation if Italian Renaissance.

Additional criteria added by staff that are relevant to this application.

(a) its value as a significant reminder of the cultural or archaeological heritage of the City, state or nation;

As one of the City's earliest and longest-standing bank buildings constructed in a designed architectural style, staff agrees that early development and progress of the City aided by the CNB as a long-standing financial institution is vitally important to the building's historical significance. This importance is furthered by the continual financial and architectural growth experienced by the bank building, as well as, how it was impacted by World War I, the Great Depression and subsequent economic changes, World War II, and private enterprise. The building's presence at the corner of Fourth Street North and Central Avenue emphasizes its importance as a highly patronized community institution in the very core of downtown that also symbolized times of prosperity and distress alike. Its proximity to the high style, open air post office strengthened the surrounding block as a commercial nodal area and as a community and visitor gathering place. Numerous street parades and celebrations typically passed directly along the street in front of the CNB and its visage are easily recognizable in historic photographs during such times. The importance of the bank is also emphasized in the building's appearance on several post cards, as shown below.

(e) its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

The applicant references the importance of the CNB building's architecture, but did not provide a complete narrative reference link. Staff concurs that the pre-1960 architecture of the building is significant in that it is was readable as a historic building, given what may be a reversible condition of the facade screen, and the potential for restoration to its minimized historic appearance of 1959. While some of its many minor elements are deteriorated or missing, its generous design of windows and other openings remains present, as are many of the raised floor band panels, clipped façade, fifth-floor window cornice molding, and frieze/parapet extension with inlaid tile. It is also significant in that the historic elements that are extant, represented a fair condition at the time of adding the facade screen, of which little of its overall form, except for intentional damage, has since been modified.

Integrity Criteria (City Code, Section 16.30.070.2.5.D.2)

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, the 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 that all vary among individuals and groups.

Is At Least One Integrity Factor Met?						
Location	**Design**	**Setting**	**Materials**	**Workmanship**	**Feeling***	**Association***
Y	Y	N	N	Y	Y	Y
*Must be in addition to at least one other factor						

The applicant does not methodically discuss integrity factors, limited to providing a narrative reference that the CNB has "significant integrity" regarding six of seven factors (setting omitted). Integrity of the CNB building is sufficient if the existing building, not necessarily composed in its entirety and completeness with its array of historic elements, results in a reasonable opportunity for revealing its historic significance to a determined time period or date. It is important to note that in a 2001 Historical Structure Form (Appendix F), the CNB, referred to as the First Union Bank was determined to be ineligible as an individual local landmark due to its "*condition and alteration of original structure.*" The form suggested that it was eligible as a contributing property for district designation because of its early construction date.

Because it would be reasonably recognizable from how it appeared in 1959 with regard to historic significance, albeit with some elements having been diminished over time, staff determines that the CNB building *retains a sufficient degree of integrity* of its historic 1959 location, design, workmanship, feeling, and association where characteristic features are still present and observable (assuming removal of the facade screen). Since the questions of integrity are required by City Code, the following staff analysis examines each factor of integrity more closely, as follows:

- Location: The original CNB building's location has not changed and is fully intact with the same basic footprint at the highly visible and exposed north and east elevations. The south elevation does reveal additions that have affected the discernable spatial configuration as a corner entity fully separated by an open alley, and the spatial volume above the street level alley is now developed with habitable space. The west elevation has no sufficient integrity due to the demolition of a large percentage of the historic wall when it was opened to merge with the adjacent building. Yet, the *integrity of location remains* because of the extancy of the overall structure and the two primary elevations, especially the presence of the clipped elevation as a third, separately counted elevation that faces diagonally toward the street intersection center line. This is perhaps the most revealing and historically important element of the building's locational footprint.

- Design: The design of the CNB is evaluated for how it was originally constructed as compared with its purposefully directed alterations over time. An analysis of the integrity of design involves an array of factors including its intended form and massing, fenestration, architectural detailing, construction materials, technical approach, spatial coordination, condition, and evolution over time. Notwithstanding the currently applied facade screen that obscures most of the building as a protective and ornamental envelope system, the basic form and appearance of the building as a three-sided visual presence underneath are still present that render it readable to its 1959 precedent, in spite of losing relevance to its original designers. This is unlike the Pheil building next door, which depends solely on its frontal façade for providing integrity. For the purposes of this report, design integrity assumes that the first floor arched fenestration openings are still extant, which requires exposing it from its present effects as part of latent alterations. Support for a positive finding derives in part also from its original frontal and east elevation footprints that are fairly intact as one would observe an aged building. The earlier reinforced concrete columns and tile walls were improved later with additional steel framing for the upper stories.

  Without factual evidence yet determined or yet observable for certain critical elements, CNB is assumed to retain a *barely sufficient amount of its historic design integrity*, based on a simple visual evaluation that evaluates intact, diminished, and missing design component categories from 1959 (see Character Definition Comparative Table, below). In this case, only 15% of its character-defining design component categories appear to remain, while 54% are seriously diminished, and 31% are missing. It is recognized that the building's intrinsic design integrity has certainly suffered, even from its late second design period, and only a minimal amount of detailing fabric from that period remains, yet its own historic significance and importance to the City of St. Petersburg tends to increase the parameter of findings for design integrity, at least for some future reference and documentation. Nevertheless, and as partially stated, integrity of design is positively determined because of the strength of the intact and diminished design component categories that tend to carry those that are now missing, and perhaps have potential for restoration, referencing, or interpretation. This is better understood as part of the distinct design periods, evaluated below.

CNB Character Definition Comparative Table		
Early Second design (1923)	**Late Second design (1959-alt.)**	**2016 ***
1. Italian Renaissance	1. Diminished Italian Renaissance	1. Diminished
2. Rectangular footprint, clipped façade, 7/3/1 bays	2. Diminished	2. Diminished
3. Five stories with mezzanine	3. Diminished	3. Diminished
4. Roof parapet	4. Diminished	4. Diminished
5. Roof cornice/eave	5. Intact	5. Missing
6. 2nd story ornate fenestration design	6. Missing	6. N/A
7. Triple double-hung windows	7. Diminished	7. Diminished
8. 1st floor arched window openings	8. Diminished	8. Diminished (if present)
9. 1st floor traditionally divided windows	9. Missing	9. N/A
10. Second floor balconies	10. Missing	10. N/A
11. Wall clock	11. Missing	11. N/A
12. Upper-level cornice molding	12. Intact	12. Intact
13. Parapet tile inlay	13. Intact	13. Intact
14. Two wood/glass entry awnings	14. Intact	14. Missing
15. Window awnings	15. Missing	15. N/A
16. Raised panel bands	16. Diminished	16. Diminished
17. Wall Sign	17. Intact	17. Missing
18. Interior	18. Intact (ongoing renovations)	18. Missing
-33% character-defining remarkably intact -39% remarkably diminished -28% missing		-15% character-definition remarkably intact -54% remarkably diminished -31% missing
* Assumes removal of the facade screen.		

The above table reveals how notable characteristic features have been affected over time, for example, in considering the following:

- the rectangular footprint form of the street elevations with clipped frontal façade are still discernable dating mostly to 1912 and the original architect Willis R. Biggers;
- the downward slope of the building's first floor from north to south, with its associated foundation height tapering is still evident from the 1912 construction;
- the six-story height is discernible dating to 1923 and the alteration architect Francis J. Kennard;
- the engaged pilaster columns remain, mostly dating to 1912 up to the third floor though currently hidden at the first floor behind marble and cementitious panels;
- the roof parapet and polychromatic tile inlays remain dating to 1923;

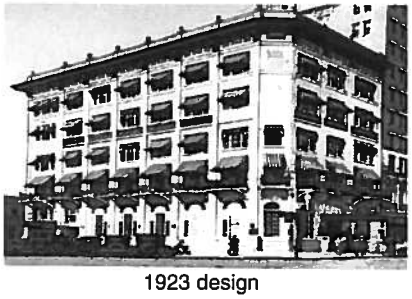
- the raised panels (signage bands) between second-fourth floor pilaster columns (1923) are partially discernible;
- the window cornice molding is discernible above fifth floor window bands dating to 1923;
- the marble foundation panels (plinth course) at ground level have become historic dating to 1940;
- the first floor classical window openings dating to 1912 with fanlights may still be defined;
- the second design period one/one windows (deteriorated) and configurations are still present;
- the 1951 metal windows on the first floor remain; and
- the second to fifth floor window openings remain and are defined dating mostly to 1936.

The above findings of integrity should also be balanced with those features that were significant, but where integrity is missing or severely compromised, including:

- the direct addition of parking garage to rear;
- the diminished roof parapet decorative elements including relief panels and finials (1923);
- the diminished raised panels between second and fourth floor pilaster columns (1923), and between the first floor plinth bases dating to 1912 (if found to be missing);
- the cornice eave (1923) removed;
- the wood and glass entry awnings (1923) removed;
- the loss of original west wall extent (1912 and 1923); and
- the interior (1959) at nearly a full scale loss.

Design Periods. The original construction from 1911-1912 represents the *first design period* lasting until 1922 when a squat, yet robust three-story building with finely designed elevations and rare clipped corner facade that served two major thoroughfares revealed a strong Mission styling; essential corner tower expressions further anchored the building to the site, while also giving it an opposing vertical thrust. Each floor revealed its own personality including the dominant first floor with its vibrant orchestration of transparency with mix of retail uses that opened up the building even more. The mix of non-banking offices during this early period reflected a robust tenant base of professionals from various disciplines. This original design period lasted until 1922 and is *no longer extant* nor appropriate for considering it as a treatment reference period, and therefore does not retain integrity.

1912 design


1923 design

1959 design

The *second design period*, which is actually two periods from 1922-1959, resulted in two actual stories being added and the overall styling of the building changed to reflect an interpreted version of Italian Renaissance as influenced by contemporary Mediterranean

Revival precedents; this stylistic blend would have been more acutely favorable early on given the high profile of the building being a banking institution, and its thematic recognition having broader appeal to the growing consumer base, which favored traditional design as symbolic of strength and familiarity. The growing financial holdings of the bank also prompted tighter security measures brought forward by a newer physical design that limited access and bolstered the building with a reinforced structure. The elimination of the Western Union office in 1927 at the south end of the first floor allowed even more banking space.

The 1923 addition of the upper two stories to the building, and the transformation of its exterior styling are together a remarkable design intervention in and of themselves. Since no building plans or specifications are known to exist for any of the building's iterations, there is a possibility that the internal structural elements could offer clues as to how building floors were added in the 1920s. This includes the transition of the tall first floor and mezzanine space into two separate floors. The building could also offer clues as to its earliest design and a comparative visual ledger of how building materials and construction techniques changed between periods as high-rise building technology became more prevalent and trustworthy.

Now at six actual stories (five external), the former hipped roof clad in Spanish tile was relieved by a flat roof with what looked like a divided parapet (still extant) with added decoration and a redesigned eave/cornice. The early three-bay divisions along the Central Avenue façade and the seven along 4th Street North are still viable today. The first floor windows became more classical with a higher radial muntin styling.

By the end of 1959, the building transitioned to a streamlined design near to its present, obscured aesthetic. Alterations over the nearly 40-year period included developing attachments to the rear of the building in the form of parking facilities, beginning a process of changing the building's physical presence on the site as it responded to post-Great Depression and World War II attitudes. The decorative parapet finials were removed, along with the exterior wall clock, while variegated black marble gave a strong anchoring to the first floor base plinth spaces below metal window systems that now replaced the highly glazed, more classically traditional system. The first floor fanlights were also enclosed, and are assumed to remain in their opening definitions behind the existing cementitious panels. The decorative balconies and doors that served a continuous run along the second-floor were replaced with triple, double-hung window sets. The individualized character once evoked between floors disappeared to become homogenous throughout the building as part of the streamlining, without much differentiation. The result is that the overall very basic configuration and design of the building from this second period still remains today, with the clipped frontal façade also present, though several important architectural detail features that survived the second period are no longer extant in the third period discussed below.

Photo above indicates design elements no longer extant (yellow highlights) from the second design period.

Beginning in late 1960, the *third design period* was being implemented with the installation of the facade screen to provide a protective, ornamental cladding over the building that completely changed its appearance from an articulated traditional relief, to one that is non-descript and boldly sheer with no meaningful transparency retained, except for the first floor, which had already been modernized. Glimpses and hints of the actual building façades through the openings of the façade screen are still discernible during certain times of the day, aided by sunlight and shadow. More additions in the form of office space and parking facilities were added to the rear as they encompassed the adjoining rear lot across the alley, expanding the building's footprint, and therefore its spatial design.

Perhaps the most significant effect during this period was the removal of the upper cornice/eave, leaving behind an unbalanced parapet extension, which renders the building incomplete when considering proportional soundness. While the underlying form of the building was only slightly altered with the addition of the facade screen, its attachment at numerous points has likely rendered measurable damage to the exterior façade and perhaps the quality and condition of the outer shell after years of wind shear and force, water and damp penetration, rusting and corroding metal, and neglect. In addition, the facade screen combines the taller, adjacent building making them both appear as a unified single building entity without bias to historic surface articulation and surface modeling differentials. Only geometric block scale and juxtaposition can now be evaluated from the

street view as a comparative between the two buildings without benefit of aesthetic prescriptions.

Reference Design Date. If the period of significance for the building spans from 1911-1959, then the character-defining features are better revealed by choosing between two significant dates of alteration as the building appeared either in 1923 or 1959 (both part of the same design period), and comparing that date with how the building appears at the time of this report. In this case, the appropriate date of reference decisively defers to its late 1959 presence. It is understood that a robust, costly restoration/rehabilitation could take it back to its 1923 precedent, and much of the added facade screen appears to be reversible; however, the extent of any ultimate exterior restoration or rehabilitation is a feasibility issue not considered under this report.

The building's 1959 presence appears to be the most reasonable calculation for measuring a restored historic design, as it has the most integrity remaining today, including its technical achievement of adding the two later stories. In this case, the added marble panels to the base of the building may also have become historic in their own right as a common treatment for street levels of urban buildings, depending on what a future exploratory examination may reveal. These marble panels were then mimicked later at the base of the neighboring Pheil Hotel building. Based on close examination, the marble appears to be failing, and was applied in tandem with other cementitious vertical panels that now cover the plinth and pilaster recesses, planes, and bulkheads.

Physical Condition. Design integrity also considers physical condition, which will also be referenced in a limited manner under materials, below. The 1959 integrity of design reflects a reasonable, streamlined reconditioning that is still powerful enough to retain integrity of this historic design date. Now, depending on the physical condition and structural stability of all components combined as stated, it must be considered that the present building that is left under the facade screen would require extensive rehabilitation to sensitively retain what integrity may be left. According to two 2016 reports (Appendix D) by the building owner's architectural firm of record, Robert Reid Wedding, restoration or rehabilitation of the CNB building "*may not be structurally possible due to the major interventions of 1960 and 1982.*" The author of the report also indicates that "*To return parts or all of these buildings to a design that mirrors previous historic concepts would constitute a "total reconstruction" with period materials and details no longer achievable.*"[1] The architectural firm also indicates that a successful restoration of the building is limited by the lack of available design and building construction data. It is important to note that this architectural firm has been associated with the CNB building since 1970, suggesting a strong familiarity with its historic fabric and structural condition. However, there is no decisive determination presented from a technical standpoint regarding the stability of the structure and materials, which tends to default to a staff determination of *sufficient design integrity*. In essence, the findings reveal that the building currently resting behind the façade screen is fairly recognizable according to its 1959 design.

> *NOTE:* One aspect of the existing building design is how to consider the facade screen from a historic standpoint. One must also consider its historic significance from its association with Post World War II building modernization methods and

[1] See *Report of Architectural Findings*, by Robert Reid Wedding Architects & Planners, AIA, Inc., dated February 23, 2016.

technology. If the façade screen was an attempt to serve as a sun screen, then the documented history of the building that reveals the use of exterior awnings would seem to be preferred today. While some may regard the 1960 metal structure as inappropriate as applied to a traditional, aged building, and detrimental to its original building fabric and character, the use of this type of technology to simply transform—and arguably protect a building should not be dismissed, especially since it has been attached to the buildings for nearly 60 years, and therefore, meeting the age criterion for historic significance consideration, as well as, criterion 1.(f) of Section 16.30.070.2.5.D of the City Code regarding method of construction.

When applied, the aluminum components were to accommodate building expansion and contraction, as well as, sway and movement, among other factors such as environmental controls. At the time, architects responding to the movement referred to as New Formalism used metal screens in this manner for adding ornament to their buildings as a way to address common criticisms related to what was seen by many as limitations of Modern building design. Installed in 1960, and as a matter of record, it has become historic in its own right as a 56-year old structure, which leaves the question of its significance. While there are varying opinions regarding the aesthetic impact of the facade screen on the historic building and its general visual aesthetic along the Central Avenue corridor as it affects the urban core, the technology applied to its installation to such a degree is a rarity in the City, and therefore significant regardless of any visual appeal or denouncement. Indeed, soon after its installation, the St. Petersburg Evening Independent newspaper referred to the newly installed façade as "*the beautiful screening job the First National Bank has put on...*"[2] Of course, the merit of the aged building facades beneath the metal screen panels tends to trump most notions of historic significance for the 1960 structure, since the ongoing public discussion about the importance of the original building that is still extant underneath the facade screen also leans that way, indicating a deference to the earlier, rather than later design periods.

However, the architectural firm of Robert Reid Wedding notes in their report (Appendix D) that several of the catwalk structural components are detached, and at least 50% of the x-bracing appears to be missing. Regardless, while its own physical integrity is questionable after such a long tenure, and its technology is likely outdated under today's requirements, it is difficult to argue that its application in this case, is not historically significant, though its less-than permanent application over a more significant permanent building appears as a disqualifier.

- Setting: The setting, or character of the immediately surrounding area appears to *lack sufficient integrity*. In this case, the term setting mainly refers to the lot or block upon which the building sits, however, a limited reach of the surrounding area can also be considered to establish a connective context. The juxtaposition of the CNB with the neighboring Pheil Hotel building from an exterior perspective is still present as a hidden relationship, but severely diminished due to the opening up of the internal spaces that speaks to the exterior setting. There is no highly discernible, outwardly visible joining of the two interior spaces,

[2] St. Petersburg Evening Independent, 1961 (Oct), p. 1.

however, the factual admission of this circumstance also renders a diminished setting as the two spaces awkwardly effect a different street scheme than if they were still two separate buildings—one as a bank, and the other as a hotel with ground floor retail. The rear of the CNB building has lost its open alley connection with the addition of parking garages which distort the spatial relationship of the 1959 historic setting.

The immediate spatial setting problem is accentuated by the unification of the two buildings into a single entity with the facade screen. The addition of the screen certainly changes the context of how the buildings along the street relate to each other and to the street.

The integrity of setting could also be informed by the placement of the buildings at the Central Avenue and Fourth Street intersection where commerce and business are the ongoing, identifiable experiences to be transacted, yet the typologies of building types and uses have changed here. It may be fair to suggest that several key historic buildings within this defined setting have been razed, and that this scenario adds to a diminished setting. This is especially represented in how the early buildings of Block 30 have been razed, changing into dedicated parking facilities, and how a new high-rise office building is now situated across Fourth Street North, east of the CNB. Many historic buildings that continue to serve a similar historic commercial/office intent such as occurs north across Central Avenue would bolster the primary setting of the CNB and Pheil Hotel buildings, yet the loss of the historic commercial strip of buildings along the main block negates this benefit, unless buildings of similar design, size, and scale, and of course—use—are to be reconstructed.

Considering how individual pieces of the larger physical mosaic of the business district have continuously turned over and been influenced by technological, economic, political, and social forces throughout the history of the City, the morphology of the buildings that make up the setting where continual change becomes an important part of the historic landscape, a notion of acceptable change occurs over time. In this case, important buildings have been demolished and replaced with a much different physical character and use profile that alter the historically relevant setting of which true physical integrity of the historic setting is no longer available.

- Materials: The building's exterior should retain key materials as related to its 1959 design for a positive determination of integrity. The architectural firm of Robert Reid Wedding, in their report referenced above, identifies numerous missing elements including:
  - approximately 50% of the decorative banding and pilasters from the east façade, and approximately 40% from the north façade;
  - upper cornice and brackets;
  - rooftop balustrade/pediment;
  - wood/glass entry canopies;
  - various missing interior elements.

a. Cracks in west support buttress of CNB

b. Damage to CNB façade with façade screen attachment.

c.CNB panel band deteriorating with spalling finish materials.

d. CNB pilaster covering deterioration at first floor.

e. Deterioration of CNB façade screen soffit.

The roof/cornice eave, entry awnings, wall signs, and the interior are known to be missing. Most of the he wood window sashes are extant, but they are severely deteriorated, with some having been replaced with incompatible metal frame systems. The physical condition of the building's historic outer shell materials appear to be severely compromised due to age and purposeful damage that was not sensitive to the building as a valuable asset. Though the building's shell form is basically extant from 1959 when considering a percentage of the forms of structural framing, windows/window framing, and exterior wall surfaces systems (except for the outer west wall), one nearly complete wall is missing, and there does not appear to be sufficient extant key materials for maintaining a positive integrity. Extant

remnants and full features of certain finer architectural details materials are present enough to err on the side of barely sufficient design integrity, but do not allow the building overall to rise above a minimum standard for preserved materials which leads staff to a determination of *insufficient integrity* of *materials* at this time, especially given that both sets are observed to be in fair to poor condition (see photos above). This includes visible cracking and spalling of the structural walls and architectural detailing, as well as, obvious pitting of water tables and ledges, peeling paint, deteriorated wood, and evidence of wood destroying organisms, as also noticed by the Robert Reid Wedding firm.

There is an obvious concern of how any rehabilitation treatment would compromise these materials given their deteriorated condition. Another concern is how the integrity of the extant historic materials would be affected by the removal of the facade screen and its attachments at numerous points, and especially how the stability of the original tile wall structures will be affected; it is important to note that the architect of record, Robert Reid Wedding suggests that these wall structures could already be severely compromised. The attachment points of the façade screen appear to be formed with metal angle plates and lags, the latter penetrating to the building's interior; these are then accompanied by what appear to be concrete "built-up" cleats. To further inform a determination of physical integrity, laboratory/scientific testing of materials would have to be performed by qualified experts that go beyond mere visual observance. It must be noted that there is also an apparent complete insufficiency of integrity of interior design and materials compounded by problems of functionality and interdependency between structural spaces. Also, refer to the discussion of the facade screen under design, above.

- Workmanship: The workmanship of extant exterior historic building materials as they relate to the design of the building is partially evident where it can be evaluated above the first floor. Without the benefit of revealing the building's street facades in their entirety without the facade screen, an informed evaluation of integrity of workmanship suffers, forcing one to consider compact sections and visible run formations from within a narrow catwalk at selected floors. Nevertheless, close up examination of exterior walls does reveal a *sufficient integrity* of early St. Petersburg workmanship with regard to stucco application, molding formation, window profiles and assembly, and decorative tile inlays on a commercial building that is affected by time, wear, and neglect. Later craftsmanship is evident along the first floor with the installation of plinths and the 1951 windows. While cracks and other forms of deterioration are present, and lacking appropriate materials testing at this time, there does not appear to be any critical failures observed to date that would jeopardize the integrity of this extant workmanship. The workmanship that went into the facade screen installation does appear to have been performed without sensitive consideration for what was likely not considered a historically significant building at the time.

a. CNB clipped façade cornice molding and tile inlay frieze/parapet.

b.CNB east elevation revealing stucco and window profile.

c.CNB clipped façade revealing wood windows and deco panel.

- <u>Feeling:</u> With the facade screen attached, there is no meaningful historic feeling and sense of place emitted by the historic building. Notwithstanding certain diminished characteristics, and if the facade screen were to be removed, the still-extant architectural character of the CNB building would likely be recognizable today as an early important commercial building from the first decades of the twentieth century. The building's ability to express its historic place in the development of St. Petersburg simply by removing the facade screen represents a *sufficient integrity* of feeling that is to be expected from a building of its age, stature, and location.

- Association: The integrity of association of the CNB with both the earliest and more recent financial banking in the City, the 1920s development of downtown, and the Great Depression in St. Petersburg *is still present* since much of the building's basic form is still extant. This is supported in that the historic facades retain a modicum of representing the building's banking history up to 1959, while creating a new association of modernization beginning in 1960 when the building was adorned with its facade screen. The building's approximately 100-year use as primarily a banking institution until its latest vacancy also creates a critical and rare linkage to be found remaining in the City with historic events that helped to shape part of its history.

  The applicant has indicated associations with the early founder and officers of the financial institutions that occupied the building; however, these associations appear to have lost their meaningful place as a result of the bank's ongoing alteration and corporate histories. The existing building offers some integrity as a testament to the volatile nature of banking through decades of physical and economic change. While the building, as is, and as a physical specimen does not deliver these latter associations directly, its presence does lead to, and make available, an informed understanding of the historic cultural landscape through research.

Context and Background

See the "*Central National Bank and Pheil Hotel and Theatre*" history report in Appendix C.

Determination of Eligibility

Staff finds that the Central National Bank building meets three of the nine criteria for historic context, and five out of seven factors of integrity. Therefore, the Central National Bank building, located at 400 Central Avenue, is *eligible* to be designated as a local historic landmark.

Part 2: Pheil Hotel and Theatre (Pheil Hotel)

Preliminary

Under the guidelines for identifying historic properties, the Pheil Hotel and Theatre property (the "Pheil Hotel") is classified as a *building* within overlapping local contexts of architecture and history. Thematic overlaps attributable to the building are represented through areas of architecture, commerce, community planning and development, and economics, and settlement. At a total of 12 stories, it was the tallest building in St. Petersburg when its construction began in 1917, and is considered to be the first skyscraper in the City, incorporating modernized methods and technologies for erecting tall buildings designed according to an evolved Commercial architectural styling. It also retains a significance of association with one of the City's pioneers, Abram C. Pheil, who was an early mayor and the first private individual passenger ever to complete a commercial airline flight. Its important associations with architects William S. Shull and Edgar S. Ferdon are also noteworthy.

Alteration Summary

The Pheil Hotel and Theatre building has undergone extensive, ongoing alterations from 1924-2000, though the biggest percentage of changes included the interior spaces and the storefronts, and of course, the installation of the facade screen. After the façade screen installation in 1960, most of the alterations were to its interior spaces and the west elevation, as the building was rehabilitated to combine it with the neighboring CNB building. The building reflects three distinct architectural periods from its original construction that include: 1) 1917-1924; 2) 1925-1958; and 3) 1959-present. The original construction period endeavored a four-story building at first that was slowed in its progress due to various events, eventually being completed in 1924. The architectural styling of the building resulted in an overlapping of high profile, urban commercial specifications that also referenced Italian Renaissance influences laid upon the more modern Commercial styling under which many of the emerging downtown core buildings in various cities were being developed. The Pheil Hotel's character was derived from its numerous components such as a blend of uses attributable to the building and the effect it had on the community, as well as, its frontal façade features and overall tripartite design and the feeling it evoked as a reference to a fluted classical column.

The two-story theatre with its two-story dome (later three-stories) and the array of storefronts below two floors of hotel rooms were already open for business in 1919, with the hotel reaching its eleventh and tallest full floor in 1924, which also included a 12-story elevator penthouse resembling an Italianesque cupola. This appearance of scale and height on the early downtown St. Petersburg altered the Central Avenue corridor and the City's skyline early on, from which others were already following.

From 1925 until 1958, the building remained fairly stable in its appearance, except for the first-floor storefronts that were under constant renovation, the alterations of the domed theater roof in 1935 and 1943, and the addition of ever-larger rear parking facilities. Early on, Pheil's original

three-story building abutting the hotel to the west was used as an annex for an additional 35 rooms, and was accessed through an interior archway from the second-floor lounging area. Exterior signage was also in constant flux, and the hotel was closed for a brief time during World War II in order to serve as a barracks of sorts for itinerant military personnel.

From 1959 to the present time, nearly all of the changes that reflect the building's current condition and status of historic fabric and use losses up to adding the facade screen in 1960 are apparent today. During this timeframe, a larger garage complex was also added to the rear, the metal and glass frontal entry awnings were removed, and an arguable unified building form was created out of the combination of the several adjacent structures. As a result of this extensive set of alterations, the architecturally important cornice eave was also removed, and the theater demolished in its entirety. A new 12-story elevator tower and a new entrance were also added to the west elevation, replacing the historic elevator and penthouse structure at the southwest corner, though most of the historic footprint remains. After 1967, the neighboring CNB building interior was merged with the Pheil Hotel internal spaces to create a single interior flow, albeit awkwardly due to a floor differential between buildings. Additional alterations to the interior were ongoing until the building's vacancy in 2005. As of the date of this report, the building is noticeably affected by deterioration.

Age/Period of Significance

As part of the first test, the Pheil Hotel *meets the 50-years of age* minimum requirement for local designation since it was finalized for construction in 1924, therefore rendering it to have an effective age of approximately *92 years old* from its completion date, and is one of St. Petersburg's oldest extant commercial buildings. Since construction of the building began in 1917 and was sharply delayed by economic, political, and natural events, as well as, the untimely deaths of its owner and original architect, it renders a period of significance that begins in 1917, as the first stories of the building were being constructed into a theatre.

The period of significance for the Pheil Hotel then, spans from 1917-1958, which allows for a reasonable focus on historically significant iterations of the building up to when it was obscured by the facade screen. While significance of commerce, technology, community planning and development, economics, and settlement fairly survive with the tenure of the building within its overall contextual patterns, the architecture reflects varied effects that are less intact holistically. The 1960 facade screen rendered a negative physical and aesthetic impact to the more historic building that does not encourage an expanded period more recent than 1958. The most appropriate treatment/reference date, then, appears to be how the building appeared in 1958, with the understanding that certain elements such as an existing storefront ensemble and roof cornice may not be required to achieve positive restoration or rehabilitation.

<u>Significance Criteria (City Code, Section 16.30.070.2.5.D.1)</u>

Also under the first test for designation, at least one or more of nine criteria must be met. In some cases, overall historic importance of a property elevates an apparent lack of physical integrity.

Are Historic Contextual Criteria Met?								
(a)	**(b)**	**(c)**	**(d)**	**(e)**	**(f)**	**(g)**	**(h)**	**(i)**
Y	N	Y	Y	Y	Y	N	N	N

The applicant marked five of the available criteria as being met, while only providing narrative for three, as follows:

(c) it is identified with a person who significantly contributed to the development of the City, state or nation;

The applicant references Abram C. Pheil who began construction of the subject property and for whom it was named, was an early City mayor, leader, and businessman, and who was also considered to be the first private passenger on a commercial airline flight in history. Pheil was instrumental in advancing quality development of Central Avenue westward and for wanting to enrich the City through quality building design without abandoning tradition, and this association remains, especially since the Pheil family still retains a form of ownership of the property. Please see Appendices B and C for additional details regarding former Mayor Pheil.

(d) it is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;

The applicant suggests that two early architects, William S. Shull and Edgar Ferdon, are both important to the development of the Pheil Hotel and Theatre. The importance of William Shull as its architect is significant in that he was responsible for the original design of what would become the tallest building in St. Petersburg at the time using a modernized technology of reinforced concrete and masonry curtain walls. Though not apparently using steel framing, his design would become the City's first skyscraper, usually a term that is identified with buildings reaching over ten stories in height that accommodated elevators; steel framing would become more prevalent later. Shull's influence is also seen on his other designs, which include the 1921 Hotel Cordova and 1922 electric Power Plant in St. Petersburg, and the First Church of Christ Scientist in Tampa. Shull's early design character is still evident in the scale of the building and the carrying of its strong façade.

Due to Shull's untimely death in 1922, Ferdon, who had been hired by Pheil in 1921 as the project's supervising architect, took over both the design and construction management of the building. It is likely that his broad influence from regional and national architectural design, as well as, flair for embracing emerging Modernism trends resulted in the ultimate design of the building upon its completion in 1924. Ferdon was responsible for several high style Craftsman homes in St. Petersburg's North Shore neighborhood, as well as, the First Congregational Church and the 1920 First Baptist Church here. Therefore, Ferdon is also included as an important architect associated with the Pheil Hotel.

(f) it has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

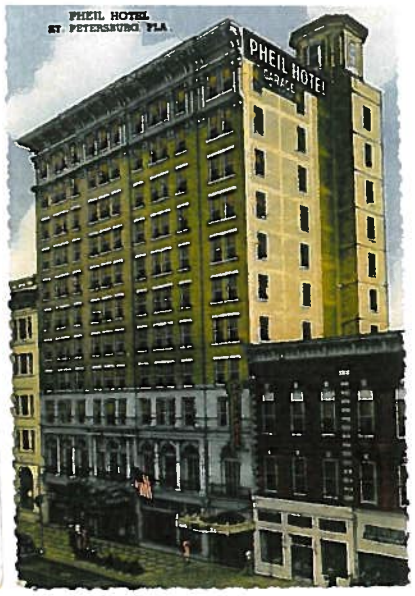
The applicant suggests that architect William Shull designed the Pheil Hotel as the City's first skyscraper that remained the tallest building in St. Petersburg until the 1960s. The applied architectural design that incorporates a hybrid of trending commercial architectural styles from the 1890s through 1930 are evident of Sullivanesque and Chicago style elements, with other characteristic reveals reaching

to Italian Renaissance influences. The obvious reasons for the building's multiple influences stem from the untimely deaths of both Pheil and Shull, and their replacements by Pheil's son Abram L., and Ferdon. Since it took over seven years to complete, changing materials, technology, and local building practices also influenced the final design during that time. The building is important as one of the first indicators of this trend toward a commercial architectural style for tall buildings that appeared in rapidly growing cities evolving out of their low profiles and quaintness, as well as, the largest cities in the Unites States. It is also a rare type of commercial building still extant in the City, and along a commercial corridor area where they were similar buildings were prevalent, though theses have been razed and are no longer extant.

Additional criteria added by staff that are relevant to this application.

(a) its value as a significant reminder of the cultural or archaeological heritage of the City, state or nation;

The importance of the building in the downtown core should not be understated. As the City's first skyscraper using leading technological advances of the time, the emergence of the building is strongly suggestive of the development and progress of the City as economically viable and successful; this would be followed by other high profile constructions such as the Snell Arcade, Vinoy Hotel, Pasadena Estates, Granada Terrace, modernization of the City infrastructure such as the paving of Central Avenue, and rampant real estate development. The building's presence along the Fourth to Fifth Street North segment of Central Avenue where land values were some of the highest at the time emphasized the importance of the location and the building that would become a focus of downtown urban life. Its proximity to the high style, open air post office and the neighboring Central National Bank strengthened this nodal area as a community gathering place. The importance of the Pheil Hotel is also emphasized in the building's appearance on post cards, two of which are shown below.



(e) its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;

The applicant references the importance of the Pheil Hotel's architecture, and that it retains much of its historic integrity, but did not provide a narrative reference link. Staff concurs that the pre-1959 architecture of the building is significant in that it was still readable as a historic building given what may be a reversible condition of the facade screen, and the potential for restoration to its most minimal historic appearance of 1958. The leading question to answer is whether the building is currently readable as a *significant* historic building. While some of its many minor elements are deteriorated or missing, its frontal façade bank of window openings are present, including the second floor arched fanlight opening with highly ornamented trim work. Multiple cornices and string courses are also still extant, as are the ornate eleventh and twelfth-story façade detailing. There are also highly recognizable Vitruvian scroll bands, and other architectural terra cotta pieces (e.g., intaglios and floral rosettes) present on the frontal façade that apparently reveal high integrity. Much of the pressed brick from the frontal façade is present, as are the heavy fenestration lintels and sills, served up with purposefully designed keystone configurations in a whitish concrete. It is also significant in that these historic elements that are extant, represented a fair condition at the time of adding the facade screen, of which little of the form has been modified since.

Integrity Criteria (City Code, Section 16.30.070.2.5.D.2)

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, the 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 that all vary among individuals and groups.

Is at Least One Integrity Factor Met?						
Location	**Design**	**Setting**	**Materials**	**Workmanship**	**Feeling***	**Association***
Y	N	N	N	Y	Y	Y
*Must be in addition to at least one other factor						

The applicant does not methodically discuss integrity factors, limited to providing a narrative reference that the Pheil Hotel has "significant integrity" regarding six of seven factors (setting omitted). Integrity of the Pheil Hotel building is sufficient if the existing building, not necessarily composed in its entirety and completeness with its array of historic elements, results in a reasonable opportunity for revealing its historic significance to a determined period or date. It is important to note that in a 2001 Historical Structure Form (Appendix F), the Pheil Hotel, referred to as the First Union Tower was determined to be ineligible as an individual local landmark due to the covering of the original building with the facade screen. The form suggested that it was eligible as a contributing property for district designation because of its early construction date.

Because of the strength of the frontal façade that would likely be reasonably recognizable from how it appeared by the end of 1958 with regard to historic significance, staff determines that the Pheil Hotel *retains a sufficient degree of historic 1958 integrity* for location, workmanship,

feeling, and association where characteristic features are still present and observable (assuming removal of the facade screen). Since the questions of integrity are required by City Code, the following staff analysis examines each factor more closely, as follows:

- Location: The original Pheil Hotel location has not changed, though its footprint from 1958 is not fully intact at its south and west elevations. The highly visible, and most relevant north façade footprint is sufficiently intact to merit a determination of *positive historic integrity*. The south and west elevations reveal additions that have affected the discernable spatial configuration as they were adjoined to an open alley, and as abutting a row of low- to mid-rise buildings that have been demolished and replaced with a parking lot. The original three-story projection room that extended from the rear of the building is no longer extant. These elevations therefore, have no sufficient integrity due to the demolition of a large percentage of the historic walls and their original footprints and the addition of the 12-story elevator tower and other structures. It must be noted that the west elevation was originally related to an adjoining building which, up until at least 1976, hid the lower four stories of the Pheil Hotel with its own facade and building structure. Because of the overriding significance of the Pheil Hotel, and in spite of the insufficient integrity of less observable elevations, the *integrity of location remains* because of the extancy of the overall structure and the single primary frontal façade, where the predominant array of historically rich architectural features do remain intact.

- Design: The design integrity of the Pheil Hotel is quite diminished though some integrity appears to remain on the existing frontal façade above the first floor. The building still retains its 12-story height constructed of reinforced concrete and brick curtain walls, though modifications have been made to this system over time, including significant alterations of the south, east, and west walls. The lower half of the east wall is considered to have no integrity. The design of the Pheil Hotel building is evaluated for how it was originally constructed compared with its purposefully directed alterations over time. An analysis of the integrity of design involves an array of factors including its intended form and massing, fenestration, architectural detailing, construction materials, technical approach, spatial coordination, condition, and evolution over time. Notwithstanding the currently applied facade screen that obscures most of the building as a protective and ornamental envelope system, the basic form and appearance of the building relating to a 1958 precedent is dependent on the frontal façade. While some of this frontal elevation and its design detailing are still readable, the pedestrian-scale perspective is skewed by the disappearance of the first floor elevation and the change of historic uses. As a whole, the building's frontal facade design is too diminished and not fully relevant to reveal its more contextual designed history, and the lack of integrity of the other elevations reduce further a sufficient nexus between the original architectural rendition and the altered condition.

  For the purposes of this report, design integrity would be improved if the first floor fenestration was determined to be extant, which requires exposing it from its present effects as part of latent alterations. Without factual evidence yet determined or yet observable, the Pheil Hotel is assumed to *lack sufficient design integrity* based on use history and a simple visual evaluation that evaluates intact, diminished, and missing design component categories between design periods to the present (see Character Definition Comparative Table, below). In this case, only 14% of its character-defining design component categories appear to remain, while 29% are seriously diminished and 57% are missing. Because of the importance of the Pheil Hotel's design origin, *design integrity cannot be positively determined* simply due to the strength of the intact and diminished design components of a

single building elevation wall that might carry other similarly diminished historic buildings. Design integrity is best understood as part of the distinct design periods, evaluated below.

There is even less integrity when considering the loss of the first floor storefronts. This is in spite of their ongoing changes, which included an array of designs by prominent architects such as William Harvard and Archie Parish. The U.S. Secretary of the Interior's Standards for Rehabilitation for Historic Properties recognizes the loss of historic storefronts as design-critical and contributing significantly to character. It is obvious that the frontal façade is readable as historic, though, as one would observe an aged building through its individual parts. The continually changing storefront represented a peculiar historicity where ongoing change and conversion (but not complete removal) was part of the building's, and indeed the entire Central Avenue retail story, and perhaps even significance. However, the modernized fenestration that has resulted today as an entry rather than storefront or box office, eliminates this critical characteristic element. Even the strength of the remaining upper stories, especially immediately above allows a reconsideration of this loss, but does not allow a positive integrity to come to fruition when considering other related diminutions of character, in spite of any acceptance of the changing first floor façade and its eventual future change.

Much of the original design detailing that occurs on the frontal façade does appear to have integrity as a category, with its subset of materials and workmanship evident. The second floor masonry arched windows are typical of Roman arches bordered by decorated spandrels and consoles that serve as architrave keystone figures. Each arched window configuration is separated by an Ionic order pilaster column. The window band runs for the entire floor length, occurring below a highly ornate cornice entablature with an upper dentil course above a frieze of floral rosettes and intaglios. The Vitruvian scroll (wave) water table that runs as a course above the tenth floor is also present, occurring above and below additional pilaster columns characteristic of Italian Renaissance detailing.

To better understand the value of the extant character, it is important to frame the Pheil Hotel's distinct design periods, evaluated below.

Pheil Hotel Character Integrity Comparative Table		
Original design (1924)	**Second design (1958-alt.)**	**2016 ***
1. Ital. Ren./Sullivanesque/Comm.	1. Diminished	1. Diminished
2. Irregular footprint, four frontal bays	2. Diminished	2. Diminished
3. 12 stories	3. Intact	3. Intact
4. Elevator Penthouse	4. Intact	4. Missing
5. Facade surface materials differential	5. Intact	5. Diminished
6. 2nd/11th story ornate fenestration design	6. Intact	6. Diminished
7. Divided windows	7. Intact	7. Missing
8. Second floor balconettes	8. Intact	8. Missing
9. Roof cornice	9. Intact	9. Intact
10. Scrolls, intaglios, medallions, mid-level cornices/molding	10. Intact	10. Intact
11. 1st floor storefronts	11. Intact	11. Missing
12. Theatre marquee, Hotel entry awning	12. Intact	12. Missing
13. Front stick-out sign	13. Missing	13. N/A

Pheil Hotel Character Integrity Comparative Table		
Original design (1924)	**Second design (1958-alt.)**	**2016 ***
14. Theatre	14. Diminished	14. Missing
15. Hotel	15. Diminished	15. Missing
-67% are remarkably intact -27% are remarkably diminished -6% of character-defining elements are missing		-14% are remarkably intact -29% are remarkably diminished -57% char-def elements missing
* Assumes removal of the façade screen.		

The above table reveals how notable characteristic features have been affected over time, for example, in considering the following:

- the linear façade and repose as adjacent to the CNB are still discernable dating mostly to 1924;
- the 11-story height is discernible dating to 1924;
- the arcaded window openings with classical detailing are readily visible along the second floor dating to 1920;
- the articulated window architraves at the eleventh floor are visible dating to 1924;
- the ornate lintel (and keystone design) and drip sills are visible dating mostly to 1924;
- the ornate cornice molding is discernible above the second, third, tenth, and eleventh floor window runs dating to 1920 and 1924; and
- the alternating plinth bases and pilasters are readily observable.

The above findings of integrity should also be balanced with those features that were significant, but where integrity is missing or severely compromised, including:

- the diminished Commercial architectural style;
- the diminished original footprint through alterations and additions;
- the loss of surface modeling at three elevations;
- the loss of ornate elevator penthouse;
- the loss of divided windows;
- the loss of prescribed storefronts by 1958;
- the loss of roof cornice and second floor balconettes; and
- the loss of entry awning and metal theatre marquee, signage, and hotel and theatre uses

Design Periods. The original construction from 1917-1924 represents the *first design period* that occurred over several years. The first three floors were constructed to complete the theater section by 1919-1920, followed by additional stories until the building was completed and the hotel opened in 1924. As the tallest building started in St. Petersburg by that year at 12 stories with the elevator penthouse, the hotel's visual design reflected the dynamics of critical event influences in its mix of styling. Though not prominent at the time, and while precise architectural styling is often debated, the Italian Renaissance orchestration of the building cannot be ignored, though it corresponds well to the post-Columbian Exposition and post-war expression of buildings through Louis Sullivan's influence and perhaps the Chicago School of Commercial architectural design. The ornate penthouse for the elevator at the southwest rear corner of the building is curiously Romanesque in its approach. However, none of these styles are complete and firmly inscribed on the building, though these influences are still available on the frontal façade of the building.

The original frontal façade was quite impressive, with much of the decorative design above the first floor remaining today. This includes at first the tripartite elevation textural transitions between terra cotta and pressed brick reminiscent of Louis Sullivan's approach, giving the appearance of three different facades. Though no longer extant in full, the first floor storefront voids and transparencies actually provided a distinctive fourth texture much different than the other stories, yet more akin to the strong Commercial architecture for tall buildings occurring at the same time in large cities. The current treatment of this first floor façade area does reference the earlier storefront design but only minimally, and the historic mix of businesses is certainly far-removed from what appeared earlier. The wide cornice eave extending from the roof line above a band of pilastered window sets of the upper floor mimicked other buildings though it too is no longer extant. The internal theater space took up two floors including the large entry area, and at one time early on revealed a 20-foot high painted ceiling dome. Except for the theater, the upper cornice and the elevator penthouse, much of the original design period frontal façade interpretation value survives intact today, and refers to a later appropriate treatment period, indicated later in this report.

The *second design period* from 1925-1958 lasted more than 30 years and resulted mostly in interior modifications, though the first story storefronts continued to be altered according to the flux of retail activity, eventually being discontinued by 1958. Detailed photographs from this period reveal that the highly ornate fenestration packages and decorative molding and ornamentation from the frontal façade are still very much intact.

Photo with red lines above indicates design elements no longer extant (yellow highlights) from the second design period.

By the third design period, 1959-present, which is actually two periods (1959-1966, 1967-present), the building experienced most of its modifications. This included removing the following elements:

- the theater complex and entry in their entirety;
- the elevator penthouse at the twelfth floor;
- the upper roof cornice;
- the first floor storefronts;
- most of the original windows;
- the second floor balconettes with metal railings;
- the entry canopy awnings;
- the hotel use.

The third design period also included adding the following elements:

- attached rear parking facilities and infill office space;
- the addition of the facade screen façade;
- the addition of a Central Avenue awning canopy;
- the addition of a 12-story elevator tower on the west elevation;
- the replacement of windows with fixed plates;
- the addition of marble panels at the building base;
- an array of exterior neon fixed and moving signage;
- the conversion from primarily a hotel use to a bank and offices and eventually its current vacancy since 2005-2006.

Notwithstanding the alterations above, the outstanding question of reversibility and restoration (also referenced below) of critical architectural elements is important to examine regarding integrity of design. In this case, it appears that the removal of characteristic features may not be as important as the non-historic elements that have been added.

Since the demolition of the theatre was completed over 50 years ago, its restoration becomes less important since the new historic use of the building does defer to banking and office use. Yet, the banking use does not provide appeal from a historically significant perspective where the historic theatre and its prominent entry and box office do. The removal of the hotel use in 1973 is also problematic since most of the building was originally attributed to that type of use and recognition. However, it is common practice during the last several decades to convert historic uses of significant buildings to those that make economic and locational sense when it comes to urban revitalization and preservation (e.g., see Main Street Florida), yet the scope of interior changes leaves little, if anything, of this important spatial organization, and association with historic intent.

The second floor fanlights were enclosed, but their definition remains; it is unknown by staff what is behind any of the existing smoothed panels. The second floor balconettes provided a needed texturing and were essential elements to the historic character of the façade and the interior space of the expansive ladies parlor, smoking room, lounges, and hair salons. Though now missing, these elements are assumed to be readily restored as a minimal reference rather than in exact design extent. The ability of the building to continue to reveal a fair share of its historically designed past is critical but no longer relevant as is. The demolition of the elevator penthouse and cornice, and even the primary 1/1 window and door fenestration package are important losses along with the other changes referenced, are not critical to a final analysis for design integrity. It must be noted that several precedents currently exist in the City where historic buildings lacking critical elements remain significant and locally designated such as the Detroit Hotel, Snell Arcade, the Vinoy Hotel, the Palladium, historic residences, etc.

While certain losses of character-definition results in a diminished integrity, it is important to note that the addition of non-historic elements creates its own set of concerns. In 1960, the installation of the facade screen completely changed the building's appearance from an articulated traditional relief, to one that is non-descript and boldly sheer with no meaningful transparency retained. The scale and presentation of the building was completely altered with this installation. Glimpses and hints of the actual building façades through the openings of the facade screen are still discernible during certain times of the day, aided by sunlight and shadow. This type of *floating* skin was not structurally critical to the building and may not be today depending on the effects from it for nearly 60 years. This lack of structural dependency can often assist with retaining integrity, or create an additional aspect of historic appeal due to it having served as a safety barrier and protection system, yet there is no such evidence here. The over 50-years of wear and pull on the wall structures may now be problematic. The façade screen purposefully unified two separate buildings and altered their scale and visual effects and experiences. Both now appear as a unified single building entity without bias to historic surface articulation and surface modeling differentials. Now, only an altered sense of scale and juxtaposition can be evaluated from the street view as a comparative between the two buildings without benefit of aesthetic intent.

While the underlying form of the building was only slightly altered with the addition of the facade screen, its attachment at hundreds of points has likely rendered measurable damage and changes to the exterior façade, along with equal damage to the quality and condition of the building's masonry outer shell after years of wind and structural shear and force, water and damp penetration, rusting and corroding metal, and neglect.

The post-1959 added marble panels along the base of the building may not have affected a high degree of diminished integrity with their installation, since the changing storefront continuum was so dynamic, and the first-floor façade was dramatically altered anyway. In this case, the added marble panels to the base of the building may be considered historic in their own right as a common treatment for street levels of urban buildings, but seem to fail any test for significance, depending on what a future exploratory examination behind them may reveal.

After considering the facade screen and marble base panels, the added elevator tower and entry areas to the newer west elevation with a smooth stucco finish may have done the most negative damage to the integrity of the building's design and presence than the otherwise removable facade screen. It is unknown how much of this wall has been retained if any, though historically only that portion above the fourth floor was visible from the street. It is important to refer to the architect of record, Robert Reid Wedding, who advises that the latent elevator structure serves as a shear wall structural support and its removal could jeopardize the stability at this elevation. If it were to be removed, then the historic west wall would require significant stabilization.

The compatible flow of the horizontal and vertical lines of the frontal façade were able to be relatively unaffected by the above additions, which complemented the less complex historic design treatment of the upper west wall with its two vertical window runs and elevator tower string courses now missing. This capping of the building in such a way is now lost and the traditional design monument that revealed the presence of the Pheil Hotel as a local wayfinding landmark and permanent site are also lost from a design perspective, and likely not reasonably reversible. The historic openness of this west elevation allowed the rear elevator tower and penthouse to reveal themselves.

Reference Design Date. If the period of significance for the building spans from 1917-1958, then the character-defining features are revealed by choosing between one of two significant dates of its being most relevant from a design perspective, either in 1924 or 1958. In this case, the appropriate date of reference decisively defers to its 1958 presence. It is understood that a robust, costly restoration/rehabilitation could take it back to its 1924 precedent—again depending on the integrity of the building's overall historic materials. As with any building today, all of the missing character defining elements could possibly be restored, and much of the facade screen appears to be reversible; however, the extent of any ultimate exterior restoration or rehabilitation is a feasibility issue not considered under this report.

Physical Condition. As referenced above, design integrity also considers physical condition, which will be discussed in a limited manner under materials, below. The 1958 integrity of design reflects a reasonable, streamlined appearance of the Pheil Hotel that is still powerful enough to reveal its historically significant merit, depending on the physical condition and structural stability of all components combined. This includes the absence of the Pheil Theatre component. Now, it must be considered that the present building that is left under

the facade screen would require extensive rehabilitation to sensitively retain what integrity may be left. It is important to note that while the building, as it currently rests beneath the facade screen may still have integrity, its removal and the act of rehabilitation or restoration could render it too damaged to then retain sufficient integrity. However, since the question of eligibility considers its status herein prior to such activity, then such a determination is appropriate now.

According to a 2016 report by the building owner's architect of record, Robert Reid Wedding, restoration or rehabilitation of the Pheil Hotel building "*may not be structurally possible due to the major interventions of 1960 and 1982.*" The author of the report also indicates that "*To return parts or all of these buildings to a design that mirrors previous historic concepts would constitute a "total reconstruction" with period materials and details no longer achievable.*"[3] The architectural firm indicates that a successful restoration of the building is limited by the lack of available design and building construction data, extent of previous alterations, impacts of deterioration/degradation, and economic constraints. It is important to note that this architectural firm has been associated with the CNB building since 1970, suggesting a strong familiarity with its historic fabric and structural condition.

Lacking a thorough structural and materials analysis, the importance of the current condition today remains highly debatable. There are numerous instances worldwide where apparent intrusions of modernism into more traditional settings have caused such debate, yet have been proven to acceptable over time, though this is not likely in this case since deferred maintenance of the underlying building is quite evident. In addition, the condition and physical integrity of the facade screen appears to be diminished, requiring extensive structural and cosmetic repairs. It is unclear at this time if it has better preserved or degraded the building over which it is applied. However, it seems that its removal would allow the underlying building to better reveal itself at least as a fairly intact historic building that still rises above other buildings constructed at the same time. *This is of course conditioned upon determining if the attachments and wear from the structure have not caused irreversible damage.*

> *NOTE:* Any thoughtful analysis should consider the adaptive retrofit of the facade screen for its historic significance because of its age, and its original intent. See discussion of its historic significance under the CNB, above.

- Setting: The setting, or character of the immediate surrounding area appears to *lack sufficient integrity.* In this case, the term setting mainly refers to the lot or block upon which the building sits, however, a limited reach of the surrounding area can also be considered to establish a connective context. The juxtaposition of the Pheil Hotel with the neighboring CNB from an exterior perspective is still present as a hidden relationship, but severely diminished due to the opening up of the internal spaces that speaks to the exterior setting. This immediate spatial setting problem is accentuated by the unification of the two buildings into a single entity with the facade screen. There is no highly discernible, outwardly visible joining of the two interior spaces, however, the factual admission of this circumstance also renders a diminished setting as the two spaces awkwardly effect a different street scheme than if they were still two separate buildings—one as a bank, and the other as a hotel with ground floor retail. The rear of the Pheil Hotel has lost its open alley connection with the

[3] See *Report of Architectural Findings*, by Robert Reid Wedding Architects & Planners, AIA, Inc., dated February 23, 2016.

addition of parking garages which distort the spatial relationship of the 1958 historic setting. The western buildable envelope of the larger site that formerly occupied a row of early buildings, is now a ground-level parking lot with landscaping. The loss of the Pheil Theatre is a big loss for the building's setting, which was partially created by the vibrancy created by it.

The integrity of setting could also be informed by the placement of the buildings at the Central Avenue and Fourth Street intersection where commerce and business are the ongoing, identifiable experiences to be transacted, yet the typologies of building types and uses have changed here. It may be fair to suggest that several key historic buildings within this defined setting have been razed, and that this scenario adds to a diminished setting. This is especially represented in how the early buildings of Block 30, as referenced above, have been razed, changing into dedicated parking facilities, and how a new high-rise office building is now situated across Fourth Street North, east of the CNB. Many historic buildings that continue to serve a similar historic commercial/office intent such as occurs north across Central Avenue would bolster the primary setting of the CNB and Pheil Hotel buildings, yet the loss of the historic commercial strip of buildings along the main block negates this benefit, unless buildings of similar design, size, and scale, and of course—use—are to be reconstructed. The Snell arcade and the historic buildings to the north across Central Avenue are certainly intact, but seem to relate less to the immediate setting considering the larger loss and present status of the immediate setting.

Considering how individual pieces of the larger physical mosaic of the business district have continuously turned over and been influenced by technological, economic, political, and social forces throughout the history of the City, the morphology of the buildings that make up the setting where continual change becomes an important part of the historic landscape, a notion of acceptable change occurs over time. In this case, important buildings have been demolished and replaced with a much different physical character and use profile that alter the historically relevant setting.

- Materials: The building's exterior should retain key materials as related to its 1958 design for a positive determination of integrity. The architectural firm of Robert Reid Wedding, in their report referenced above, suggests that "*all that remains of the original historic fabric is the structural frameworks and exterior cladding, which has also been significantly altered over time and which may not be original materials...*"[4] The firm also identifies numerous missing elements including:
  - no observable white stone finish remaining;
  - upper cornice and brackets;
  - no original windows;
  - second floor arched transom and French door glazing;
  - decorative banding at first and second floors;
  - original elevator tower;
  - loss of visible brick façade above tenth floor.

[4] Ibid, p. 10.

a.Deterioration of and deposits on Pheil water table.

b.Missing historic windows.

c. Extent of west addition to Pheil building.

d. New west entry to Pheil building diminishes historic design.

Considering the building overall, because only a portion of the frontal façade remains fairly intact from 1958 in the forms of structural framing and exterior wall surfaces systems, a *lack of sufficient integrity* of the building's historic materials is assumed at this time. Extant remnants and full features of certain finer architectural details materials are present on the rather strong façade (see design and workmanship), but these do not seem to support an increased integrity when the overall design value of the building is weighed, and less than 50% of character-defining material categories remain from 1958. Both historic and newer sets of materials are observed to be in fair to poor condition. This includes visible cracking and spalling of the structural walls and decorative trim, as well as, obvious pitting of water tables and ledges, peeling paint, as also noticed by the Robert Reid Wedding architectural firm. Additional consideration of materials weighs the effects of the removed theatre, hotel, and retail storefront materials that helped to compose the building and give it an essential character.

There is an obvious concern of how any rehabilitation treatment could compromise the remaining historic materials given their deteriorated condition, though the aesthetic and materials value of the architectural detailing is high. Another concern is how the integrity of the extant historic materials would be affected by the removal of the facade screen primary component panels and the secondary component fasteners at numerous points. These attachment points are formed with metal plates and lags that penetrate to the building's interior; these are then accompanied by what appear to be special concrete cleats. Neither

the design-life nor the present failure potential of the structure have been provided in detail. To further inform a determination of physical integrity, laboratory/scientific testing of materials should be performed by qualified experts that go beyond mere visual observance. It must be noted that there is also an apparent complete insufficiency of integrity of the originally designed interior and materials; however, that do not necessarily negate exterior integrity, though the problems of functionality between buildings created are noteworthy. Also, refer to the discussion of the facade screen under design, above.

- Workmanship: The workmanship of extant exterior historic building materials at the frontal façade as they relate to the design of the building is evident where it can be evaluated above the first floor, with special emphasis of the quality of craftsmanship at the second and third floor junction, and the façade run of the eleventh floor. Much of the intermediate pressed brick and mortar are still visible and appear in good condition though not every floor run has been evaluated by staff. Without the benefit of revealing the building's street facade in its entirety without the façade screen, an informed evaluation of integrity of workmanship suffers, forcing one to consider compact sections and visible run formations from within a narrow catwalk at selected floors.

  Much of the original design detailing that occurs on the frontal façade does appear to have integrity under workmanship, and to a limited degree, materials, though not from an overall design category. The textured frontal façade reveals handcrafted treatment by masons and carpenters who applied handcrafted components using concrete, terra cotta, and limestone. The second floor masonry arched windows are typical of Roman arches with applied voussoirs and consoles that serve as architrave keystone figures. The central window and door system above the former theatre entry may still reveal its Palladian proportions. It is known that each arched window configuration is separated by an Ionic order pilaster column with detailed volutes that are still extant. The frieze of floral rosettes and intaglios continues to reveal evidence of craftsmanship diversity, along with a long course water table containing a Vitruvian scroll (wave) repeating pattern. This type of workmanship is repeated, though not duplicated along other horizontal floor bands.

  Nevertheless, close up examination of exterior walls does reveal a *sufficient integrity* of early St. Petersburg workmanship on a significant commercial building in the City that has withstood the test of time, wear, and aging in spite of its poor condition. While cracks, organic deposits, and other forms of deterioration are present, and lacking appropriate materials testing at this time, there are no apparent critical failures observed to date that would jeopardize the integrity of the extant workmanship. The workmanship that went into the facade screen installation does appear to have been performed without sensitive consideration for what was likely not considered a historically significant building at the time.

a. Looking up to extant cornice molding on Pheil building.

b. Upper floors of Pheil building reveal original pressed brick.

c. Wave scroll molding runs entire frontal façade.

d. Detail of intaglio, medallion and dentil cornice treatment.

e. Second floor Ionic column detail of Pheil building.

f. Looking down on second floor arched window detailing.

- Feeling: With the facade screen attached, most of the historic feeling and sense of place emitted by the historic building are not present. Notwithstanding certain diminished characteristics, and if the facade screen were to be removed, the strength of the still extant architectural character of the Pheil Hotel façade above the first floor would likely be recognizable today as an early commercial building from the 1920s. The building's ability to express its historic place in the development of St. Petersburg simply by removing the facade screen that shrouds its character represents a *sufficient integrity* of feeling that is to be expected from a building of its age, stature, and location.

- Association: Integrity of association is *absent* regarding the hotel, retail, and theatre uses, since these mainstays have been abandoned and demolished. While a restoration that reverts back to such uses is possible, any accurate depiction according to a period time is highly unlikely given the absence of historic documentation and scope of work needed in contrast with current economic trends and modernization.

However, the integrity of association of the Pheil Hotel as the earliest skyscraper in the City, the 1920s development of the downtown core, and one of St. Petersburg's first mayors *is still present* since most of the building, especially its full eleventh floor is still extant. Active integrity is supported by the historic north facade as still being partially representative of the building's history up to the end of 1958, while creating a new association of modernization beginning in 1960 when the building was adorned with its façade screen, and later with its new elevator tower. The building's approximately 50-plus year use as a hotel with retail and office uses creates an early example of purposely designed mixed use development that helped to define the concept of active urban downtowns in Florida's largest cities when the post-World War I economic boom was in full stride.

Since much of the basic design of the frontal facade expanse above the first floor also appears to be present with some limited integrity, the applicant has suggested an association with its original architect William Shull, and intervening architect Edgar Ferdon, which, in turn, forges an association for the study of its form and the materials as they were applied during the building's construction evolution from a three story building to its ultimate 12-story effective design. The applicant has also indicated an association with the early founder of the hotel Abram Pheil, who was also an early mayor of the City. If the building condition is stable as is, then this association survives due to the chain of ownership by the Pheil family trust that still exists for the extant building. Integrity is still sufficient based on the visible evidence of the history of the site, in spite of the losses of the theater, hotel, and retail uses—three visions originally orchestrated by Abram C. Pheil, and carried on by his son Abram L. Pheil. While the building, as is, and as a physical construct does not deliver these latter associations directly, its presence does lead to, and make available, an informed understanding of the historic cultural landscape through research.

Context and Background

See the "*Central National Bank and Pheil Hotel and Theater*" history report in Appendix C.

Determination of Eligibility

Staff finds that the Pheil Hotel and Theatre meets five of nine criteria for historic context, and four out of seven factors of integrity. Therefore, the Pheil Hotel and Theatre building, located at 0/410/472 Central Avenue, is *eligible* to be designated as a local historic landmark.

PROPERTY OWNER CONSENT

The proposed local landmark designations were submitted by a third party, non-owner of the subject property, Saint Petersburg Preservation. On April 4, 2016, the City received an e-mail from the legal firm of Trenam Law, representative of the subject property owners, objecting to the local landmark designation for the subject property in part, due to the issues of integrity cited in the Report of Architectural Findings included in Appendix D.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed local landmark designations are generally 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. 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.

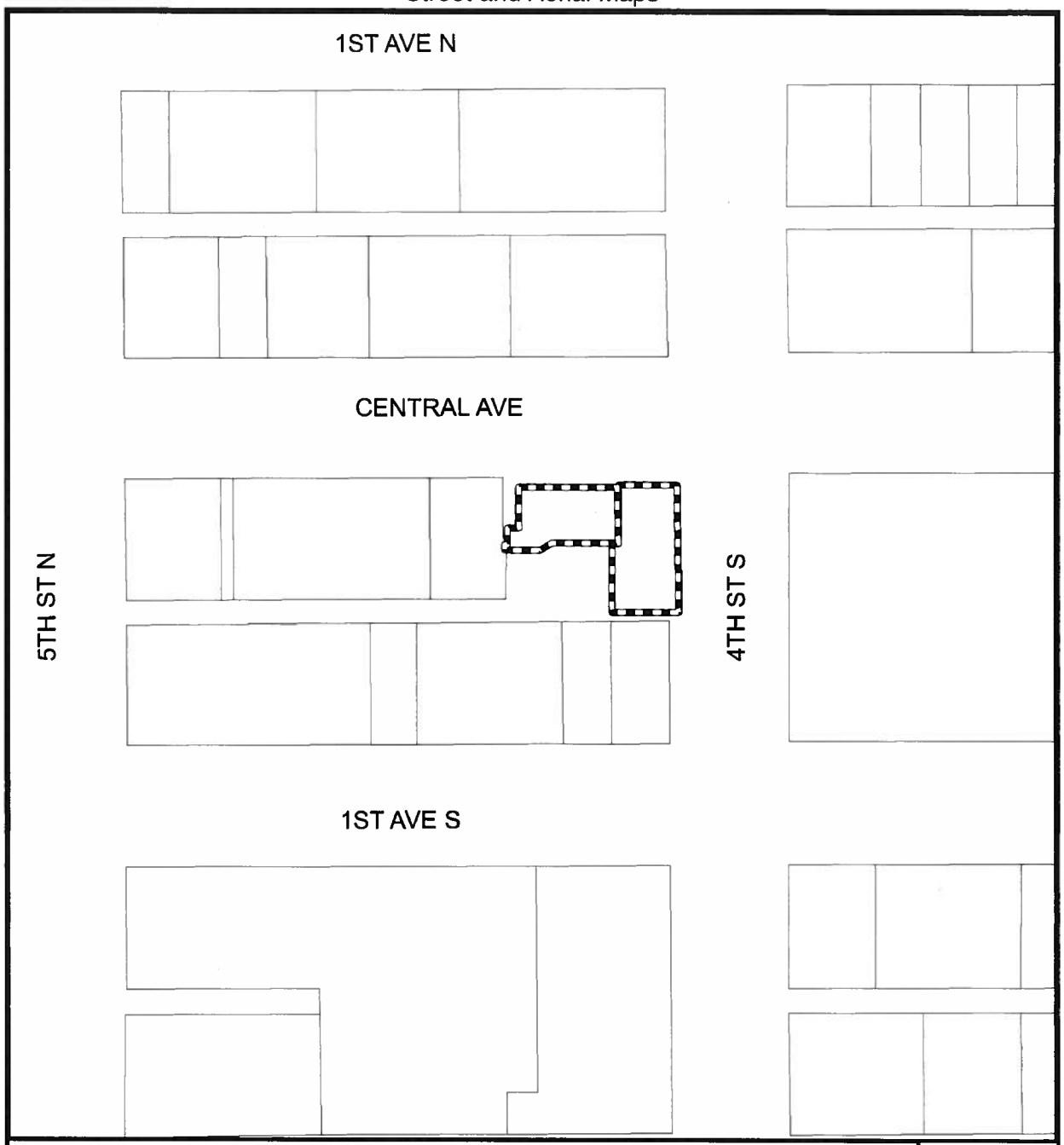
Policy LU10.1 Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

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

APPENDIX A
Street and Aerial Maps



Community Planning and Preservation Commission

400 & 410 Central Avenue

AREA TO BE APPROVED, SHOWN IN

CASE NUMBER 16-90300002

N
SCALE:
1" = 150'

Community Planning and Preservation Commission

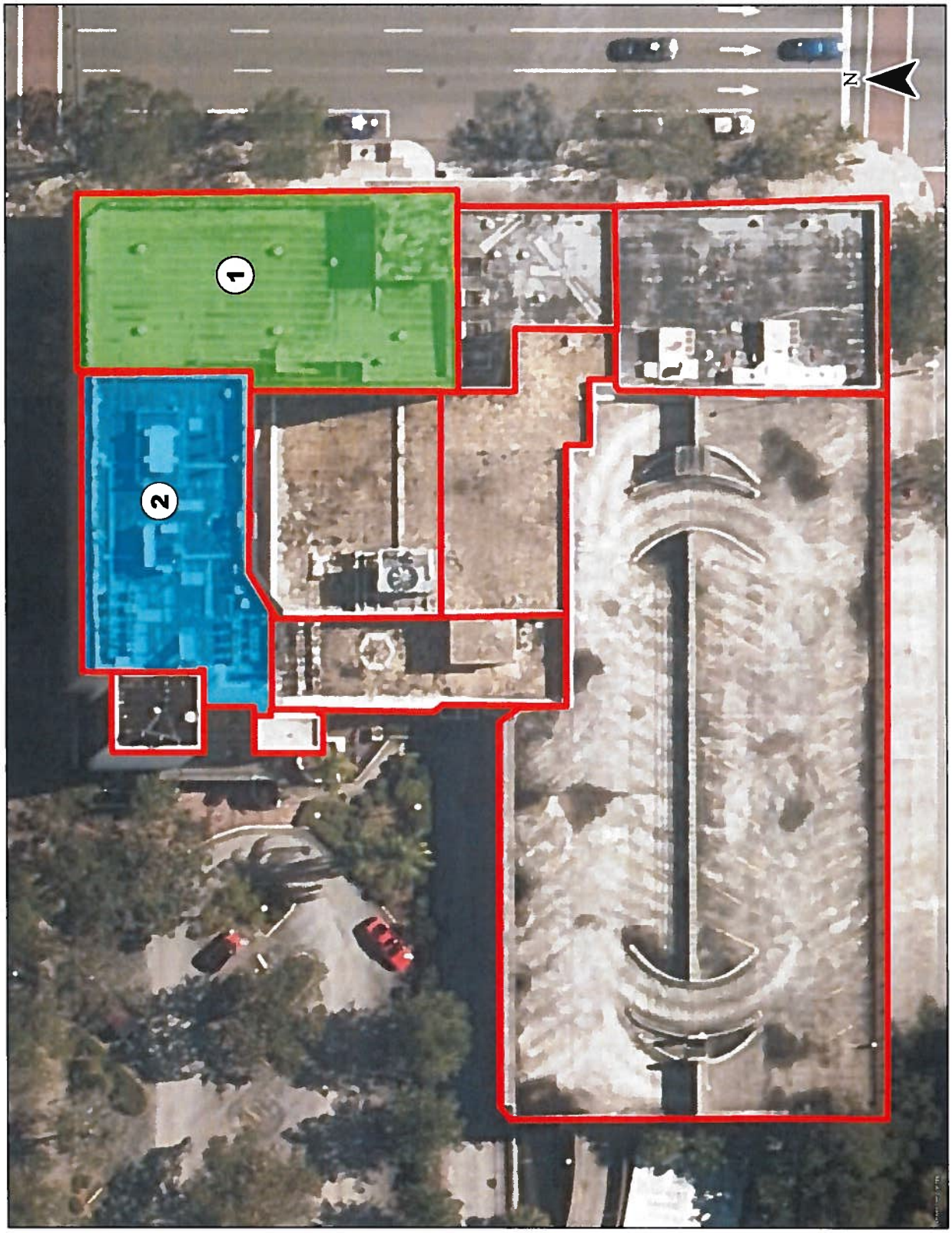
400 & 410 Central Avenue

AREA TO BE APPROVED, SHOWN IN

CASE NUMBER 16-90300002

N

SCALE: 1" = 150'



Designation Request: 1) Central National Bank Building (Shown as No. 1 and Green Shading); 2) Pheil Hotel and Theatre Building (Shown as No. 2 and Blue Shading)

APPENDIX B
Designation Application

RECEIVED
MAR 24 2016
CITY CLERK

P. O. Box 838
St. Petersburg, FL 33731
info@st.petepreservation.org

727/824-7802
www.stpetepreservation.org

March 24, 2016

Chairman Robert Carter and Commission Members
Municipal Service Building
St. Petersburg, FL 33701

RE: Application to designate the Central National Bank & Pheil Hotel buildings as a Landmark

Chairman Carter and Commission Members:

Please find attached an application for the designation as a landmark the historic Central National Bank and Pheil Hotel buildings located in the 400 block of Central Avenue. It is our understanding, based upon the city's application deadline schedule, that this matter will be heard by the CPPC at their May meeting. SPP would object to any consideration, if given, to "fast tracking" the application and scheduling it for hearing at the April 12 CPPC meeting as some of the experts SPP would be presenting at hearing are unavailable on April 12.

The application is being submitted as a single application, however, it is in two parts. One part documents the Central National Bank building and the second part documents the Pheil Hotel building. SPP has submitted the two buildings under a single application based upon the city's actions to date related to the property: the city has processed the application for exemption to demolition requirements as a single application. SPP assumes that if the buildings are appropriate to jointly review for demolition then they are also appropriate to jointly review for designation.

Both buildings were determined in 2006 as being eligible for local designation and both buildings, in being accepted as contributing structures to the Downtown National Register Historic District, are considered as National Register listed resources.[1] In their report submitted to the Commission dated February 2, 2016, staff concluded:

Both the Pheil Hotel and Theater and the Central National Bank Building remain

[1] Contributing buildings to a National Register historic district are fully listed in the National Register and, as such, contributing buildings cannot be individually listed on the National Register because to do so would be redundant.

significant resources to the history of St. Petersburg. According to 1999 reports, the structures also appear to retain their architectural significance beneath the metal grille...

While you cannot reach any conclusion as to the merits of the landmark application until after the evidence has been presented at hearing, SPP reminds Commission members that they have limited discretion in reviewing a landmark application.[2] The ordinance provides that the Commission **shall recommend** the designation of property as a local landmark **if the principal structure is at least 50 years old and it meets one or more of the designation criteria.** The Commission does not have the discretion to consider in the landmark recommendation determination economics, city plans or other factors such as the period of time the building may have been vacant. The process is clear: the Commission is tasked with giving council a recommendation only based upon the historical and architectural merits of the application and city council has the authority to consider the Commission recommendation and additional factors before making a final landmarking decision.[3]

If any Commission member is in doubt as to whether they can limit their consideration of the application to whether the evidence meets the designation criteria then the appropriate action for the member to take is to step aside and to recuse him or herself from voting on the application. It would be a miscarriage of the system for a Commission member to consider economics, the settlement agreement between the Pheil family and First State or any other factors beyond the designation criteria.

SPP looks forward to presenting its case to the Commission for designation of these historically and architecturally significant buildings.

Sincerely,

Peter B. Belmont
Vice-President

[2] During last year's ordinance revision process, Council rejected suggestions to broaden the discretion of the Commission in acting on landmark application to match that of council.

[3] Council may also consider the relationship of the proposed designation to the existing and future plans for the development of the City.

Local Landmark Designation Application

1. NAME AND LOCATION OF PROPERTY

historic name: Central National Bank of St. Petersburg

other names/site number: First National Bank, FMSF# 8PI10534

address: 400 Central Avenue

historic address: 400 to 404 Central Avenue, 1 to 21? Fourth Street South

2. PROPERTY OWNER(S) NAME AND ADDRESS

name: First State Investors 3300 LLC (c.o. American National Financial Trust)

street and number: P.O. Box 961025

city or town: Fort Worth state: Texas zip code: 76161

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

3. NOMINATION PREPARED BY

name/title: Howard Ferebee Hansen

organization: St. Petersburg Preservation

street and number: P.O. Box 838

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

phone number (h): 727-323-1351 (w): same e-mail: fenford1@gmail.com

date prepared: 23 March 2016 signature:

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary) Revised Map of St. Petersburg, Block 30, Lot A, as recorded in Plat Book 1, p. 49 of the official records of Hillsborough County, Florida. This parcel contains the entire building historically known as the Central National Bank. See attached map.

5. GEOGRAPHICAL DATA

acreage of property	<1 acre
property identification number	19-31-17-7466-030-001

Central National Bank of St. Petersburg

Name of Property

6. FUNCTION OR USE

Historic Functions	Current Functions
COMMERCE/TRADE/ Bank	vacant
COMMERCE/TRADE/ Office	
COMMERCE/TRADE/ businesses	

7. DESCRIPTION

Architectural Classification (See Appendix A for list)	Materials
	reinforced concrete frame, brick and hollow tile curtain walls, concrete stucco exterior veneer,

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;

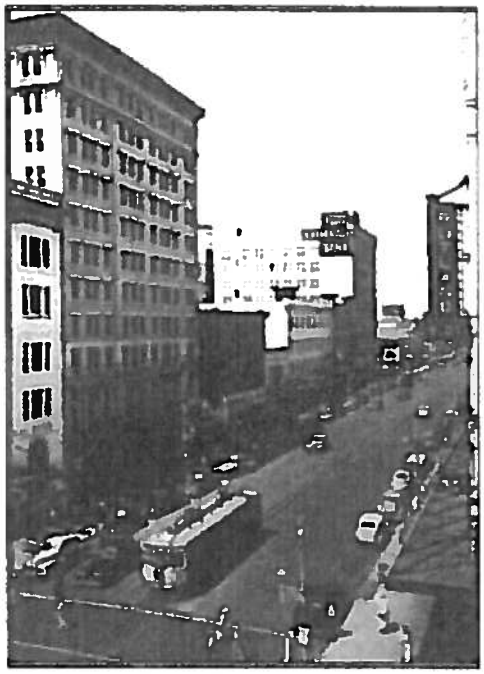
NEIGHBORHOOD SETTING AND SITE

Block 30 of the Rev. Map of St. Petersburg was determined to be an archaeological sensitivity level two zone by survey conducted during a citywide survey by Janus Archaeological Research Inc. No FMSF forms of archaeological sites are on record for this block.

The historic appearance of the setting of the Central National Bank Building is one of an early 20th century "main street" commercial district in the urban center of St. Petersburg. The plat of the city was made in 1888 by engineers of the Orange Belt Railroad and consisted of a grid plan of rectangular blocks oriented to due north, the blocks have central 20' wide alleys running E - W, the streets have 100' wide right of ways and intersect at 90 degree angles. Block 30 of this plat, the hotel's site, is 450' E - W by 220' N - S and has an elevation of about 20' upon a ridge of well-drained sandy soil that slopes down to Tampa Bay. The north side of block 30 fronts on Central Avenue, the main central E - W artery of the city and historically the city's principal commercial street. This block fronts south onto First Avenue South which until the 1960s was part of the right of way of the city's principal rail line (first Orange Belt RR, later Atlantic Coast Line RR). This block fronts east onto Fourth Street which was historically an important commercial shopping street and was the principal N - S highway through the city until the creation of U.S. Highway 19 ca. 1950.

The structures along the 400 block of Central Avenue have changed constantly over time. Before 1918 the majority of the buildings on Central were one to three story vernacular style masonry or frame commercial buildings containing retail shops on the ground floor and and a mixture of hotel rooms or offices on the upper floors. The Central National Bank Building when it was built in 1911-1912 was the largest and most architecturally sophisticated structure along Central Avenue. During the 1920s Florida Land Boom many of the pre-1918 structures were demolished and replaced new buildings of a dramatically larger size that were of masonry construction and designed in more sophisticated architectural styles. The adjacent Pheil Hotel at a height of 11 stories was the tallest building in the city and the nearby Snell Arcade Building, the West Coast Title Co. Building (City Multi-services bldg.), and the Florida Theater Building also built in this era were about 80' to 100' high thus creating the highest density land use in the city within this area centered on the intersection of Fourth Street and Central Avenue.

The present-day appearance of the area around the Central National Bank Building has not changed significantly in general appearance, many of its pre-1945 commercial buildings survive. The north side of the 400 block of Central with the Kress Building and the Snell Arcade building is largely intact in its historic appearance. The northern half of block 30 (the south side of the 400 block) of Central Avenue lies on the southern edge of the Downtown St. Petersburg Historic District (8PI10648) which was listed in the National Register of Historic Places in 2004. The major alteration in appearance to this area was the demolition of most of the existing buildings on the block 30 by the First National Bank between 1960 and 1968 to create parking lots and a parking garage for the bank which at that time occupied the two remaining historic buildings (Pheil Hotel and Central National Bank Building) which were linked together at this time.



Central National Bank and Phiel c.1942

PHYSICAL DESCRIPTION

The description below describes the bank building as it appeared between 1946 and 1959, later alterations are listed separately below it. This description is based on historic photographs, Sanborn Fire Insurance maps and verbal descriptions from contemporary sources. The pre-World War II building plans and specs do not survive and the property's city building permit cards are incomplete before the mid-1940s. The structural systems are based on conjecture from similar structures of the same period.

Central National Bank, 1950

Foundation

The foundation is poured in place, steel reinforced, spread footings.

Structural system

The structural system is steel frame columns and beams with exterior curtain walls of brick with interior stud and plaster over lathe partitions that are not load bearing.

Plan

The bank is an irregular rectangle in plan, 100' N-S, and 50' E-W, the northeast corner is clipped at a 45 degree angle, and the west facade contains a recessed light well along the south half of this elevation. The ground floor (after 1946) is mainly one large banking lobby with exterior doors to Central Avenue, it has ancillary WC and vault spaces and a stairwell and elevators located at the southeast corner with exterior door access to them that fronts 4th St. An interior stairway leads from the ground floor bank lobby to a mezzanine level that surrounds a central opening which creates a high ceiling in the bank lobby. The upper floors are all nearly identical in plan they have; a stairwell and elevators in the Southeast corner, a central corridor that leads to ten offices per floor.

Exterior appearance and materials;

The east (4th St.) facade of the building is divided into seven bays that are filled with windows and entrance doors, the building's north (Central Ave.) facade is divided into three bays with a similar pattern of windows and doors, the SE corner of the building is "clipped" forming one small bay that is filled with a single window.

The exterior walls are masonry covered with smooth concrete stucco. Simple stucco pilasters and string course molding delineate the bays and floor levels of the building. The rear (south, facing alley) is finished in plain stucco without ornament as is the west facade which abuts the Pheil Hotel. A ground level wainscot about 4' high of white veined black marble was added to the two street facades in 1946. Horizontal panels of polychrome glazed ceramic tiles are placed between the 4th and 5th floors and also below the bracketed projecting coffered wood cornice. Above the cornice is a low roof parapet wall punctuated with concrete finials in the form of an orb on a pedestal that define the building's bays.

The windows on the ground and mezzanine floors are set within large arches and have fixed metal window frames containing a large sheet of glass. The windows of the upper floors are wood framed and sash triple paired SHS 1/1 per bay, except for the clipped SE corner which has one SHS window similar to the others.

The roof is a flat built-up type roof with a parapet, drains and downspouts located on south facade. A masonry stairwell and elevator penthouse occupies the SE corner of the roof.

HISTORIC ALTERATIONS (<1966)
1960-1964, exterior addition of an aluminum sun screen, demo of cornice, ground floor window alterations, and linkage to the former Pheil Hotel Building by creation of doorways in the western exterior wall.

MODERN ALTERATIONS (1966>) No significant exterior alterations.

INTEGRITY

Although the Central National Bank has been altered over time, it still retains significant architectural integrity beneath the hanging aluminum facade and is clearly readable as a historic structure. The majority of the original structural features and exterior architectural details are intact.

The Central National Bank retains integrity of design, location, materials, workmanship, feeling and association.

8. NUMBER OF RESOURCES WITHIN PROPERTY

Contributing	Noncontributing	Resource Type	Contributing resources previously listed on the National Register or Local Register
1	0	Buildings	8PI10534 is listed as a contributing resource to 2004 National Register of Historic Places "Downtown St. Petersburg Historic District" 8PI10648
0	0	Sites	
0	0	Structures	
0	0	Objects	Number of multiple property listings
1	0	Total	n.a.

Central National Bank
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.

X☐ It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.

X☐ 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 or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.

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

☐ It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

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

Period of Significance

1911 to 1960

Significant Dates (date constructed & altered)

1911, 1922, 1946

Significant Person(s)

Frank A. Wood, Alfred Thomasson, Harry Playford,

Willis Biggers, Francis Kennard

Cultural Affiliation/Historic Period

Builder

1912- F.G. Tarbell

Architect

1912- Muller & Biggers, 1922-F.J. Kennard

Narrative Statement of Significance

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

SUMMARY OF SIGNIFICANCE

The Central National Bank Building, located at 400 Central Avenue, meets three of the nine criteria necessary for designating historic properties listed in Section 16-525(d) of the City of St. Petersburg Code of Ordinances. These criteria are:

(3) IT IS IDENTIFIED WITH A PERSON OR PERSONS

WHO SIGNIFICANTLY CONTRIBUTED TO THE DEVELOPMENT OF THE CITY, STATE, OR NATION; (4) IT IS IDENTIFIED AS THE WORK OF A MASTER BUILDER, DESIGNER, OR ARCHITECT WHOSE INDIVIDUAL WORK HAS INFLUENCED THE DEVELOPMENT OF THE CITY, STATE, OR NATION; AND (6) IT HAS DISTINGUISHING CHARACTERISTICS OF AN ARCHITECTURAL STYLE VALUABLE FOR THE STUDY OF A PERIOD, METHOD OF CONSTRUCTION, OR USE OF INDIGENOUS MATERIALS.

Under **Criteria 3** the hotel is significant for its association with Frank Wood founder of the bank, Alfred Thomasson the second president of the bank, and Harry Playford who founded the Southern National Bank which occupied this building from 1936 until 1970s (it was renamed the First National Bank in 1950s). All of these men were important community leaders and contributed to the development of the city. Under **Criteria 4** the property is significant for its association with two important Tampa Bay area architects who designed and supervised its construction, Willis Biggers (architect of 1911 bank) and Francis Kennard (architect of the 1922 enlargement). The property is also significant under **Criterion 6** for its method of construction being the skilled enlargement of an existing building by a master architect, Kennard who successfully found engineering and design solutions to transform the building. The Central National Bank Building is also significant as one of the larger contributing building within the National Register of Historic Places "Downtown St. Petersburg Historic District" (8PI10648).

The Central National Bank Building is significant in the areas of Commerce, Settlement, and Community Planning and Development as well as for its association with Frank Wood, Alfred Thomasson, and Harry Playford.

Historic Context

During the First Boom Period in St. Petersburg, 1909-1914, the city of St. Petersburg experienced dramatic population growth and real estate development in the brief period beginning in 1909 and ending with the outbreak of World War I.

The population was 4,500 in the 1910 Federal Census and rose to 14,237 in the 1920 Census, an increase of 245%. The county's property tax evaluation for the city in 1911 was $3,546,130 and it grew to $8,977,930 in 1915 (Fuller, Walter, St. Petersburg and its People (1972) p. 142). In 1909 local voters approved a large municipal bond issuance that provided for major upgrades to the potable water, sewer system, and brick paving of city streets (Grismer, Karl, The Story of St. Petersburg (1948) p. 120). The City's western municipal limits in 1907 were at 7th Street N., jogging at Central Ave. to 12th St. S., but by 1914 the City stretched to Boca Ciega Bay (Fuller 1972:132). The city's trolley system grew from 3 miles in 1909 to 23 miles by 1917 (Arsenault, Raymond, St. Petersburg and the Florida Dream 1888- 1950 (1988) p. 136). This explosive growth was the result of residential real estate subdivision projects created by local developers; H. Walter Fuller, Noel Mitchell, Perry Snell, and many smaller speculators (Arsenault 1988: 136). The expansion was in all directions from original plat of the town, bounded roughly by 5th Avenues North and South, west to 12th Street, and followed new streetcar lines largely financed by the private developers. The buyers of these 22,000 lots that existed in 1914 (Fuller 1972:131) were the seasonal winter tourists who were lured to the city in ever increasing numbers by a sophisticated national advertising campaign. An estimate of the 1910-1911 tourist season made by the Board of Trade, claimed 4,518 seasonal visitors registered at their welcome station, but this was likely only 50% of the real total. The majority came from Ohio, Indiana, Illinois, and New York (Evening Independent 7 Mar. 1911, p.6). A major difference between this real estate boom and the larger one of 1920 to 1926, was the emphasis on selling suburban houses versus selling vacant lots. These houses were intended as winter homes to be used as investment rentals until the owners retired to St. Petersburg. A brisk business for both residential and commercial properties began in the winter of 1908-1909. Each winter thereafter the demand increased. By the winter of 1912-1913 it became a "boomlet of the super- dooper variety". This boom was short lived, by the fall of 1913 it began to taper off and during the early months of 1914 real estate advertising almost disappeared from the newspapers. The market had been oversold and there was a public fear that the country seemed headed for another depression. The outbreak of World War I in July 1914 completely stopped the boom. Although tourism remained strong during the 1914-1915 tourist season, buyers became reluctant to invest in vacation homes and bankers became stingy in extending more credit to the developers. There was no "crash" in the local real estate market, home prices and tax evaluations did not deflate, but cash flow problems crippled the developers who had to bide their time till the end of war in 1918 (Grismer 1948:235-6).

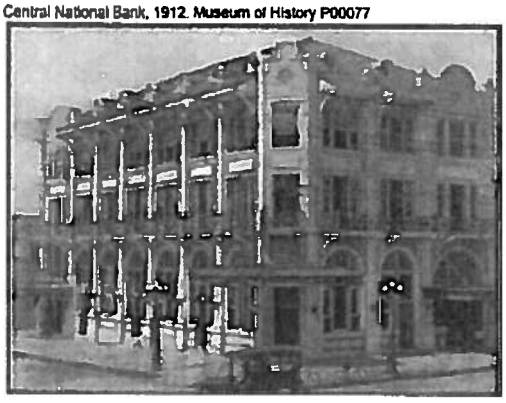
History of the Central National Bank

The first bank chartered in the city was the St. Petersburg State Bank organized 20 Jan. 1893 by John Bishop a speculator in phosphate mines. He built a small wood frame building on the SW corner of Central Avenue and Fourth Street, now the site of the Central (First) National Bank building. The bank never did a flourishing business locals preferred to use Tampa banks because they didn't trust the St. Petersburg State Bank and they were wise because it failed to open on 9 Aug. 1900. The bank's financing of a phosphate mine in Pasco County that failed caused the bank to collapse. Its deposits were $51,000 and years later in 1914 the depositors received 25% of their invested money. The second bank in the city was the West Coast Bank organized on 3 Oct. 1902 by John Trice. It was located on the SE corner of Central Avenue and Second Street and in 1903 had deposits of $109,000. In 1905 this bank changed its name to the First National Bank of St. Petersburg. It rapidly grew under the leadership of T. A. Chancellor who became cashier in 1904 and president in 1911. In 1920 this bank purchased the Home Security building on the SE corner of Central Avenue and Fifth Street which was enlarged in 1922 (Grismer, Karl, The History of St. Petersburg (1924) p. 173). The First National Bank failed in 1930, however its name was reused by the Southern National Bank when it changed its name in 1940. The bronze clock presently (8PI????) located in 2016 on a pole on this corner was installed by the bank on this building in the 1920s, the building was demolished in 1967 for parking by the First National Bank (Fuller, Walter, _St. Petersburg and its People (1972) p. 255).

The second nationally chartered bank in St. Petersburg was organized on 15 Apr. 1915 by Frank A. Wood, A. F. Bartlett, and Roy S. Hanna. Stockholders were a roll call of the city's elite; E. H. Tomlinson, C. Perry Snell, F. A. Davis, Noel Mitchell, Ralph Veillard, Ed T. Lewis, Sarah Armistead, etc. The new bank was named the National Bank of St. Petersburg. The lot at the SW corner of Central and Fourth was promptly purchased for $5,000 and a new wood frame building erected and was open for business on 1 Jul. 1905. In 1909 A. F. Thomasson became the new cashier of the bank and in 1910 the bank changed its name to the Central National Bank.

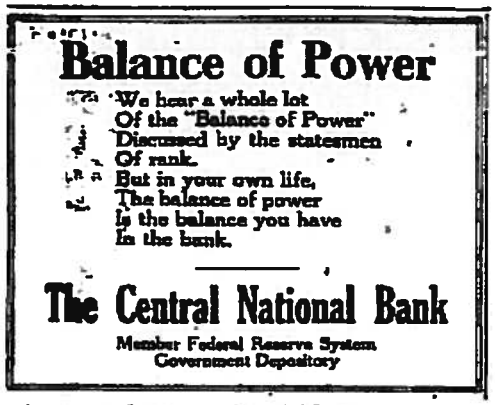
The Central National's new building at Fourth and Central was started in the summer of 1911 and it was completed on 26 Apr. 1912. Willis Biggers was the architect of the Central National Bank of St. Petersburg, "Bids will be recieved until noon 8 May, 1911 by the cashier of the Central Nat. Bank for erecting a 3 story reinforced concrete bank building according to plans by Biggers & Muller, 601 Empire Bldg. Atlanta." ("Engineering Record", vol. 63, 6 May 1911, p. 85). The board of directors accepted the plans and specs for their new building on 11 Apr. 1911 ("St. Petersburg Evening Independent", 12 Apr. 1911, sec. 1, p. 1). The bank building was opened to the public on Saturday 27 April 1912. "The bank is undoubtedly the most elegant home for banks to be found in the South. The fixtures and finish are entirely out of the usual. The wood work is all of quarter sawn oak, finished in the Mission style. The partitions are built of green and gray tile with verde antique brass and oak upper portions, while at each of the five officials' windows is a pleasingly designed Italian marble counter. The general effect of this, with its background of high plain white walls, is striking in that it is so different from most banks' interiors and yet it is extremely harmonious in design. The bank is complete and absolutely modern in its appointments. On the main floor is the spacious lobby with comfortable seats and numerous counters; the main section of the employees portion divided into five parts; a roomy separate office for the same official; the president's room at the extreme end of the floor; a section for ladies exclusively where every comfort for transacting business is provided; rest rooms and private clothes lockers for the bank's people, telephone booths for the bank and another for its patrons. There are two concrete vaults on the main floor, one of which is beyond the bank partitions and the other will contain 200 safe deposit boxes.... On the mezzanine floor, reached by a handsome verde antique brass and marble stairway leading from behind the partitions is an unusually large vault for storing the bank's papers, with added room for storing customers silver, jewelry, and other valuables while absent from the city. The directors room, spacious and handsome is also on this mezzanine floor." ("St. Petersburg Evening Independent", 25 Apr. 1912, sec. 1, p. 3). The ground floor also contained a shop space with a separate entrance that fronted on Central Avenue that was occupied by the "Ladies Emporium" from 1912 to 1924. The ground floor rear of the building with a separate entrance fronting on Fourth Street had a

Central National Bank, 1912. Museum of History P00077



Western Union Telegraph office. The entrance to the upper story offices also fronted onto Fourth Street. The building's two upper floors contained ten offices per floor (Sanborn Fire Insurance maps, R. L. Polk St. Petersburg City Directory 1914 to 1925, passim). The general contractor of the 1911-2 bank building was F. G. Tarbell who worked in St. Petersburg from circa 1910 till 1912, "F. G. Tarbell is the supervisor of the new Central National Bank building..." This article went on to say that Tarbell had a friend in the architect's office of the Postal Service and that he would help intervene in the dispute between the city of St. Petersburg and this agency over the cost and most importantly the controversial open air design that the Washington D.C. architects opposed ("St. Petersburg Evening Independent", 1 Apr. 1912, sec.1, p.3 'To Hurry Up Our New Post Office'). In 1909 F. G. Tarbel was listed under assistant engineers as a construction estimator for the state of New York at an annual salary of $3,000 ("Brooklyn Daily Eagle" Almanac for 1909 (1909) p. 495). In 1912 Tarbell moved to Miami, Florida after completing the Central National Bank project. He filed for incorporation with the state on 29 Apr. 1912 as "F. G. Tarbell & Co., place of business- Miami Fla., capital stock $10,000" (_Report of the Secretary of State of Florida (1913) p. 343). In 1912 Tarbell received the contract to be the general contractor for the city's new Post Office and Federal Courthouse (N.R. listed 1989, local landmark 2001) located at 100 NE First Street, Oscar Wenderoth, Supervising Architect of the U.S. Postal Service was the designer of this building as well as the "Open Air" Post Office building in St. Petersburg which was being built at the same time (Old Miami P.O. & Federal Courthouse proposal for National Register of Historic Places (1988) passim).

In 1914 the Central National Bank was the largest bank in Pinellas County, its assets were; $529,404, US Bonds $101,000, Other bonds, real estate, etc. $155,204, total assets $785,608. The First Nat Bank of T. A. Chancellor was the second largest with total assets of $521,153 (_1914 Annual Report, Comptroller of the Currency, vol. 2 (1915) p. 408).


Balance of Power

We hear a whole lot
Of the "Balance of Power"
Discussed by the statesmen
Of rank.
But in your own life,
The balance of power
Is the balance you have
In the bank.

The Central National Bank

Member Federal Reserve System
Government Depository

Advertisement, Central National Bank 1925 *Evening Independent*

In 1922 the architect, Francis J. Kennard of Tampa was hired to design two new floors of offices to be built atop the existing building. "Building contracts awarded; St. Petersburg, Florida, Central National Bank will remodel and erect an addition to the building at Central and 4th St. Cost $65,000, 50'X100', 2 stories, 20 offices, fireproof, steel, Barnett specification roof, hardwood floors,

Central National Bank 1925 Museum of History P01863

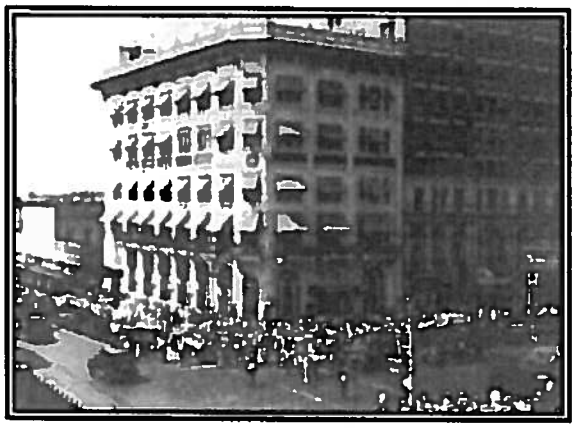
conduit system lighting, Otis elevator." ("Manufacturer's Record", vol. 81, 25 May 1922, p. 20). Two new floors were added to this building during the summer of 1922 at a cost of about $100,000 this nearly doubled the building's square footage. At this time, Kennard also altered certain exterior details of the lower two floors of the bank building to conform the existing structure which was designed in the Mission style with his new addition which was a free interpretation of the Renaissance Revival style.

Extensive interior alterations were made to the interior of the building starting in the summer of 1923 (Grismer, 1924: 175-6). In 1923 plans were made to remodel the ground floor of the building to enlarge the bank's lobby and offices. "Alteration of the rooms formerly occupied by the Ladies Emporium (shop facing Central Ave.) in the Central National Bank Building will provide more room for the banking institution began this morning by Franklin J. Mason Co. under the supervision of Frank Jonsberg architect. The new rooms will be finished in the Italian Renaissance style. The old Western Union Office in the south end of the building (entrance fronted 4th St. S.) is also being remodeled for a new office to be completed this winter." ("St. Petersburg Evening Independent", 13 Aug. 1923, sec.1, p.3, 'Begin Remodeling Central National').

In 1927 the ground floor of the building was remodeled again by Frank Jonsberg to create more space for the bank. "The banking room and mezzanine floor of the Central National Bank will be rebuilt with construction starting in two weeks, bank officials and architect Frank Jonsberg said today. The vault with accommodations for 6,000 safe deposit boxes is ready for shipment from York, Penn., its interior dimensions are 35' X 15', weight 75 tons. the present vault in the banking room will be removed and in its place a marble stairway will lead to the mezzanine floor. Bookkeeping will then occupy the second floor. Bank officers will have new offices on the mezzanine floor. The elevator and stairway in rear reconstructed farther south in the building (SE corner). The present banking room has space for 11 tellers and this will be doubled. Travertine stone from Italy will be used for the interior finish of the building. The finish of new rooms will be travertine, bronze, and marble to match the finish of existing

rooms." ("St. Petersburg Evening Independent", 20 Apr. 1927, sec.1, p.4, 'Central National Plans to Remodel Bank Rooms'). This 1927 expansion of the banking area was accomplished by eliminating the Western Union Office which had occupied the SE corner of the building since its construction in 1912. This 1927 plan and interior finish survived unaltered until the 1960s renovation programs. The small lobby that fronts onto Fourth Street and leads to the office building with its stairway and elevators survive today (2016) with its marble flooring visible. Frank Jonsberg moved his business office to the Central National Bank Building and it remained here until his retirement. Jonsberg also became a director of the bank in 1924 (R. L. Polk's St. Petersburg City Directory, 1922 through 1930, passim).

In 1931 the Central National Bank published a "statement of condition" in the newspapers and listed total resources of $3,989,711.26 and total liabilities of the same amount, it held $1,402,887.99 in loans, $3,346,410.75 in deposits, and $1,090,027.99 cash in the vault on the date of 16 Feb. 1931 ("St. Petersburg Evening Independent", 17 Feb. 1931, sec.1, p.9). At 10:50 a.m. EST the doors of the Central National Bank were closed as the result of a "bank run" by a hoard of worried depositors who thronged Central Avenue trying to get their money out of the bank. The bank then went into receivership (District Court, Southern District of Florida, Tampa Division, "Federal Reserve Bank of Atlanta v. Anderson", 12 Oct. 1932, passim). Photos of the large mob at the door of the bank were published in local newspapers the next day.



Run on the Central National Bank, 1931.

In 1936 "The five story bank building was sold today at auction to H. G. Koenig, retired Chicago stove manufacturer for $75,100 after spirited bidding from a crowd of nearly 3,000 people. Koenig lives at 7127 Third Avenue South and has been a resident of this city for seven years, he has no plans for the building at this time. Total asset sales from the auction was $94,126. The bank has been in

receivership since 1931, the building's property tax assessment in 1930 was $333,000." ("St. Petersburg Evening Independent" 25 Feb. 1936, Sec.1, p.1, 'Bank Sold at $75,100 at Auction').

In October 1936 Harry Playford purchased the Central National Bank building at Fourth Street and Central Avenue for $92,000. "His mother-in-law financed his endeavors," said lawyer Langston Holland, 67, who once represented Playford. "She was his source of income. "Playford and five others, including Sam H. Mann Jr. and Neil E. Upham, re-opened Central National that December as the Southern National Bank. "Playford was the moving spirit," read a St. Petersburg Times in-house memorandum from 1963. (Hartzell, Scott, "St. Petersburg Times", 6 Aug. 2003, Neighborhood Times section).

Architectural History and Significance of the Central National Bank Building

The Central National Bank Building has a complex history of construction and modifications. Three architects that are significant to the history of building design in the Tampa Bay area and state of Florida were employed on this project between 1911 and 1927, Willis R. Biggers, Francis J. Kennard, and Frank Jonsberg. The building's 2016 appearance is principally due to Kennard's 1922 enlargement of Biggers' 1911-2 building, however Jonsberg's 1922 to 1927 remodelling of the banking lobby and offices was destroyed in the 1960 remodelling of the building. The original "property card' was destroyed by the city, but the structure's history can only be reconstructed through other primary sources reproduced in this document.

The evolution of this building over a fifteen year period by three architects is an unusual occurrence which provides us with a chance to study the changing tastes in early twentieth century architecture. The 1911 building was designed in the Mission style which was extremely popular in California and Florida because of the style's allusions to the historical architecture of Spanish Colonial America. The Mission style waned in popularity after the World War I era and was replaced by Mediterranean Revival style which is similar in materials and aesthetic basis derived from historic Hispanic structures, albeit more inclusive and eclectic in its design vocabulary. The 1920s renovations to the bank building are all inspired by a Beaux-Arts school aesthetic interpretation of the 19th century Renaissance Revival style. This style in the 19th and early 20th centuries was an extremely popular choice by architects for banks and corporate office buildings throughout the U.S.A., Europe, and Latin America. My conjecture is that the Renaissance

Revival style was a semiotic message devised by the architects to assure the bank customers that their bankers were just as traditional and conservative in their business methodology as the style of their building. The 1946 exterior alterations to the building, removal of balconies, replacement of ground floor fenestration, was no doubt a result of practical needs, rotten balconies and window frames, but this simplification of the exterior design also reflects the changing taste of the 1940s era toward "modern design". The 1960 cladding of the bank with an aluminum "brise-soleil" screen also was both practical and aesthetic, by now the style of the structure was considered old fashioned and the new "Mid-century Modern" exterior conveyed a message to the public that this banking institution was a modern progressive business. This series of changes to this bank forms a chronology of evolving architectural tastes during the 20th century and provides us with a valuable tangible artifact that reflects this process.

SIGNIFICANT PERSONS ASSOCIATED WITH THIS SITE

Frank A. Wood (1861 - 19??)

St. Petersburg is one of the best located and most beautiful towns of Florida, which has grown in a few years from nothing to a modern city of 4000 people. One of the show places of this city is the handsome residence of F. A. Wood, President of the National Bank of St. Petersburg.

He was born at Brownsville, Ontario, Canada, March,1861, and is a graduate of the Brantford Collegiate Institute, at Brantford, Ontario, and of the Ottawa Normal College, at Ottawa, Ontario. His first work was at teaching school, which he followed for some four years, and then, in 1881, he came to the United States, where he was engaged as bookkeeper for lumber firms in Big Rapids, Mich. Later on he became general manager of T. D. Stinson's large lumber interest. In 1888 he was attracted to the Pacific Coast by the remarkable growth being made there and engaged in the lumber business at Seattle, meeting with considerable success. In 1891 he became interested in silver and lead mining in British Columbia. In 1893 he moved to Los Angeles,Cal., where he remained for two years, when he returned to British Columbia, and became associated with E. H. Tomlinson and others in what is known as the Last Chance Mining Company.

In 1900 he sold out his interests in British Columbia and came to St. Petersburg. His faith in the future of St. Petersburg was evidenced by his immediate building of the Wood block which is one of the best business properties in the town. Certain business interests then called him to Alaska, but

he soon returned and built his handsome residence. Finally, in 1905, he organized the National Bank of St. Petersburg, of which he has been president since its organization.

The Pinellas Peninsula is cut off from the rest of Hillsborough county and there has grown up a strong agitation for a new county to be created,to be known as Pinellas, and as a champion of this movement, Mr. Wood found himself, in 1908, a candidate for State Senator on a platform of county division. By descent he is of Scotch-Irish blood, and all men know the fighting qualities of that blood. Mr. Wood went into the contest with an overwhelming majority of the people in his county against him. He carried on one of the most active and effective campaigns ever seen in that section. His methods were vigorous, but absolutely clean. He was not successful, but he made such an impression and won so many friends from the opposition that he received 90 per cent of the entire vote of Pinellas Peninsula, together with 500 votes from Tampa, which had been supposed to be solidly opposed to division, and it is universally conceded that but for this question of county division Mr. Wood would have been elected to the State Senate by a large majority.

When the old Chamber of Commerce of St. Petersburg was succeeded by the present Board of Trade, Mr. Wood became its first president, and made a most active and efficient leader in all matters pertaining to the interests of his town. In 1907 he was elected Vice-President of the Florida State Bankers' Association, and in 1908 was unanimously elected president.

The record as given above, even without comment, would show that F. A. Wood is a man of unusual force and ability. He seems to have prospered wherever he stopped or whatever line he engaged in. All that might be due to mere unusual capacity, but when we see him settling in a town like St. Petersburg and in a few years forging to the front, taking the lead in public matters, almost winning in a hopeless cause in the most populous county of the state, made president of the State Bankers' Association after four years' connection, a very high compliment in itself, due to the known conservative character of the men who make up bankers' associations, it becomes evident that Mr. Wood is a man of most unusual force. He is yet in the prime of life, located in a town whose possibilities no man can venture to prophesy, and it is quite safe to believe that in coming years he will forge to the front as one of the most prominent and valuable citizens of his adopted State. On June 21, 1899 he married Miss Annie B. Shepard, teacher of voice culture at Olivet College, Olivet, Mich., a lady possessing an unusual volume and quality of voice.(Florida Edition, Makers of America, an Historical and Biographical Work Vol 2 (1909, Atlanta, GA).

Frank A. Wood developer 1914-6 of Woodbrook Sub. part of Roser Park historic district. He was the first president of the St. Petersburg Lawn Bowling Club 1916-18 ("St. Petersburg Times" 29 Mar. 1939, sec.2, p.2).

Alfred Ferdinand Thomasson (1869 - 1950)

Thomasson was born 24 Apr. 1869 at Union City, Tennessee and attended local public schools and a business college there. His first job in banking was in Union City, but he moved to Hattiesburg, Mississippi by 1890 where he married Marguerite Alice Posey aged 22 in 1892 and they had five children. In 1908 he became cashier of the First National Bank of Hattiesburg in addition to his post as vice-president of the bank ("United States Investor", vol. 19, 29 Aug. 1908, p.1179). He came to St. Petersburg in 1909 and became the cashier of the Central National Bank, four years later he became vice-president of the bank and two years after that president, a post that he held till 1930. He organized the "Pass-a-Grille Bridge Company" (McAdoo Bridge) in 1918. He served on the city commission from 1915 till 1923. In 1928 he was re-elected. He served as chairman of the School Board from 1914 to 1922. In 1933 he moved to Washington, D.C. and worked for the Federal Reconstruction Finance Corporation. In 1935 he returned to St. Petersburg and was appointed city manager a post he resigned in 1937. His wife, Alice died in 1947 and he died on 29 Sep. 1950 ("St.Petersburg Times", 30 Sep. 1950, sec. 2, p.17).

HARRY PLAYFORD (1900 - 1989)

Before misappropriating more than $1-million in 1966, financier and aviator Harry Playford had soared to public and fiscal distinction.
"He was in the circle of bankers that were civic leaders, the movers and shakers back then," said resident Mary Anderson, 77.
After arriving here in 1936, Playford established Southern National Bank. He directed National Airlines, presided over U.S. Airlines and helped launch the Civil Air Patrol. His water-purifying enterprise foreshadowed the future. In the mid 1960s, however, Playford became a local scoundrel.
"I'm less than 5 percent guilty," the dapper, bearded Playford said when federal authorities closed in. "The record will prove I'm right; I've got nothing to hide."
Harry Richard Playford was born May 6, 1900, in Cleveland, Ohio. In 1917, war fever sent him racing to the Army Air Corps enlistment center. "I never finished

(high school)," Playford said. "I couldn't eat or sleep."
After returning home in 1919, Playford established flying schools and clubs. He came to St. Petersburg via North Carolina in 1936, two years after marrying Elizabeth Coates.
In October 1936, Playford purchased the Central National Bank building at Fourth Street and Central Avenue for $92,000. "His mother-in-law financed his endeavors," said lawyer Langston Holland, 67, who once represented Playford. "She was his source of income."
Playford and five others, including Sam H. Mann Jr. and Neil E. Upham, re-opened Central National that December as the Southern National Bank. "Playford was the moving spirit," read a St. Petersburg Times in-house memorandum from 1963.
At Albert Whitted Airport from 1938 to 1943, Playford helped direct National Airlines. During World War II, the Snell Isle resident helped organize and then served as national executive of the Civil Air Patrol.
As the war waned, Playford operated U.S. Flying Services at Albert Whitted. He later was featured in Time magazine after selling the Tides Bath Club and purchasing Alaska Airlines in 1945 for $250,000.
"(He) has dabbled in all types of business deals from aircraft to land speculation," the Evening Independent wrote of Playford, who managed the 40-acre Sky Brook Stables at 31st Street and 38th Avenue S (1949) and operated gold and silver mines in Arizona.
With landowner Ed Wright in 1950, Playford purchased radio station WNEW for $2-million in stock. Five years later, Playford and a syndicate sold the New York enterprise, then the nation's largest 5,000-watt station, for $4-million.
After holding controlling interest in First National Bank with H.W. Holland (1953-1960), Playford established Aquatron Engineering Corp. (1962). He invested $500,000 into the concern that removed minerals from water. "Some of his ideas were way ahead of his time," Holland said.
In 1964, Playford acquired controlling interest in Industrial Savings Bank for $825,755. He became president and renamed the 101 Second Ave. N institution Southern Bank of St. Petersburg.
After Aquatron suffered bankruptcy, Playford was indicted May 18, 1966, for misapplying some $75,000 in bank funds.
"A pale, shaking and staggering Playford was mugged and fingerprinted," the press wrote of the father of two daughters. The charges mushroomed. "More than $1-million involved in 17 lawsuits relating to Playford's financial dealings," the Evening Independent reported.
"Everybody was in a state of shock," said resident Peter Sherman, 81. "He was

quite a figure. A charming person. We called him the last of the big spenders. He loved to be with the lowest and highest of people."
In 1968 at age 68, Playford was fined $10,000 and sentenced to five years at Eglin Air Force Base federal prison - no bars, locks or guards.
"Not really a prison," said Carol Phillips, whose parents were shareholders in the bank. " Playford hurt shareholders. They lost. The depositors were insured.'
Southern Bank closed and re-opened as the Bank of South Pinellas. Playford was paroled in 1969 after serving one year. He relocated to Scottsdale, Ariz., where he died in 1989 (Hartzell, Scott, "St. Petersburg Times", 6 Aug. 2003, Neighborhood Times section).
In 1966 the Tampa Division of the FBI investigated Harry Playford, board chairman and president of the Southern Bank of St. Petersburg, who was illegally issuing his bank's stock as collateral for personal loans. Agents faced hostility from board members and a reluctance to produce records, some of which Playford had hidden or destroyed. Investigators exhaustively reconstructed loan accounts and transactions from 15 financial institutions, isolating 50,000 legitimate shares from 23,000 fraudulent shares. In 1968, Tampa arrested Playford, who later admitted his guilt and forfeited almost $2 million dollars (FBI, Tampa Division web site, history section, retrieved 20 Feb. 2016).

WILLIS R. BIGGERS (1875 - 1953)

Willis R. Biggers jr. was born at Atlanta, Georgia on 28 Mar. 1875 the son of Willis R. Biggers (b. 1846) the first fire chief of the city of Atlanta. He married the widow Dora Sterne Warren (1868- 1946) at Atlanta in 1898 (Ancestry.com, gedcom of Biggers Family, retrieved 10 Feb. 2016). Biggers received his education in Atlanta and by 1906 was working as an architect in Mobile, Alabama erecting a brick commercial building that was mentioned in a lawsuit (Report of Cases Argued and Determined in the Supreme Court of Alabama, vol. 166, pp. 206-7). In 1909 Biggers designed a Carnegie grant library for the city of Greenville, Alabama that cost $25,000 ("Industrial Development & Manufacturers Record, vol. 55, 3 Jun. 1909, p.71).

Biggers moved to Tampa, Florida by 1911 where he established an architectural practise. His first known project in the Tampa Bay area was the design of the Central National Bank of St. Petersburg, "Bids will be received until noon 8 May, 1911 by the cashier of the Central Nat. Bank for erecting a 3 story reinforced concrete bank building according to plans by Biggers & Muller, 601 Empire Bldg.

Atlanta." ("Engineering Record", vol. 63, 6 May 1911, p. 85). "St. Petersburg, Florida - Plans have been made by Biggers & Muller of Atlanta, Georgia for an ice making and cold storage plant to be erected here by Ridgley Bros., cost about $50,000." ("Industrial Refrigeration", vol. 41, Sep. 1911, p. 102). The Muller named in the partnership was George W. Muller the owner of the George W. Muller Bank Fixture Company of Atlanta a firm that specialized in the manufacture of bank vaults, safe deposit boxes and other furnishings for banks. In 1902 Muller signed a contract to provide alterations to the U.S. Post Office and Courthouse in St. Augustine, Florida (original contract document located in Smathers Special Collection, University of Florida Library, description of item available online within library catalogue, retrieved 5 Feb. 2016). An advertisement for Muller's company appeared as late as 1915 in a trade journal ("Lumber Trade Journal", vol. 67, 15 Mar. 1915, p. 5).

During 1911 and 1912 Biggers was architect of the new Sumter County Courthouse at Bushnell, Florida ("Sumter County Times", 23 Feb. 1912, p.1). In 1912 Biggers also designed the Citrus County Courthouse (N.R. listed 1992) at Inverness with J. R. MacEachron. In 1913 Biggers designed the Manatee County High School at Bradenton, and in 1914 he was working on the Plant City High School (N.R. listed 1981) at Plant City, and the 1914 Springhead High School in rural Hillsborough County (Mattick, Barbara, Citrus County Courthouse National Register of Historic Places nomination proposal, 1992). In 1919 Biggers designed the addition of a new courtroom wing and jail to the existing Pinellas County Courthouse ("The Southern Reporter", vol. 81, 1 Apr. 1919, case- "First National Bank of Lakeland v. Pinellas County"). By 1920 Biggers name disappeared from the Tampa city directories and he returned to Georgia.

FRANCIS J. KENNARD (1865 - 1944)

Francis Joseph Kennard was born 15 Mar. 1865 at London, UK where he recieived his education. He came to Florida in 1886 with his family who became citrus grove owners in Putnam County. Their grove was destroyed by a freeze of 1888. Kennard worked as an architect at Sanford and next in Orlando, Florida from 1888 till 1895 when he moved to Tampa, Florida. His first major project was the design of the Belleview Hotel for the Plant Railroad system at Belleview, Florida (NR listed, demolished 2015). (Moore, David ed., Men of the South (Southern Biographical Association, 1922) p. 308). Kennard's next project in Tampa was the large, three story, brick Anderson- Frank House in Hyde Park in

1898 (N.R. & local Landmark listed). His other important commissions in Tampa were; the 1912 Centro Espanol Club in Ybor City (N.R. listed), St. Andrew's Episcopal Church, the Floridan Hotel in 1926-7 (N.R. listed 1996), Hillsborough High School, (N.R. listed) Tampa in 1927-8, and the Rialto Theatre, 1617 N. Franklin St., Tampa in 1925-6. Kennard's major projects in Pinellas County include; the Peace Memorial Presbyterian Church in Clearwater, the 1912 Pinellas County Courthouse in Clearwater (N.R. listed in 1992), and the 1925-6 West Coast Title Company Building in downtown St. Petersburg (now the city of St. Petersburg City Hall annex). Kennard also designed the Lee County Courthouse in Fort Myers in 1915 (N.R. listed 1989) (Hansen, Howard, "National register of Historic Places, nomination proposal for the Pinellas Co. Courthouse).

10. MAJOR BIBLIOGRAPHICAL REFERENCES

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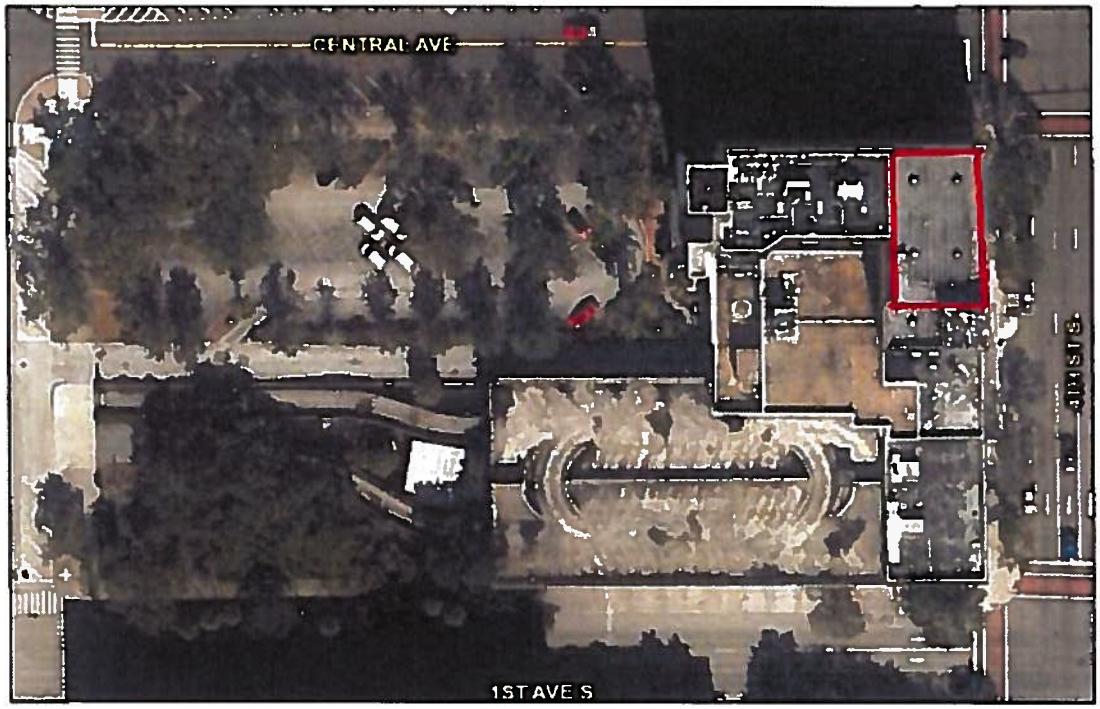
St. Petersburg Local Landmark Designation Application

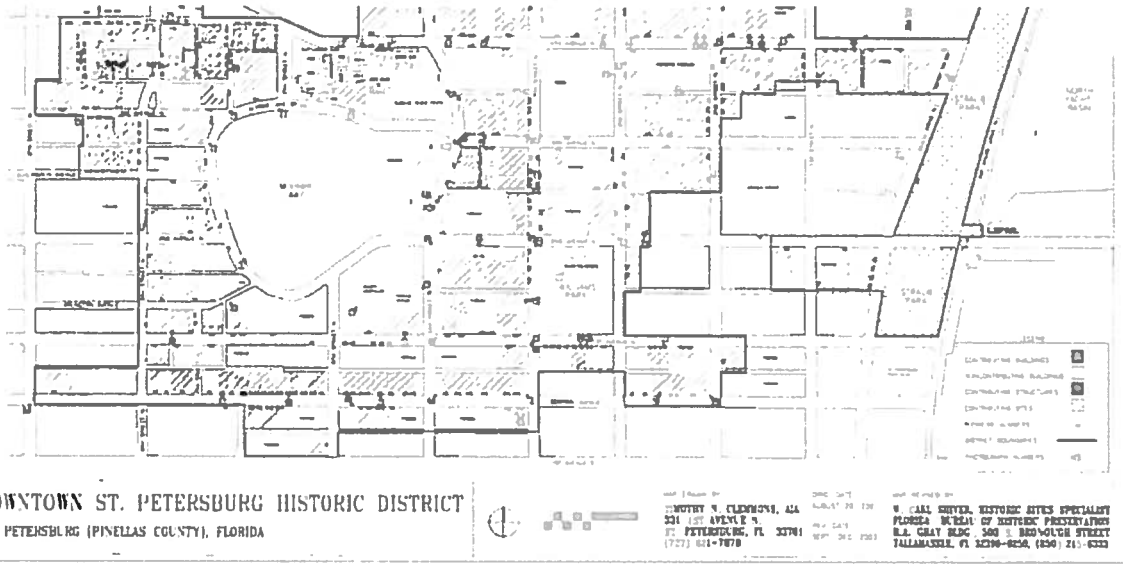
Name of property _____

Continuation Section **Page** _____

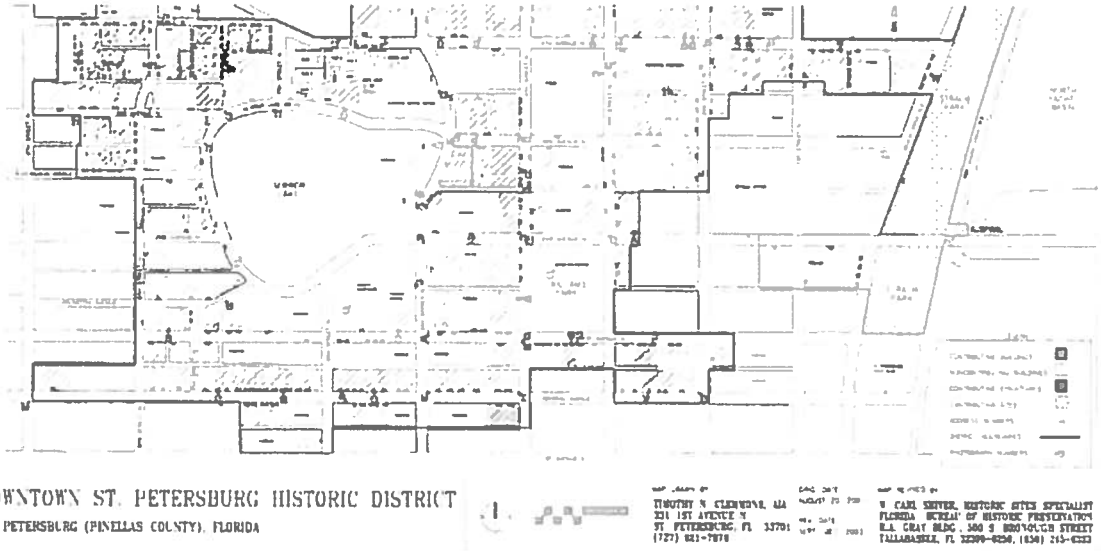
Boundary Map



Central National Bank boundary in red



Central National Bank boundary in yellow



Central National Bank & Pheil Hotel buildings boundary in yellow

Bank Photos

Because of the aluminum grille it is impossible to obtain complete photographs of the exterior of the structure.

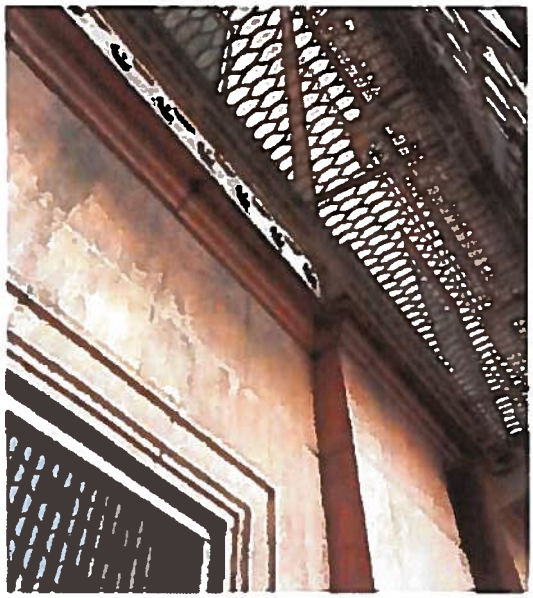
Photo 1

sheared corner on Southeast corner of structure

Photo 2

Vibrant scrid detail, East facade

Photo 3

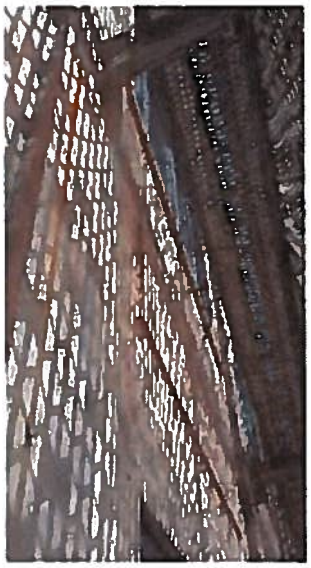


Vitruvian scroll detail on east facade

Photo 4

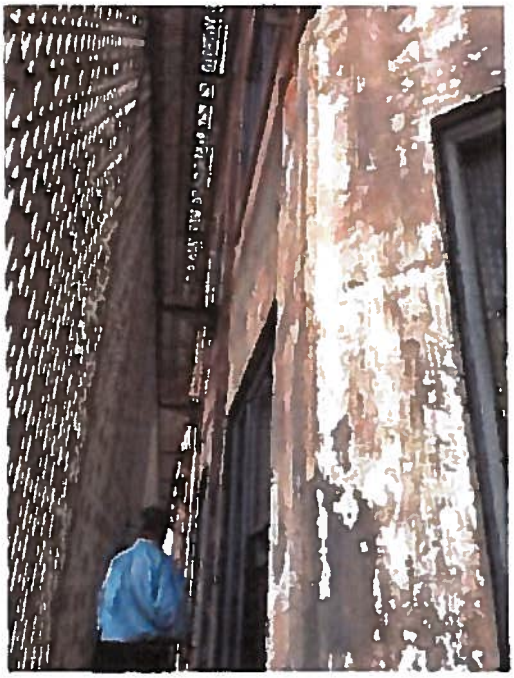
historic windows, east facade

Photo 5



detail east facade

Photo 6



detail southeast corner

Photo 7

First National Bank, 1950, Museum of History P0819

Photo 8

First National Bank and Pheil Hotel, 1960, Museum of History P0069

Local Landmark Designation Application

1. NAME AND LOCATION OF PROPERTY

historic name: Pheil Hotel & Pheil Theater

other names/site number: First National Bank, Madison Hotel, First Union Bank Tower

address: 410 Central Avenue

historic address: 410 to 424 Central Avenue

2. PROPERTY OWNER(S) NAME AND ADDRESS

name: Clarence E. Pheil Bypass Trust (c.o. American Financial Realty Trust)

street and number: P.O. Box 961025

city or town: Fort Worth state: Texas zip code: 76161

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

3. NOMINATION PREPARED BY

name/title: Howard Ferebee Hansen

organization: St. Petersburg Preservation

street and number: P.O. Box 838

city or town: St Petersburg state: Florida zip code: 33731

phone number (h): 727-323-1351 (w): same e-mail: fenford1@gmail.com

date prepared: 23 March 2016 signature: for Howard Hansen

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)

Boundary Description

Revised Map of St. Petersburg, Block 30, Lots 1, 2, east 25' of north 50' and east 4.94' of south 50' of Lot 3 as recorded in Plat Book 1, p.49 of the public records of Hillsborough County, Florida of which Pinellas County was formerly a part. (See Map)

Boundary Justification

This parcel contains the entire building known historically as the Pheil Hotel and Pheil Theater and today as the First Union Tower.

5. GEOGRAPHICAL DATA

acreage of property <1 acre

property identification number 19-31-17-74466-030-000

Pheil Hotel

Name of Property

6. FUNCTION OR USE

Historic Functions	Current Functions
RESIDENTIAL/ Hotel	vacant
COMMERCE/TRADE/ cinema	
COMMERCE/TRADE/ Businesses	

7. DESCRIPTION

Architectural Classification (See Appendix A for list)	Materials
	steel reinforced concrete frame, hollow tile and brick curtain walls, brick and cast terracotta exterior finish,

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;

PHYSICAL DESCRIPTION

Setting and Site

Block 30 of the Rev. Map of St. Petersburg was determined to be an

archaeological sensitivity level two zone by survey conducted during a citywide survey by Janus Archaeological Research Inc. No FMSF forms of archaeological sites are on record for this block.

The historic appearance of the setting of the Pheil Hotel is one of an early 20th century "main street" commercial district in the urban center of St. Petersburg. The plat of the city was made in 1888 by engineers of the Orange Belt Railroad and consisted of a grid plan of rectangular blocks oriented to due north, the blocks have central 20' wide alleys running E - W, the streets have 100' wide right of ways and intersect at 90 degree angles. Block 30 of this plat, the hotel's site, is 450' E - W by 220' N - S and has an elevation of about 20' upon a ridge of well-drained sandy soil that slopes down to Tampa Bay. The north side of block 30 fronts on Central Avenue, the main central E - W artery of the city and historically the city's principal commercial street. This block fronts south onto First Avenue South which until the 1960s was part of the right of way of the city's principal rail line (first Orange Belt RR, later Atlantic Coast Line RR). This block fronts east onto Fourth Street which was historically an important commercial shopping street and was the principal N - S highway through the city until the creation of U.S. Highway 19 ca. 1950.

urban St. Petersburg c.1926

The structures along the 400 block of Central Avenue have changed constantly over time. Before 1918 the majority of the buildings on Central were one to three story vernacular style masonry or frame commercial buildings containing retail shops on the ground floor and and a mixture of hotel rooms or offices on the upper floors. During the 1920s Florida Land Boom many of the pre-1918 structures were demolished and replaced by new buildings of a dramatically larger size that were of masonry construction and designed in more sophisticated architectural styles. The Pheil Hotel at the time it was built was the tallest building in the city and the nearby Snell Arcade Building, the West Coast Title Co. Building (City Multi-services bldg.), and the Florida Theater Building also built in this era were about 80' to 100' high thus creating the highest density land use in the city within this area centered on the intersection of Fourth Street and Central Avenue.

The present-day appearance of the area around the Pheil Hotel has not changed significantly in general appearance, many of its pre-1945 commercial buildings survive and this north half of the 400 block(block 30) of Central Avenue lies on the southern edge of the Downtown St. Petersburg Historic District (8PI10648) which was listed in the National Register of Historic Places in 2004.

The major alteration in appearance to this area was the demolition of most of the existing buildings on the 400 block (block 30) by the First National Bank between 1960 and 1968 to create parking lots and a parking garage for the bank which at this time occupied the two remaining historic buildings (Pheil Hotel and Central National Bank) which were linked together in this era.

Architectural Description

The description below describes the bank building as it appeared between before 1959, later alterations are listed separately below it. This description is based on historic photographs, Sanborn Fire Insurance maps and verbal descriptions from contemporary sources. The pre-World War II building plans and specs do not survive and the property's city building permit cards are incomplete before the mid-1940s. The structural systems are based on conjecture from similar structures of the same period.

Foundation;

The foundation is a poured in place steel reinforced concrete spread footing.

Structural system;

The building's structural system is a frame of steel posts and beams with exterior masonry curtain walls.

Plan;

The building is about 67' E-W fronting Central Ave. and about 90' N-S, it is an irregular rectangle in plan. The ground floor has two shops with street entrances facing Central Ave, an entrance hall and lobby to the theater fronting on Central Ave., and an entrance hall and lobby to the upper hotel floors located at the western end of the main (Central Ave.) facade. An elevator and stairwell for hotel access is located in the SW corner of the building. The first floor contains the hotel's main lobby and reception rooms that run across the building's front and have large windows facing onto Central Ave. The southern end of the first floor, which projects south beyond the main block of the hotel, contains the upper level of the theater and has a domed roof. The upper floors (4-11)of the hotel are rectangular in plan with a central corridor running E-W that give access to rooms on both sides, an elevator and stairwell are located in the SW corner of the building.

Exterior appearance and materials;

The north (Central Ave.) facade is the principal elevation of the building, the other three sides are plain, the north and south elevations are of brick walls abutting adjacent buildings on lower floors and above the 4th floor conform in appearance with the rear elevation. The rear (south) elevation is faced with brick and has punched window and door openings, and a projecting wood cornice at roof level that matches the main facade. The main facade is faced with cream colored cast ornamental terra cotta on its first three floors and on the top (11th)

floor below a projecting bracketed and coffered wood cornice that is topped by a simple roof parapet wall. The intervening floors (4 through 10) are faced with a light brown colored brick laid in common bond with slightly recessed white mortar joints. The window architraves and sills of these floors are of cream colored cast concrete. The windows are wood frame DHS 1/1 and the first floor has large wood framed arched multi-light windows. The main (north) facade is divided into four bays of unequal width, forming a balanced asymmetrical scheme. On the first floor the bays form from E to W 1- a bay containg 3 large arched windows with classical architraves separated by engaged columns, 2- a nay with one large "Palladian" or "Venetian" style window flanked by paired engaged columns, 3- a bay with 3 larged arched windows identical to bay #1, 4- a bay with a single arched window flanked by engaged columns. The one story columns of this floor support a classical style frieze, all this detail is of of cream colored, glazed, cast terra cotta. The second floor also clad in the same terra cotta is also divided into four, but here the bays contain windows in a pattern of 4-3-4-2 (E to W) that reflects the width of the bays. From the fourth to eleventh floors, the windows are placed in the four bays in a pattern of; 4-3-4-2. The eleventh floor is clad in matching cream terra cotta. The roofline sports a large projecting, bracketed, and coffered wooden cornice.

Roof;

The roof is of a flat built-up type with a low parapet wall, a large ornamented elevator penthouse occupies the SW corner of the roof.

HISTORIC ALTERATIONS (<1966)

The building had no significant alterations to the original fabric before a 1960 to 1964 renovation that wrapped an aluminum "brise-soleil" screen around all exterior sides of the building. The ground floor of the main (north) facade shop fronts were removed along with the theater entrance and replaced with large windows of fixed sheets of glass and a new entrance door in the center of the facade. The entrance to the hotel, now the Madison Hotel was retained and modernized. The ground floor was faced with white veined black marble. The cornice at the roof of the building was removed. The elevator penthouse was removed. The rear projecting wing that contained part of the theater auditorium was demolished and the remaining spaces occupied by the theater and its lobby were removed to create a large bank lobby on this floor.

MODERN ALTERATIONS (1966>)

The interior of the building was renovated in 1980.

INTEGRITY

Although the Pheil Hotel has been altered over time, it still retains significant exterior architectural integrity beneath the hanging aluminum facade and is clearly readable as a historic structure. The majority of the original structural features and architectural details are intact.

The Pheil Hotel retains integrity of design, location, materials, workmanship, feeling and association.

8. NUMBER OF RESOURCES WITHIN PROPERTY

Contributing	Noncontributing	Resource Type	Contributing resources previously listed on the National Register or Local Register
1		Buildings	1 bldg. (8Pi10450) as contributing resource to 2004 National Register of Historic Places "Downtown St. Petersburg Historic District" 8PI10648
	0	Sites	
	0	Structures	
	0	Objects	Number of multiple property listings
1	0	Total	n.a.

Pheil Hotel
Name of Property

9. STATEMENT OF SIGNIFICANCE

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

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

☐ Its location is the site of a significant local, state, or national event.

X☐ It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.

X☐ 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 or sites, buildings, objects or structures united in past events or aesthetically by plan

or physical development.

- ☐ Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- ☐ It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

SUMMARY OF SIGNIFICANCE

The Pheil Hotel, located at 410 to 424 Central Avenue, meets three of the nine criteria necessary for designating historic properties listed in Section 16-525(d) of the City of St. Petersburg Code of Ordinances. These criteria are:

> **(3) IT IS IDENTIFIED WITH A PERSON OR PERSONS WHO SIGNIFICANTLY CONTRIBUTED TO THE DEVELOPMENT OF THE CITY, STATE, OR NATION; (4) IT IS IDENTIFIED AS THE WORK OF A MASTER BUILDER, DESIGNER, OR ARCHITECT WHOSE INDIVIDUAL WORK HAS INFLUENCED THE DEVELOPMENT OF THE CITY, STATE, OR NATION; AND (6) IT HAS DISTINGUISHING CHARACTERISTICS OF AN ARCHITECTURAL STYLE VALUABLE FOR THE STUDY OF A PERIOD, METHOD OF CONSTRUCTION, OR USE OF INDIGENOUS MATERIALS.**

Under **Criteria 3** the hotel is significant for its association with Abram Pheil a pioneer businessman of the city, mayor of St. Petersburg, and the first passenger of a commercial airline. Under **Criteria 4** the property is significant for its association with two important St. Petersburg architects who designed and supervised its construction, William S. Shull and Edgar Ferdon. The property is also significant under **Criterion 6** for its method of construction being the city's first "skyscraper", this 11 story reinforced concrete structure was the tallest building in St. Petersburg until the 1960s. The Pheil Hotel is also significant as one of the largest contributing building within the National Register of Historic Places "Downtown St. Petersburg Historic District" (8PI10648).

The Pheil Hotel is significant in the areas of Commerce, Settlement, Entertainment, and Community Planning and Development as well as for its association with pioneer Abram C. Pheil. In addition to serving as an early hotel

and historic theater, the building was one of the city's first skyscrapers. The Pheil Hotel and Theater remain as one of the few extant buildings associated with Abram C. Pheil and as a testament to his vision and service to St. Petersburg.

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

architecture, commerce, settlement,
community planning & development,
entertainment, association with Pheil & Shull

Period of Significance

1917 to 1959

Significant Dates (date constructed & altered)

1917, 1924

Significant Person(s)

Abram C. Pheil
William S. Shull AIA

Cultural Affiliation/Historic Period

Builder

Abram C. Pheil

Architect

William S. Shull jr.(1917- 1922), Edgar Ferdon (1922- 1924)

Narrative Statement of Significance

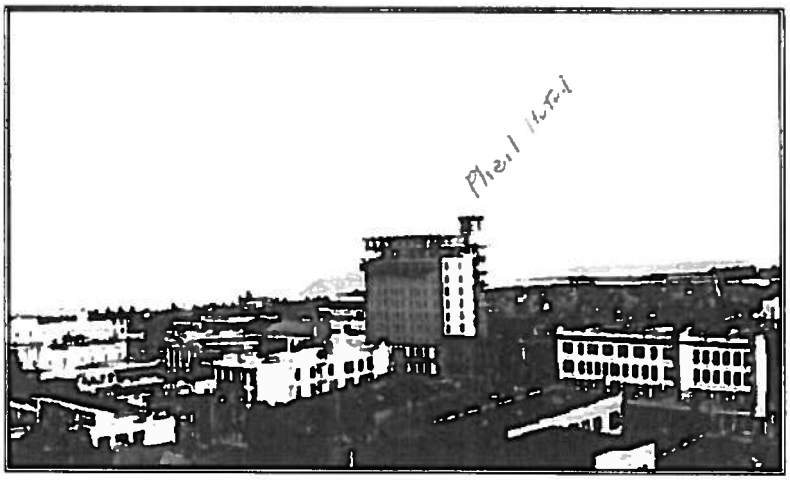
(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known. Please use parenthetical notations, footnotes or endnotes for citations of work used.)

SUMMARY

HISTORIC CONTEXT: St. Petersburg's 1920s Land Boom Era Hotels
Winter tourism was the main source of the city's economic growth and prosperity in the early 20th century and housing these visitors created the bulk of St. Petersburg's largest early construction projects. By 1915 the downtown was full of a variety of seasonal accommodations ranging from modest boarding houses to upscale hotels, most were small scale frame buildings. The largest were; the Detroit Hotel at 201 Central the town's oldest completed in 1888,

nearby on 2nd St. was the Floronton Hotel built in 1910 it was the town's first masonry hotel. The Poinsettia Hotel at 450 Central, a 3 story brick structure was the "travelling salesman" hostelry, the West Coast Inn on 1st. St. S. was favored for its water views and proximity to the Fountain of Youth, and the 4 story Huntington Hotel in the 300 block of 4th Ave. N built in 1904 with lush tropical gardens was the town's most elegant and expensive winter resort . During World War I era (1914- 1918) tourism remained strong in St. Petersburg despite a sharp recession in local real estate development. The war actually helped Florida tourism because it forced Americans to find an alternative to overseas travel. The permanent population of St. Petersburg also grew during the war increasing from 7,186 in the 1915 state census to 14,237 in the 1920 federal census (Fuller, Walter, _St. Petersburg and Its People (1972) p. 159). The Pheil Hotel and Pheil Theater project was conceived in 1916 to serve this increasing tourism demand, however the 1917 to 1918 federal construction moratorium caused by the war hampered its construction. The pent up demand in the post-war years triggered a hotel construction boom in St. Petersburg that began with the construction of the Alexander Hotel (535 Central) in 1919, the Hotel Cordova (235 2nd Ave. N) in 1921, and the Ponce de Leon Hotel (95 Central) in 1922. The rapidly increasing wealth of Americans during the "roaring twenties" combined with St. Petersburg's aggressive national advertising campaign to promote tourism resulted in a boom in new hotel accommodations between 1920 and 1926 with ten new hotels built and the majority of it was built in the downtown area. The Suwannee Hotel 1923, the Soreno Hotel 1924, the Mason (Princess Martha) Hotel 1924, the Pennsylvania Hotel 1926 and the Vinoy Park Hotel 1926 among others (Fuller, Walter, _St. Petersburg and its People (1972) p. 159).

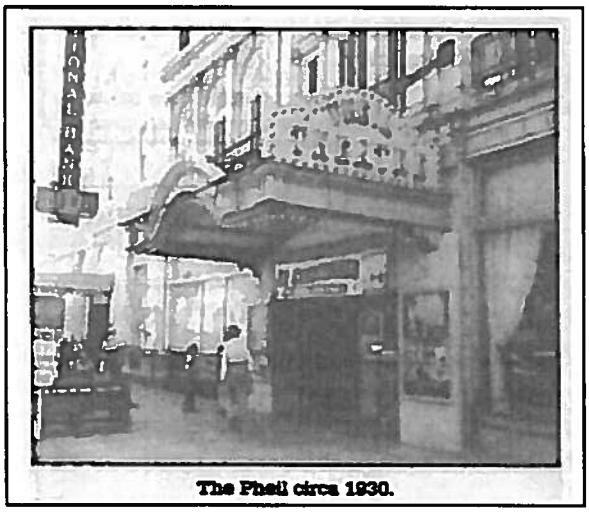
Pheil Hotel and Theater, 1924, Museum of History P00429



HISTORIC NARRATIVE

In July 1905 Abe Pheil purchased two lots in the 400 block of Central Avenue from Frank A. Wood. "Pheil to build at once"

the newspaper said, a masonry building 67' wide and 9' deep, two or three stories high, the owner hasn't yet decided ("St. Petersburg Times", 15 Jul. 1905, sec.1, p.1). In October 1909 Pheil bought land adjacent to the west of his property from Mr. Gore, the newspaper headline said "Pheil block to be enlarged" ("St. Petersburg Evening Independent", 25 Oct. 1909, sec.1, p. 1). A small attic fire in this building of shops and offices resulted in arguments with the city building department inspectors to upgrade and fireproof it, this was likely the event that made Pheil decide to demolish it and plan a more ambitious use for the property which was now located in the absolute center of downtown commerce.


The Pheil circa 1930.

The Pheil Hotel and Pheil Theater project was started by Abram C. Pheil in 1917. "owner & builder A. C. Pheil, a masonry theater and hotel, 3 story, 80' X 100', cost $115,000, architect Wm. S. Shull, owner is taking bids" ("The American Contractor", vol. 38 (22 Sep. 1917) p. 28). The city's property card for 410 Central says, Sep. 25, 1917, 2 story brick bldg. & moving picture theater, cost $40,0000, owner A. C. Pheil (City of St. Petersburg, Property Card 410 - 424 Central Avenue. In February 1919, a newspaper article said, "After overcoming many obstacles and accomplishing the desired results through great efforts, Pheil has completed his handsome picture theater on Central Avenue." "W. S. Shull, architect for the theater said, "the public will never know what had to be overcome to complete this building during the war period, it was most trying at every angle." This statement refers to the strict controls imposed on construction and building materials by the government during 1917 and 1918. "You enter the theater from a 25' long lobby that fronts on Central, the doorway to the theater is under the screen, and the projection booth is in a fireproof cubicle that projects from the rear of the building over the alley. The theater is 14' wide at the entrance, 75' in depth, 65' in width at the rear. The ceiling has a 20' dome with a mural of the sky with cherubs..." "... the dome also serves as ventilation for the theater. The color scheme is silver gray walls with cream colored trim, and old rose colored draperies." ..." The theater also has a $12,000 organ. ..." the lobby to the theater has a decorative tile floor, on the side walls pilasters of granite colored terracotta, and the ceiling panelled." Shull completed his description of the building by saying, "In the near future the hotel section will be finished with the same care and thought and should result in one of the finest hotels in the country." ("St. Petersburg Evening Independent 14 Feb. 1919, sec. 1, p. 1).

On 28 Jun. 1918 another permit for $25,000 was issued to Pheil for work on the 11 story hotel tower ("St. Petersburg Daily Times" 29 Jun. 1918, sec.1, p.15, 'Pheil building to go up to ten stories'). During August 1920 work was stopped by McDevitt the city building inspector over fears that Pheil was not having the project supervised by a licensed civil engineer and that the reinforced concrete framework then 7 stories high might not be adequate. A well respected Atlanta engineer, C.C. Whitaker was called in to do load bearing tests on the building. The frame only deflected ¾" when 124 lbs. per square inch of pressure was exerted, the test vindicated Pheil and the building inspector had nothing to say to the press ("St. Petersburg Evening Independent" 4 Dec. 1920, sec.1, p. 4 "Engineer Tests Pheil Building'). In May 1921 Pheil again was in a dispute with the city building inspector and work had been halted. He announce to the press that he intended to enlarge the hotel to 800 rooms using land that he owned south of the alley that extended to 1st. Avenue S. to erect a new tower with 700 rooms that would connect to the existing tower by a bridge over the alley. Pheil said to the press that, "The foundation and structural work had never been declared unsafe and that the argument was based only on his failure to employ a licensed architect and engineer to supervise building the first three stories of the building which was in violation of city building code." Pheil did hire Carl Dittmar of Tampa a civil engineer and Edgar Ferdon as supervising architect to satisfy the city.("St. Petersburg Times" 7 May 1921, sec. 1, p.6 'Pheil Plans 800 Room Hotel; declares his building safe'). In June 1921 the newspaper reported that the "ninth floor Pheil Hotel soon goes up" says Carl Dittmar licensed engineer from Tampa in charge of the project, "he is making the reinforced concrete much stronger than is called for by building rules and the framework has already stood excessive tests to determine its strength" ("St. Petersburg Evening Independent" 28 Jun. 1921, sec.1, p.9). In September 1921 Pheil told a newspaper reporter that work would resume this week with the setting of forms for pouring the ninth floor and that all the work will be finished by the beginning of 1922, "...there will be no more stopping of work" he said ("St. Petersburg Evening Independent" 5 Sep. 1921, sec.1, p. 1 'Resume Work Pheil Hotel'). However on 25 Oct. 1921 a hurricane slammed into the Tampa Bay area with winds of 115mph. and it pounded the construction site which prompted Pheil to tell a reporter, "What man may do to injure me, I would resent. This is His work and I shall not complain." (Hartzell, Scott, St. Petersburg: an Oral History (2002) p. 23). Work resumed in early

Phiel under construction 1925

1922, but in March a dispute between Pheil and the civil engineer, Carl Dittmar took place and Dittmar asked the city building inspector to issue a stop work on the building. Dittmar claimed that the contract for his fee stated $15,000 and Pheil countered that this amount was excessive ("St. Petersburg Evening Independent" 16 Mar. 1922, sec.1, p.1). Work was delayed for months in the summer of 1922 by a shipment of ornamental terracotta facing for the exterior of the mezzanine to third floor levels of the hotel from the manufacturer in New Jersey. The same material will be used on the top floor of the building. The material arrived 16 weeks late and was the wrong color, being cream instead of white which was the color ordered. The replacement terracotta will take months to manufacture and ship. The rejected tile cost $11,800 and will be used by the Atlantic Coast Line railroad as fill in its construction projects ("St. Petersburg Evening Independent", 19 Jul. 1922, sec. 1, p. 1 'Mistake in Material sent Delays the Pheil Hotel','St. Petersburg Evening Independent", 18 Sep. 1922, sec.1, p.1, 'Long Delayed Terra- Cotta Arrives for Pheil Hotel'). The autumn of 1922 saw two major setbacks to the hotel project, William Shull,the hotel's architect died suddenly aged 34 and Abram C. Pheil died aged 55 on 1 Nov. 1922.

Abram L. Pheil.

In early 1923 downtown St. Petersburg was swarming with workmen as $3.1 million dollars in major new construction project were underway surrounding the half-completed Pheil Hotel. Many were tourist hotels, the $750,000 Soreno Hotel, the $750,000 Mason (Princess Martha) Hotel, the $500,000 Suwannee Hotel, and the $200,000 Royal Palm Hotel were all under construction. Meanwhile, the young Abe L. Pheil was busy directing a team of workmen building the curtain walls of the hotel as funds became available during the probate of his father's estate ("St. Petersburg Times", 27 May 1923, sec. 1, p. 17). In May 1923 William Booth the attorney for the Abram Pheil estate obtained financing to complete the hotel building a $150,000 loan from an anonymous "winter resident from Chicago", during Pheil's lifetime the project had been financed on a strictly cash basis as funds were available to him. Booth told the press that this would enable the project to be completed before 1 Oct. 1923 and when finished the hotel would represent a total investment of $400,000. He also said that "the hotel will soon be leased unfurnished to a northern hotel corporation who will be here soon to arrange furnishing it" The press reported that plumbing work was complete for the entire building and that the brick veneer work (exterior curtain walls) were complete to the 8th floor (the steel reinforced frame was already finished), however a shortage of brick masons has slowed progress ("St. Petersburg Times" 10 May 1923, sec.1, p. 5, 'Pheil Hotel Work Rushed'). On 10 Sep. 1923 the newspaper reported "big force to go to

work on new Pheil Hotel", in the next few days large teams of 20 plasterers will

Pheil Hotel, Grand Opening, Oct. 31, 1924, Evening Independent

PHEIL HOTEL

...announcing

PHEIL HOTEL

Opening Saturday, Nov. 1

R. T. Thorne, Manager

finish the interior walls of the hotel and workmen will complete the top floor of the building, the contractors hope to finish the project by 1 Jan. 1924. The press also noted that "the owners were still looking for a lessee, a pending deal has fallen through" ("St. Petersburg Evening Independent" 10 Sep. 1923, sec. 1, p.1). In December 1923 the Pheil family finally found someone to manage the new 108 room hotel, John N. and Robert T. Thorn signed a ten year lease "providing that the three story annex building (426- 430 Central) adjoining the hotel be torn down and a duplicate hotel be built." ..."two speed elevators will be installed soon the hotel will be partially ready to take guests by January 15th and completed entirely by February 15th. It is a fireproof building and the highest building in the city." ("St. Petersburg Evening Independent", 1 Dec. 1923, sec. 1, p.1 'Thorn Brothers Lease Pheil Hotel for ten year period; present 11 story building to be duplicated within 5 years').

On 19 February 1924 a "human fly" climbed the nearly completed Pheil Hotel as a fundraiser for the local chapter of the American Legion ("St. Petersburg Evening Independent", 19 Feb. 1924, sec.1, p. 18). On 1 Nov. 1924 the Pheil Hotel had its grand opening to the public. ("St. Petersburg Evening Independent", 31 Oct. 1924, sec.1, p.1). Walter Fuller, a contemporary local

developer said that the hotel was obsolete by the time that it opened ---- (Fuller, Walter, "St. Petersburg and its People (1972) p.159).

The outbreak of World War II on 7 Dec. 1941 instantly destroyed St. Petersburg's tourism based economy and local officials began lobbying the federal government to use the city's abundant hotel housing to bring servicemen

HUMAN FLY THRILLS 15,000
WITH CLIMB OF PHEIL HOTEL

Evening Independent, 21 Feb. 1925

here for training. In February 1942 the War Department chose the city as a major technical services training center for the Army Air Corps and they leased every major hotel in the city (Arsenault, Ray, St. Petersburg and the Florida Dream (1988) p. 299). After lengthy discussions the family was pressured in a lease dated 10 Aug. 1942 to accept an annual rent of $19,750 as their patriotic duty toward the war effort (National Defense Program Hearings Before the U.S. Senate, 78th Congress, part 21 Investigation of the National Defense Program 9009 (Gov't Printing Office 1944) exhibit #952). On 20 Jul. 1943 the newspaper reported that an 120 lb. safe was found in room #508 of the Pheil Hotel that had been stolen from the Postal Telegraph Office. It had been cracked and about $125 in cash stolen, but bonds and other papers were intact. The news noted that although the hotel was requisitioned as army barracks it was unoccupied at this time ("St. Petersburg Times" 20 Jul. 1943, sec. 1, p.1).

Phiel Hotel 1959

After the war the Pheil Hotel was repaired and reopened for business in 1946. It continued to operate as a year-round business unlike many of the downtown seasonal hotels. In 1959 the hotel and theater building was leased for 99 years for $1 million by the Pheil family to the First National Bank of St. Petersburg who owned the adjacent bank building at 400 Central Avenue ("St. Petersburg Times", 27 Oct. 1959, sec. B, p.1 'Bank Acquires Pheil Property'). On 4 Dec. 1959 the First National Bank obtained a demolition permit from the city to demolish the theater, cost $8,000. On the Pheil Theater portion of the site a new two story building was built and the remaining theater lobby portion of the ground floor and it adjacent two retail shops was remodelled into a banking lobby and offices (City of St. Petersburg, Property Card 410- 424

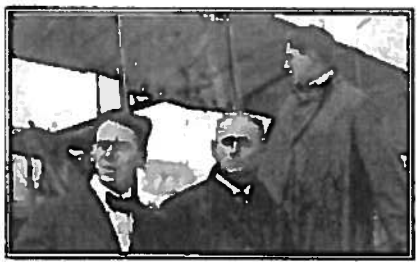
Central Avenue). The upper hotel floors and the ground floor lobby were sub-leased and it was known as the Madison Hotel from 1960 till it closed on 31 May 1973 due to fire code violations. The hotel space remained vacant for seven years till 1980 when the Century Bank (successor of First National Bank) spent $1 million to renovate this space into offices, R. C. Wedding was the architect of this project ("St. Petersburg Times" 20 May 1980 sec. B, p. 3). The building later became the First Union Bank Tower and was occupied until 2006. It has been vacant since 2006.

Biographies of Significant Persons Associated with the Site

ABRAM CUMP PHEIL (1867 - 1922)

A.C. Pheil , 1912. Courtesy of St. Petersburg Museum of History, P01174.

Abram Pheil was born on 12 Feb. 1867 at Williamson, PA. He moved to Citrus County, Florida in 1884 and worked in phosphate mines. Pheil moved to St. Petersburg in 1894 and worked as a grocery clerk for John C. Williams and later as an employee of George King's lumber mill. He saved his money and eventually purchased the sawmill from King. In 1897 Pheil obtained bank financing to purchase for $2,500 controlling interest in the St. Petersburg Novelty Works, the town's largest hardware and building supply company that was located on a square block of land at 7th St. and 1st Ave. South. In 1912 he sold the business for $40,000 to Charles Durant. Pheil was elected to the St. Petersburg City Council in 1904 and re-elected in 1906. He was elected mayor of the city in 1912 and served till 1913 when a new charter altered the system of governance. On 1 Jan. 1914 Pheil became the world's first commercial airline passenger on the Tampa - St. Petersburg Airboat Line by paying $400 for the first flight ticket in a charity auction. Pheil speculated in local real estate and his largest investment was the Pheil Hotel and Pheil Theater project that occupied him from 1916 till 1922. Pheil lived with his wife and children in a frame single family home that was located at 402 3rd St. N. (in 1952 his sons split this house in half and moved it to 720 & 722 50th St. S.). Abram C. Pheil died aged 55 of cancer in St. Petersburg on 1 Nov. 1922, he was survived by his wife and four children (Hartzell, Scott, _St. Petersburg: An Oral History (2002) pp. 22- 24).



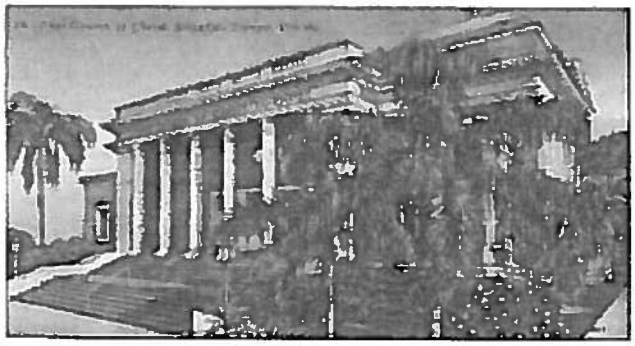
Fansler, Pheil, and Jannus, January 1, 1914. Courtesy of St. Petersburg Museum of History P00310

WILLIAM SIEGEL SHULL Jr. (1889 - 1922)
William Siegel Shull jr. was born at Delanco, New Jersey 28 May 1889 the son of William Shull (Pinellas County, Fl. Civilian Draft Registration 1917- 1918, @U.S. GenWeb Archives online, retrieved Jan. 2016). The elder William Shull is listed in 1904 and 1907 as a union member of the Painters, Decorators, and Paperhangers Brotherhood at 313 New Hampshire Ave., Atlantic City New Jersey ("The Painter & Decorator", vol. 21, p. 501 and vol. 18, p. 612). A 1910 advertisement for the International Correspondence Schools located at Scranton, PA says "Learn how the ICS can better your job and salary -just as it lifted Wm. S. Shull jr. of Atlantic City from elevator boy to architect's assistant" ("Popular Mechanics", Apr. 1910, p. 103). The first known project by Shull was the 1913 Church of the Messiah at Ventnor City, NJ (a suburb of Atlantic City) located on Ventnor Ave., to cost $16,000 ("American Architect & Architecture". vol. 103 (18 Jun. 1913) p. 12). In 1914 Shull & Berry were architects of a two story brick residence 30' X 32'and garage to cost $5,000 for owner A. P. Johnson, Atlantic City ("The American Contractor", vol. 35 (25 Apr. 1914) p. 55). In 1916 Berry & Shull Architects, Guarantee Trust Bldg. Atlantic City, NJ announce that they have dissolved partnership, each will continue practice in the Guarantee Bldg. under his individual name; Frank A. Berry and W. S. Shull ("The American Contractor", vol. 37 (4 Mar. 1916) p. 107).

William Shull moved to St. Petersburg by 1917 and he is listed on a city property card as the architect of the Lewis Building #4, a two story masonry Mission style commercial building on the SE corner of 1st. Ave. and 3rd St. N (demolished) (City of St. Petersburg Planning Dep't, "Block 25 Historic District Proposal (2012) p. 32). Shull's next project in St. Petersburg in 1917 was for "owner & builder A. C. Pheil, a masonry theater and hotel, 3 story, 80' X 100', cost $115,000, owner is taking bids" ("The American Contractor", vol. 38 (22 Sep. 1917) p. 28). In 1919- 1920 Shull was the supervising architect for the Alexander Hotel, 535 Central Ave. (Nat. Reg. listed & local landmark) which was designed by the nationally famous architect Neel Reid of Hentz, Reid, & Adler of Atlanta, GA (Hansen, H. F. National Register nomination Alexander Hotel (1984).

In 1919 Shull also served as architect for a one story masonry department store building with a tile roof built by owner James A. Scanlan, Scanlan Co. to cost $18,000 to $20,000 ("Industrial Development & Manufacturer's Record", vol. 76 (10 Jul. 1919) p. 120). In 1918 -1919 Shull designed a lavish new residence on five acres on Bayou Bonita (4th St. S., St. Petersburg) for R. B. Worthington, this eclectic style 2 story masonry house was featured in a photo spread of a nationally circulated magazine ("Architecture: the Professional Architectural Monthly", vol. 40 (Dec. 1919) plates cxci to cxciv). This single family home in 1921 became the Bayou Bonita Golf & Yacht Club ("St. Petersburg Evening Independent", 9 Mar. 1921, sec. 1, p. 1). The house became a private residence again in the 1930s when it was purchased by Hubert Rutland.

In 1920 Shull designed the First Church of Christ Scientist in Tampa, 408 Grand Central Ave., a reinforced concrete, hollow tile, and brick 90' X 125' building to cost $75,000 to $100,000 ("Engineering News Record", vol. 85 (11 Nov. 1920) p. 251). In 1921 Shull designed another important single family residence at 1800 North Shore Dr. NE for owner A. Louis Kuemsted president of Gregory Electric Co. of Chicago, the "W. S. Shull, architect will erect $25,000 2 /12 story stuccoed brick with stone trim, tile roof residence, Chas. Dubois contractor" ("Industrial Development & Manufacturer's Record", vol. 80 (22 Dec. 1921) p. 87). In 1921-1922 Shull designed the elegant Beaux-Arts Neoclassical style Hotel Cordova (253 2nd. Ave. N.) "W. S. Shull, architect has completed plans for a new hotel to be erected by Fred Scott on 2nd. Ave, N. ("American Architect", vol. 119 (22 Jan. 1921) p. 14). In 1922 the newspaper reported "to erect arcade building on the design of Post Office, plans drawn by W. S. Shull, local architect... for owner Harvey C. Chase an arcade and two story office building on 1st Ave. N. with 1 large store and 16 small shops, and 34 offices... to west of the post office that will cost $75,000 to $100,000.... masonry stuccoed building with stone columns to conform strictly with the P.O. design...120' frontage on 1st. Ave. running 100' to the alley (building demolished) ("St. Petersburg Evening Independent", 23 Jun. 1922, sec. 1, p. 1). This building was at 434- 442 1st. Ave. N. and known as the Magnolia Arcade (demolished). Shull's last major project was the St. Petersburg Electric Power Plant (3rd. St. S.). "The dep't of public utilities, city of St. Petersburg, Fla. will take bids until Sept. 11 for a new power plant, 70' X 120' , W. S. Shull, archt." ("Iron Age", vol. 110 (7 Sep. 1922) p. 639). Shull died in an automobile accident. In the autumn of 1922 the newspaper reported "The annual convention of the Florida A.I.A. of which the late William S. Shull of this city was secretary will be held in Tampa..." ("St. Petersburg Evening Independent", 5 Dec. 1922, sec. 1, p.6).



First Church of Christ Scientist, Tampa

Hotel Cordova

EDGAR FERDON (1868 - 1932)

Edgar Ferdon was born in Englewood, New York on 17 Oct. 1868 the son of David Ferdon (1843- 1903) and his wife Elizabeth VanVoorhis Ferdon (1848-

1920) (gravestones, Greenwood Cemetery, St. Petersburg FL). In 1880 David Ferdon was living at Summit, NJ, but moved to St. Petersburg with his wife and son Henry about 1890 and settled on 9th Street (1880 Federal Census,1895 Florida State Census). David was a building contractor and constructed a frame building for St. Peter's Episcopal Church in 1896 ("St. Peter's Cathedral, landmark designation report,HPC 2009-02). In 1899 the Building Committee of the First Baptist Church of Brooksville, FL asked David Ferdon "a contractor from St. Petersburg to discuss construction plans for the new church, but he said that he was so busy he could not do so." (_First Baptist Church Brooksville FL Record Book 1856- 1920, p. 94).

In 1892, although not a permanent resident, Edgar Ferdon designed the Chautauqua Villa, the first house to be built on the north of Central for Mrs. Mollie Allen (NE corner of 1st. Ave. and 2nd St. N (demolished). The next year he returned to build the Ed T. Lewis Store at 3rd St. and Central Ave. ("St. Petersburg Evening Independent", 3 May 1932, sec.1, p.6 'Edgar Ferdon, Pioneer Architect, builder of many landmarks dies'). An ad in "The Summit Herald" on 9 Apr. 1898 says, "Edgar Ferdon, Carpenter and Builder, jobbing promptly attended to at reasonable prices". Edgar moved to St. Petersburg permanently with his wife, Florence and children in 1903 from Summit, New Jersey after the death of his father and continued his father's construction business. An ad in the "St. Petersburg Times" 18 Apr. 1904 (sec.1, p.3) says, "Edgar Ferdon, Architect & Builder, plans and specifications furnished, estimates given, contract for buildings of all classes".

From 1905 to 1907 Ferdon designed the first masonry buildings in Sarasota, FL; the Gillepie Block at Five Points, and the Gillespie (later the Halton) Sanitarium ("Sarasota Herald Tribune" 28 Mar. 2010, 'The Faux Stone Age'). Ferdon bought a lot from Gillespie and built a rusticated concrete block house that he and his wife sold in 1907 to Dr. C. B. Wilson (Latham-Kerns, Sarah, "National Register" nomination Wilson House 1983) passim). Between 1913 and 1915 Ferdon worked in partnership with architect George Feltham (Polk, R.L. ed., _St. Petersburg City Directory, 1913 -1916, passim). The majority of Ferdon's designs are located in St. Petersburg where he resided from 1903 till 1932. Ferdon died suddenly from a stroke on 2 May 2 1932 at his home at 2345-1/2 First Ave. N., he is survived by his wife, Florence and four sons. "Ferdon was the pioneer architect of this city and holds first place in years of practice in St. Petersburg." ("St. Petersburg Evening Independent", 3 May 1932, sec.1, p.6 'Edgar Ferdon, Pioneer Architect, builder of many landmarks dies', "St. Petersburg Times", 3 May 1932, sec.1, p.2).

Below is a list of Ferdon's most important projects;

- 1910 - First Congregational Church, 256 4th St. N., St. Petersburg (local landmark 1993), Neo-Gothic style, reinforced concrete and concrete block bldg.

- 1913 - American Bank and Trust Building, 342 Central Ave, St. Petersburg (demolished 1978), a 2 story brick bldg. with granite facade
- 1913 - Home Security Building (Florida Bank & Trust Building), 480 Central Ave., St. Petersburg (demolished), 4 story brick bldg. bank offices on ground floor, offices upper floors ("St. Petersburg Daily News", 14 Oct. 1913, p.1).
- 1919 - Albemarle Hotel, 145 3rd Ave. NE, St. Petersburg (demolished) 90 rooms, 3 stories, cost $25,000, Edgar Ferdon architect ("The Plumbers Trade Journal", vol. 67, 15 Nov. 1919, p. 679).
- 1920 - First Baptist Church of St. Petersburg, Sunday School Building (demolished) 5 story addition to rear of the First Baptist Church, auditorium, and offices ("St. Petersburg Evening Independent", 18 Dec. 1920, sec.1, p.1).
- 1921 - Harrison Hardware Building, 870 Central Ave., St. Petersburg (demolished)
- 1924 - Community Tabernacle Church, 1000 5th Ave. S., St. Petersburg (demolished), a 5,000 to 6,000 seat auditorium, reinforced concrete, tile, and steel ("St. Petersburg Times", 26 Apr. 1924, sec. 1, p.1).
- 1924 - H. F. Stone Residence, 1536 Park St. N., St. Petersburg, $80,000 14 room, masonry & brick, tile roof, 2 stories & basement, 10,000 sq.ft. in "strict Spanish style" ("St. Petersburg Evening Independent", 26 Feb. 1924, sec.1, p.7).
- 1925 - Y.W.C.A. Lee St. betw. 8 & 9Th Ave., St. Petersburg (demolished), cost $200,000 ("St. Petersburg Evening Independent", 16 Jun. 1925, sec. 1, p.1).
- 1925 - Prather Hotel Block, 133 -145 Central Ave., St. Petersburg (demolished), 3 story masonry bldg. containing hotel and businesses ("St. Petersburg Times", 10 Jul. 1925, sec.1, p. 12).
- 1925 - Crislip Arcade, 645 Central Ave., St. Petersburg, 1 story masonry arcade of shops
- 1925 - American Maid Ice Cream Co., 1601 3rd St. S. (local landmark), masonry industrial bldg.
- 1930 - Hollander Hotel, 421 4th Ave. N., St. Petersburg, Building permit to Richard Chaffey for $65,000 3 story brick, tile, and steel hotel, 70 rooms, Edgar Ferdon architect ("St. Petersburg Evening Independent", 4 Jun. 1930, sec.1, p.1).
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Crislip Arcade

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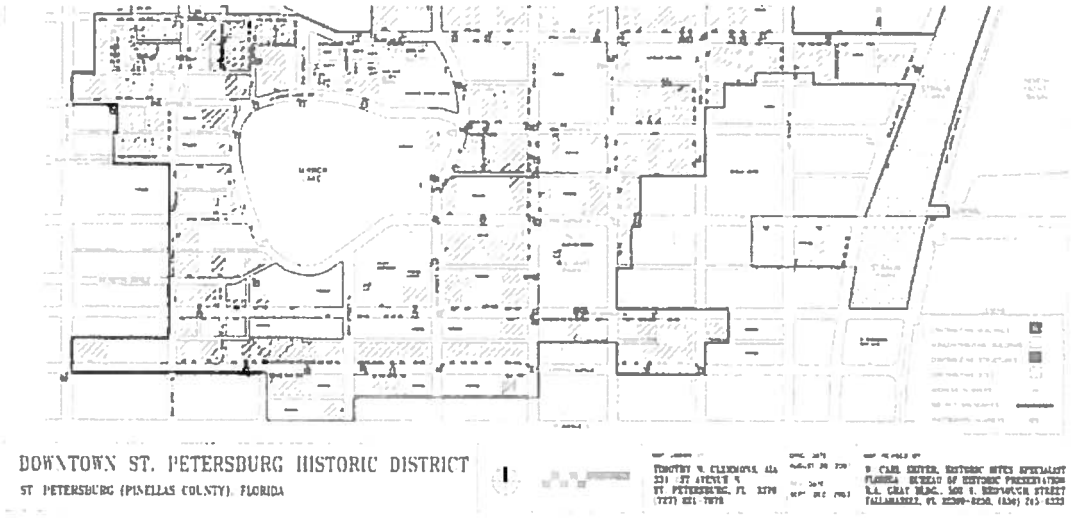
St. Petersburg Local Landmark Designation Application

Name of property Pheil Hotel

Continuation Section **Page** _____

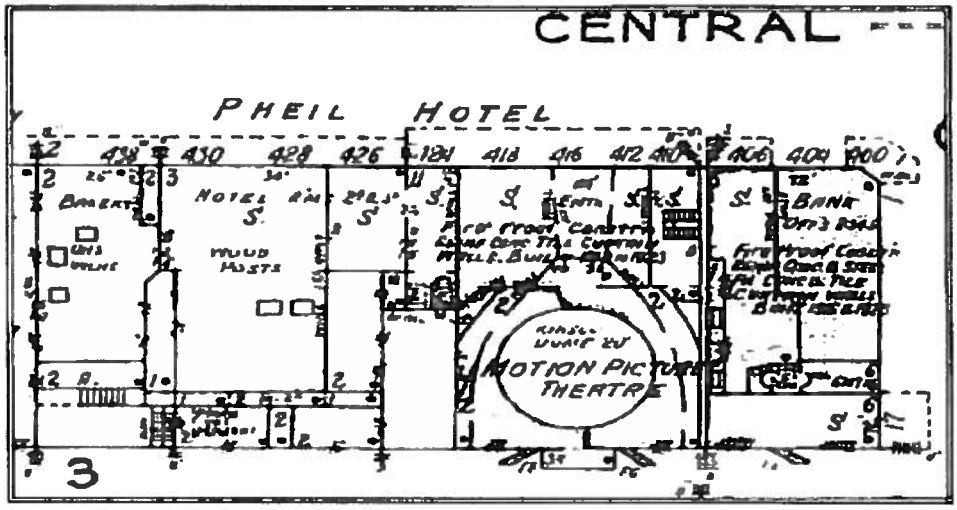
Map of Boundary for Phiel Hotel

Phiel Hotel boundary in red

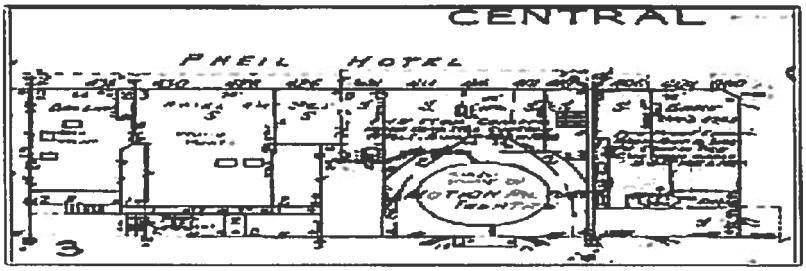


Pheil Hotel boundary in yellow

Sanborn Maps

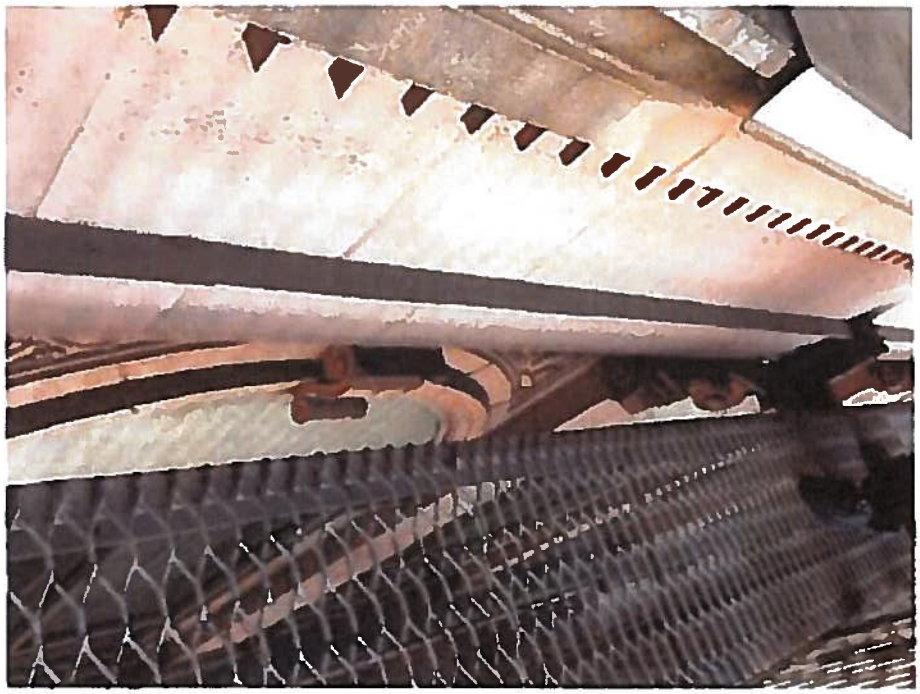


Sanborn Map 1918



Sanborn Map 1923

Photo 1



Ornamental cast stone around second-story arched window openings

Photo 2

cornice detailing

Photo 3

Present photo of Central National Bank building (foreground); Pheil Hotel building (background)

Historic Photos

Photo 4

Photo 5

Photo 6

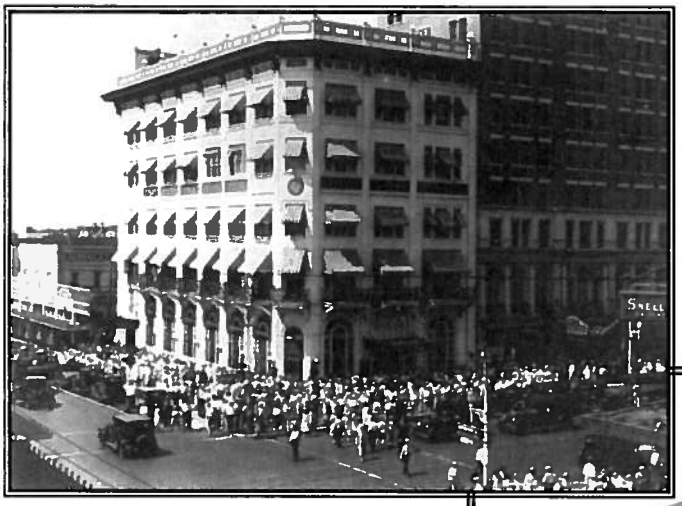
Pheil Hotel and Theater, 1935, Museum of History P02514

Photo 7

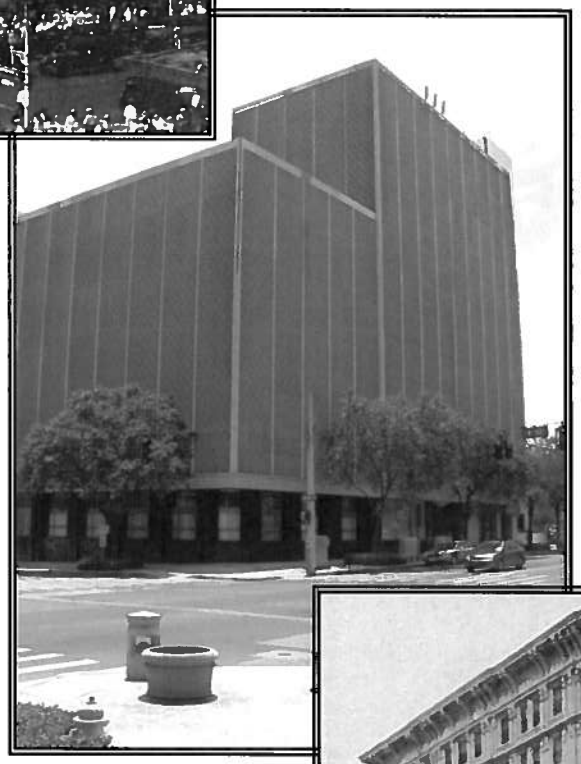
First National Bank and Pheil Hotel, 1960, Burgert Bros. Collection, Hillsborough County Public Library System

APPENDIX C

Central National Bank and Pheil Hotel and Theatre History Report
Prepared September 2010



Central National Bank



and

Pheil Hotel and Theater

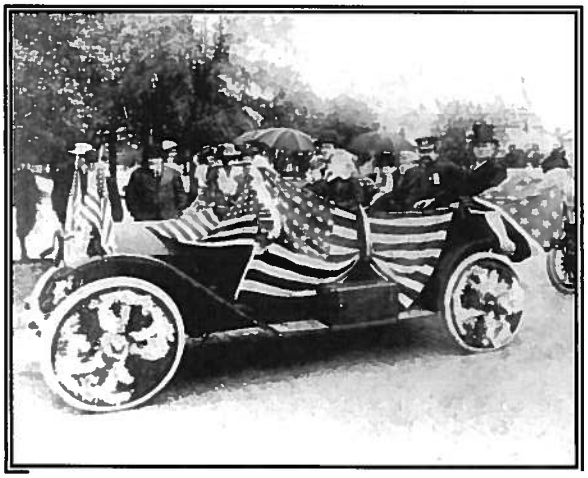
The buildings more recently known as the Wachovia or First Union Bank were constructed as the Pheil Hotel and Theater and the Central National Bank. Situated on the southwest corner of 4th Street and Central Avenue, the corner building at 400-406 Central Avenue was built in 1912 as the Central National Bank and Trust (later occupied by the First National Bank upon its formation in 1936). The adjacent building, 410-424 Central Avenue, was historically the Pheil Hotel and Theater with the theater occupying the 2nd and 3rd stories of the hotel building. Around 1959, the First National Bank purchased the Pheil Hotel and Theater and added the metal grille to both buildings in 1960 to unify and modernize the appearance of their property.

Construction on the Pheil Hotel and Theater, started in 1916 as a project to occupy the parcel between the Central National Bank and the Pheil Building built by pioneer businessman Abram C. Pheil. Originally from Pennsylvania, Pheil settled in Citrus County, Florida in 1884, before relocating to St. Petersburg in 1894. He first worked in the sawmill owned by George L. King for $1 per day. With his savings, Pheil purchased several lots, largely on credit, built houses on the lots, and sold them at a profit. He purchased King's sawmill, and purchased the St. Petersburg Novelty Works in 1897 for $2,500. The sawmill and the St. Petersburg Novelty Works were major sources of hardware and building supplies in the city at the turn of the century. In 1912, he sold the Novelty Works for $40,000 (Grismer 1948:281-82; Straub 1929:423; Hartzell 1999).

Advertisement from 1908 St. Petersburg City Directory

St. Petersburg Novelty Works, ca. 1900. Courtesy of St. Petersburg Museum of History, P00544.

Pheil played an active role in improving and promoting St. Petersburg. Before streets were actively maintained by the City, Pheil would take sawdust from the sawmill and fill the sand ruts along Central from 7th Street to the bay. He advocated for municipal ownership of all public utilities. He was elected to City Council for two terms starting in 1904 during which he led the

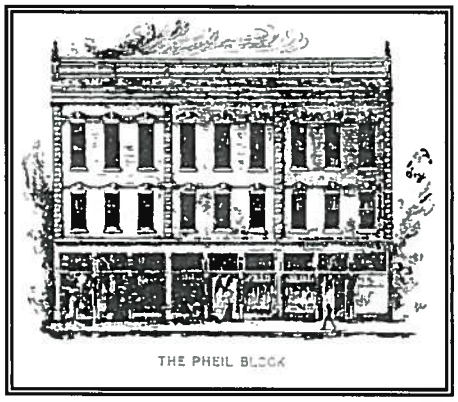


Washington's Birthday Parade, 1912. Mayor Pheil, Police Chief, and Pheil's sons Clarence, left, and Harvey. Courtesy of St. Petersburg Museum of History, P02503

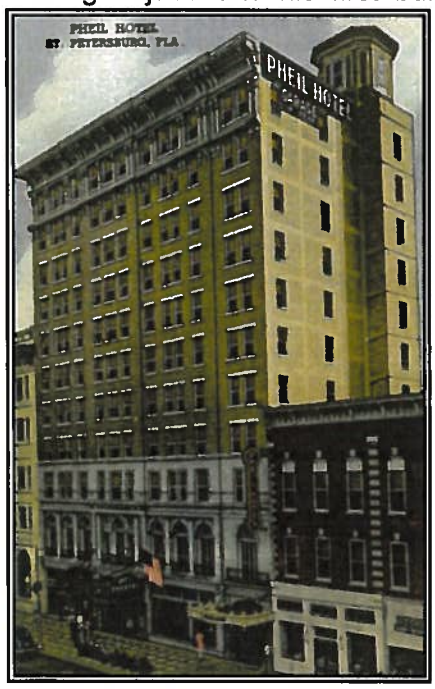
Fansler, Pheil, and Jannus, January 1, 1914. Courtesy of St. Petersburg Museum of History. P00310.

efforts to widen and straighten Central Avenue between 7th and 9th Streets. He served as Mayor between 1912 and 1913. At an auction, the former mayor paid $400 to be the first passenger on the St. Petersburg-Tampa Airboat Line as the first passenger on the first commercial airline flight. The roundtrip flight to Tampa with pilot Tony Jannus took less than an hour on January 1, 1914 but made aviation history (Grismer 1948:281-82; Arsenault 1996:201).

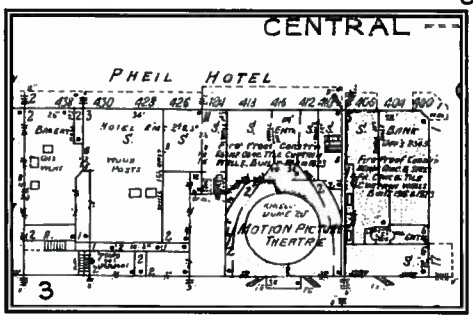
Pheil purchased several parcels on Central Avenue between 4th and 5th Streets in 1904 for $2,250, a record for real estate transactions in the city. With a frontage of 67 feet, he erected a three-story brick building on the site, the first in St. Petersburg. By 1915, Pheil owned and operated the A.C. Pheil Dredging and Contracting Company. In 1916, he started construction of an eleven-story office building adjacent to his first building. Instead of building utilizing credit, he paid for each lot of materials as it was received. Consequently, construction was slow and further delayed by World War I and the record high prices of construction materials following the war. Mr. Pheil died of cancer on November 1, 1922 prior to the completion of his hotel project. His family pledged to finish the building, which was completed during the winter of 1923-24. His sons opened the 11-story Pheil Hotel in 1924. The ornate Pheil Theater had previously opened (as early as 1920) as the ground floors were completed. With an entrance on Central Avenue, the actual theater space occupied the second and third floors at the rear of the building while the hotel occupied the rest of the structure. The popular theater presented films and modest stage productions (Grismer 1948:281-82; R.L. Polk's St. Petersburg City Directory 1915; Arsenault 1996:201, 204-205; R.L. Polk's St. Petersburg City Directories 1920-21; Hartzell 1999; Sanborn Fire Insurance Maps 1923).



Advertisement from 1908 St. Petersburg City Directory.



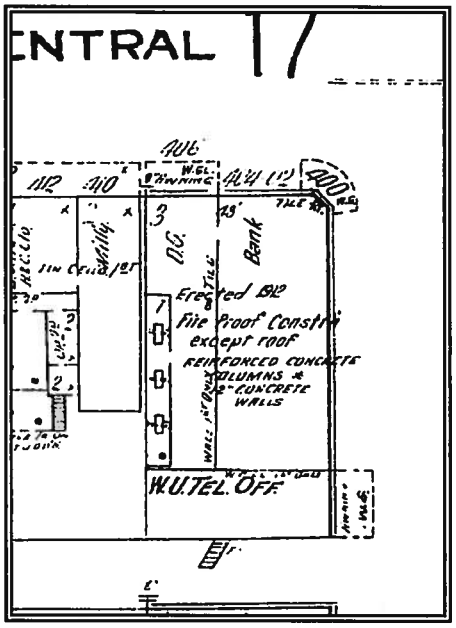
Pheil Hotel and Pheil Building (on right of Hotel). Postcard, Courtesy of St. Petersburg Museum of History, P00310.



Sanborn Fire Insurance Maps, September 1923, sheet 5

Originally named the National Bank of St. Petersburg, the Central National Bank was the third bank organized in the city. Established in 1905, the stockholders purchased a lot on the southwest corner of Central and 4th Street and constructed an office which opened on July 1, 1905. In 1910, the stockholders changed the name to Central National Bank. During the summer of 1911, the bank initiated construction on a new building on

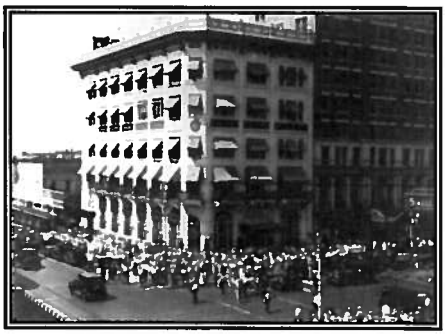
Central National Bank, ca. 1918



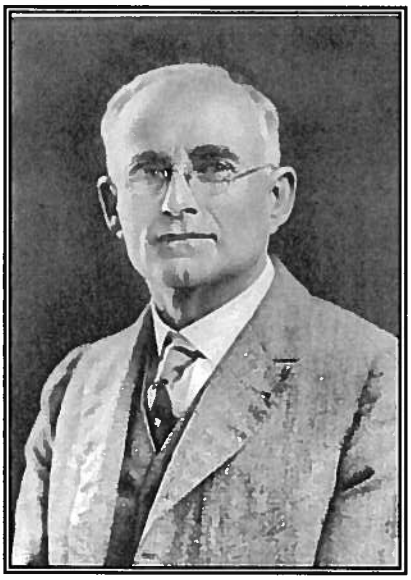
Sanborn Fire Insurance Maps, September 1913, sheet 24

Central National Bank, ca. 1925

the same parcel which opened April 26, 1912. Extensive alterations involving the addition of two floors which virtually doubled the amount of space and allowed for an interior redesign of the space occurred in 1922 and 1923. Prominent pioneers involved in the early management of the bank included E.H. Tomlinson, F.A. Davis, A.T. Blocker, Roy S. Hanna, Herman A. Dann, C.M. Roser, Charles McNabb, F.A. Wood, A. F. Bartlett, and Ed. T. Lewis among others. With the end of the Florida Land Boom in 1926 followed by the crash of the stock market in 1929, St. Petersburg banks entered a troubled period. After two runs on Central National Bank in 1931, the bank closed on April 12, 1931. The Southern National Bank of St. Petersburg opened in the space formerly occupied by the Central National Bank on December 14, 1936; the institution adopted the name of First National Bank in St. Petersburg in 1940 (Grismer 1924: 174-76; Grismer 1948:106-07, 254; Arsenault 1996: 278).



Run on the Central National Bank, 1931.



A.C. Pheil , 1912. Courtesy of St. Petersburg Museum of History, P01174.

Both the Pheil Hotel and Theater and the Central National Bank Building remain significant resources to the history of St. Petersburg. According to 1999 reports, the structures also appear to retain their architectural significance beneath the metal grille (Rogers 1999). Both buildings are contributing resources in the Downtown St. Petersburg Historic District which was designated by the National Register of Historic Places in 2004. The buildings anchor the southwest corner of one of the most historically and commercially significant intersections in the heart of the city. The Central National Bank building is significant in the categories of Commerce, Settlement, and Community Planning and Development as one of the first banks in the community. It remains one of the few extant historic bank buildings in the city. The Pheil Hotel and Theater is significant in the areas of Commerce, Settlement, Entertainment, and Community Planning and Development as well as for its association with pioneer Abram C. Pheil. In addition to serving as an early hotel and historic theater, the building was one of the city's first skyscrapers. The Pheil Hotel and Theater remain as one of the few extant buildings associated with Abram C. Pheil and as a testament to his vision and service to St. Petersburg.

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Pheil Theater, ca. 1950. Courtesy of St. Petersburg Museum of History, P02073.

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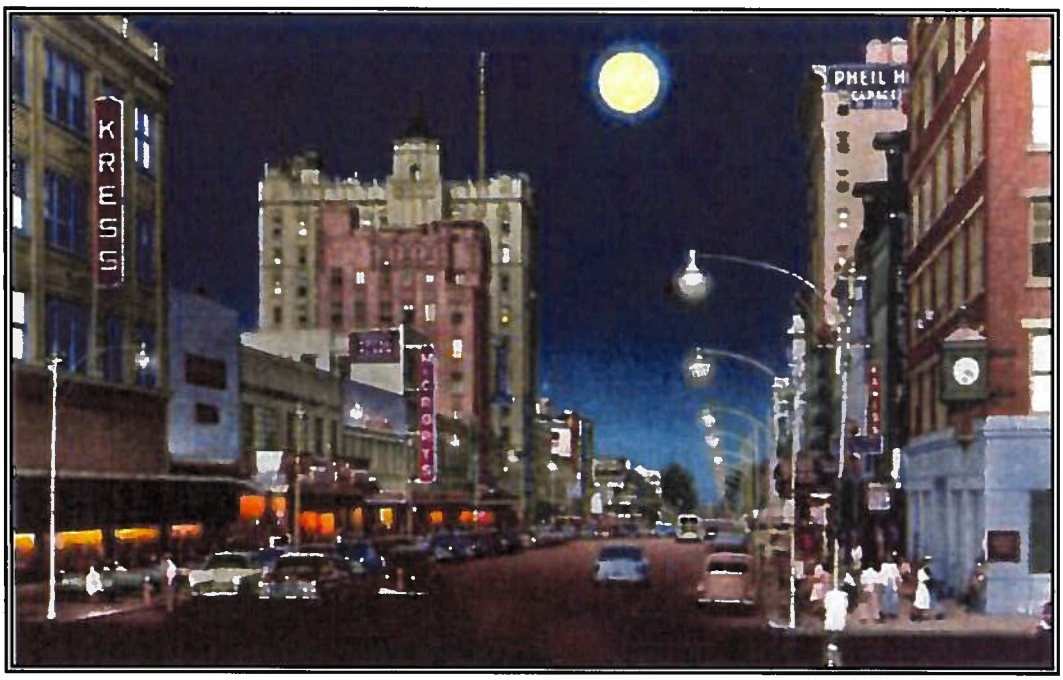
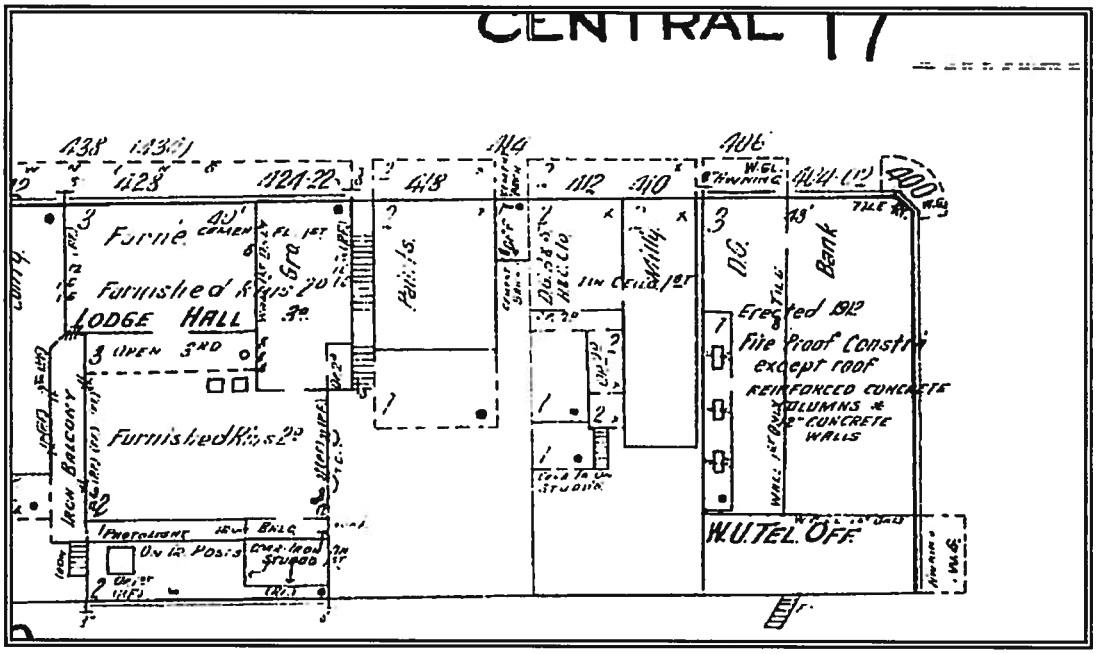
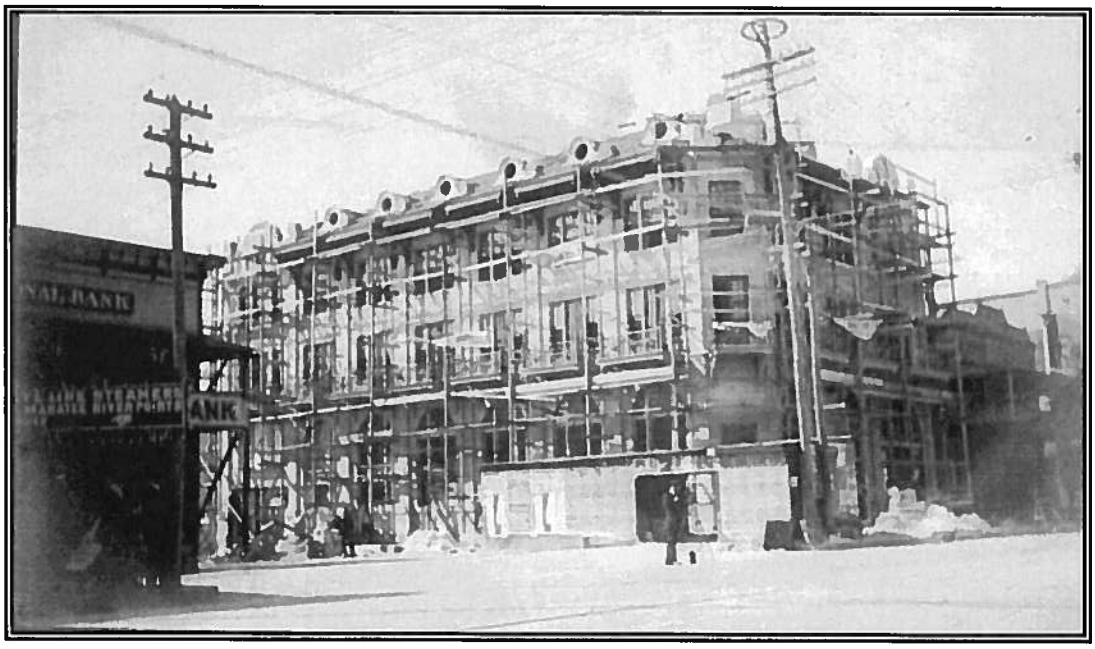


EVOLUTION OF THE SW CORNER OF CENTRAL AVENUE AND 4TH STREET

Sanborn Fire Insurance Maps, 1913, sheet 24

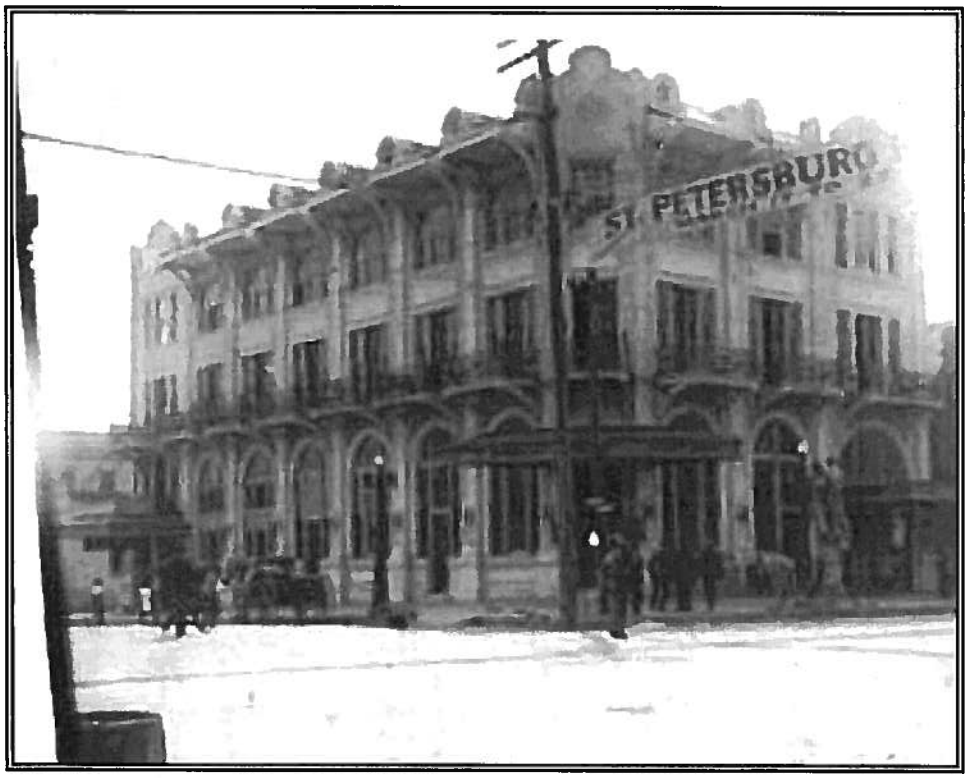


Central National Bank, 1911, Museum of History P02150

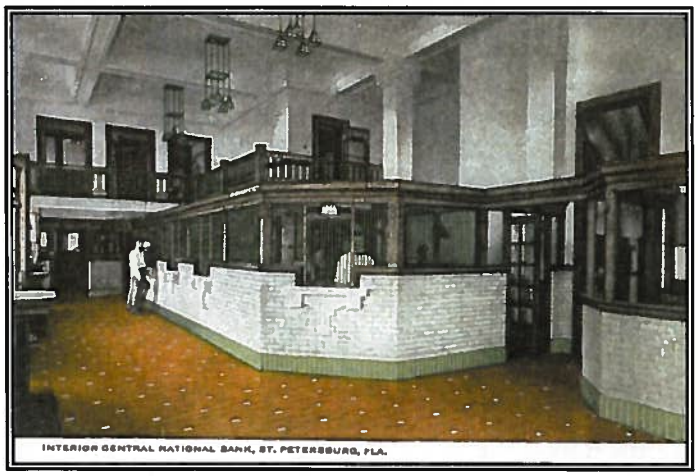


Central National Bank, 1912, Museum of History P00077

Central National Bank, 1913, Museum of History P00075



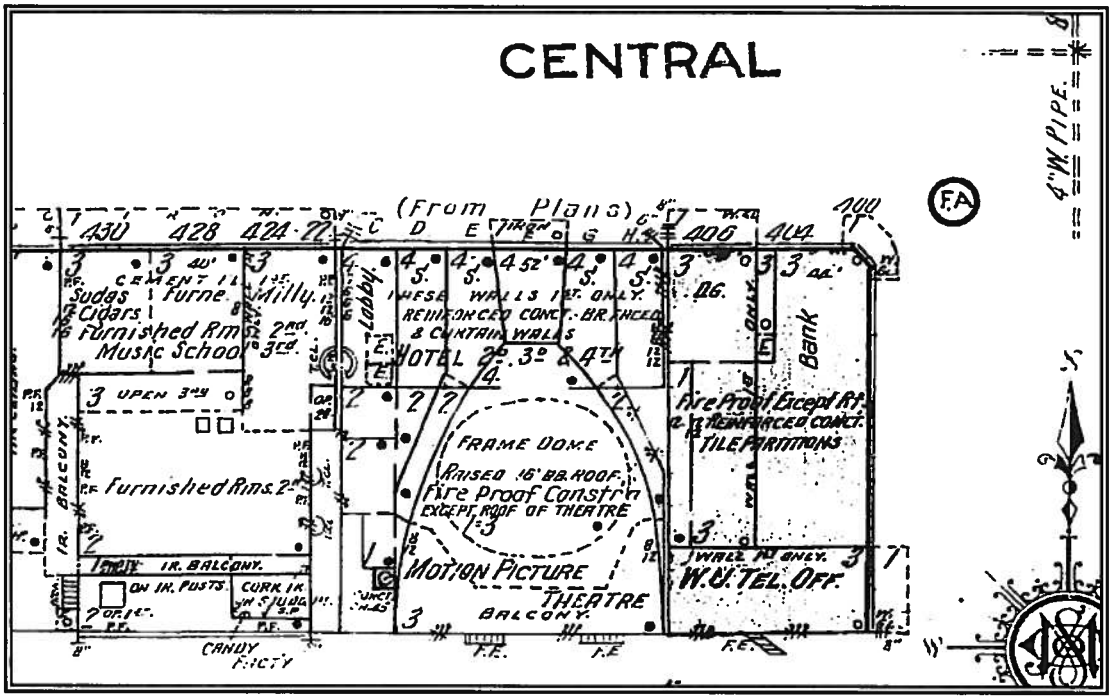
Central National Bank, 1915, Museum of History P01625



Central National Bank, Postcard, Museum of History

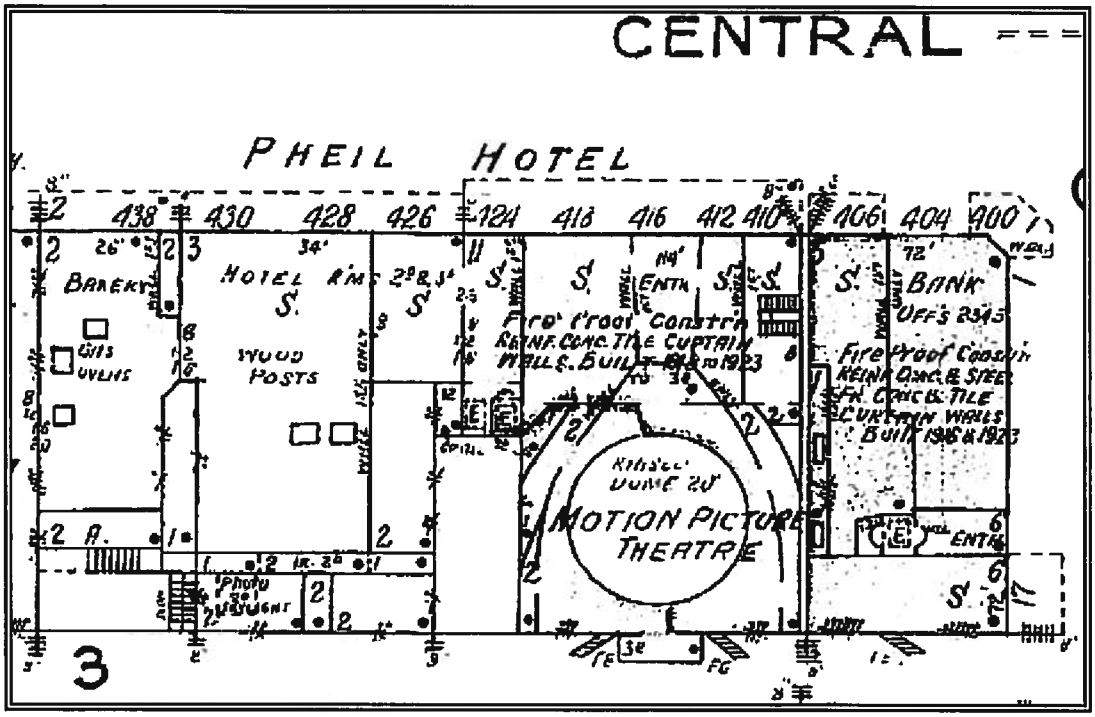
Central National Bank, Postcard, Museum of History

Sanborn Fire Insurance Maps, July 1918, sheet 15



Central National Bank, 1925, Museum of History P01863

Sanborn Fire Insurance Map 1923, sheet 5

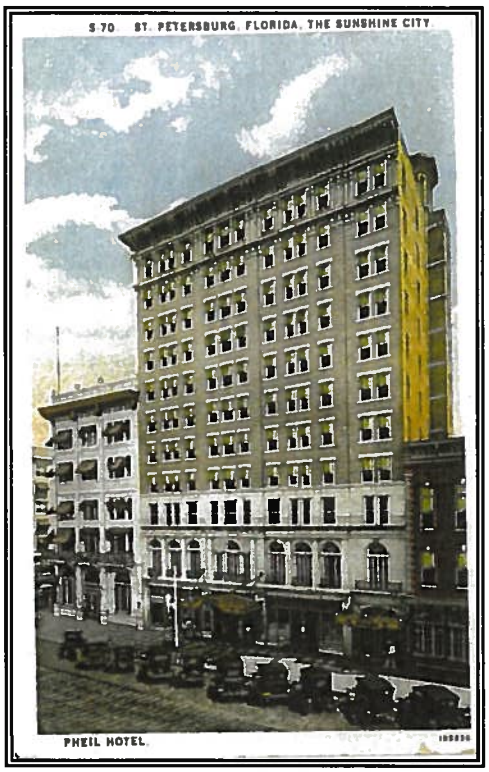


Pheil Hotel and Theater, 1923, Museum of History P03658

Pheil Hotel and Theater, 1924, Museum of History P00429

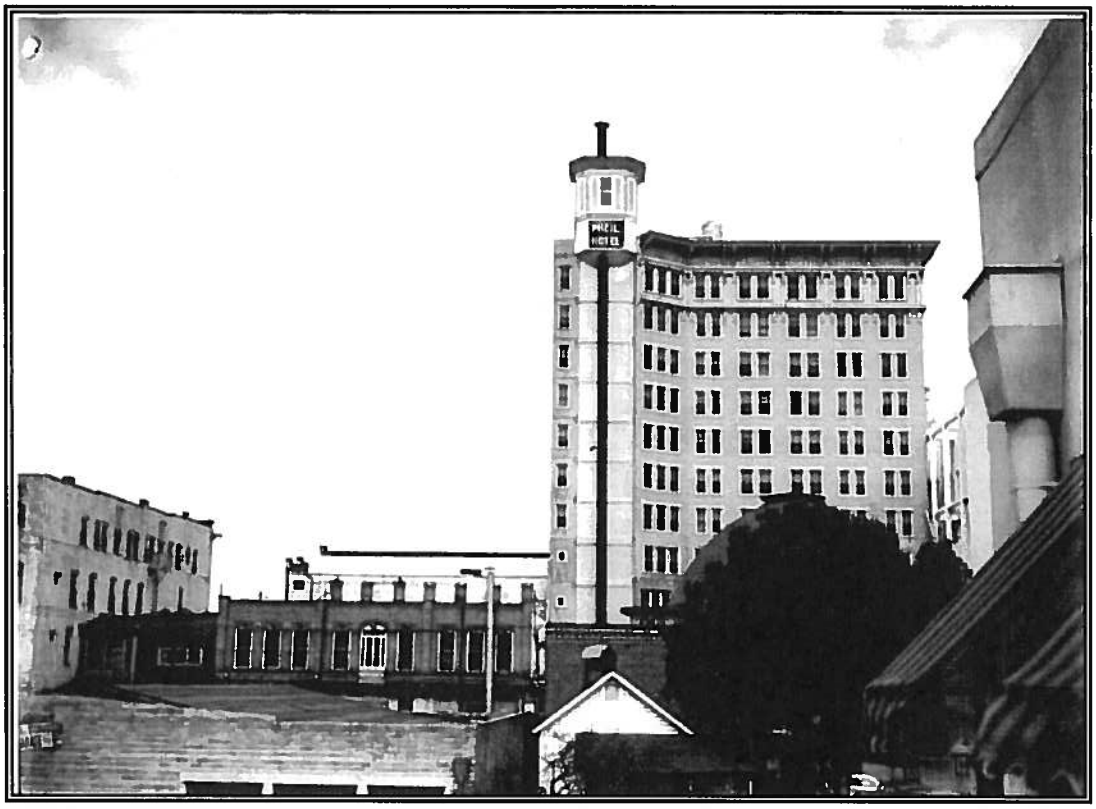
Pheil Hotel and Theater, 1935, Museum of History P02514

Pheil Hotel and Theater, Postcards, Museum of History

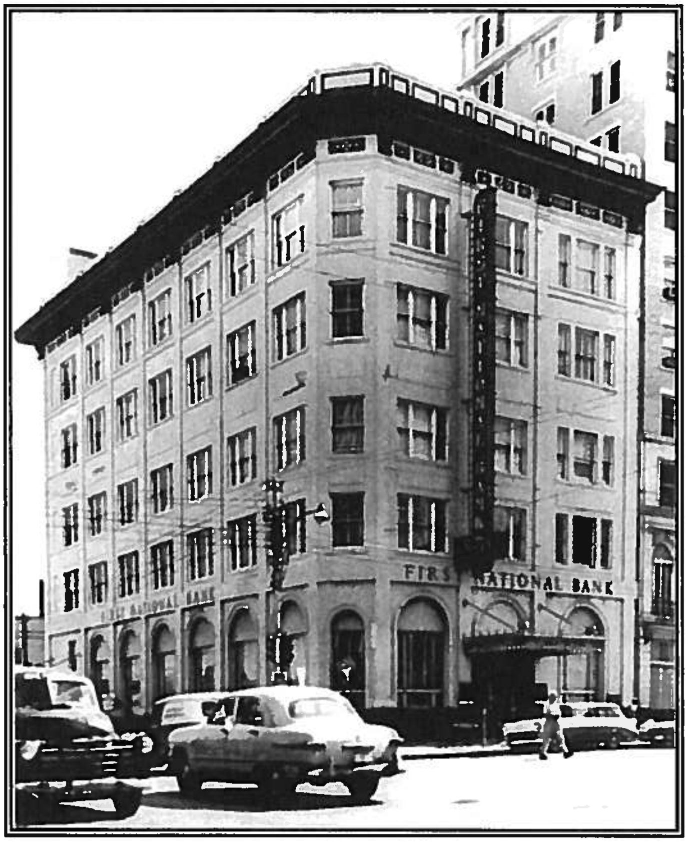


Pheil Hotel and Theater, 1942, Museum of History P00243

Pheil Hotel and Theater, 1942, Museum of History P01951

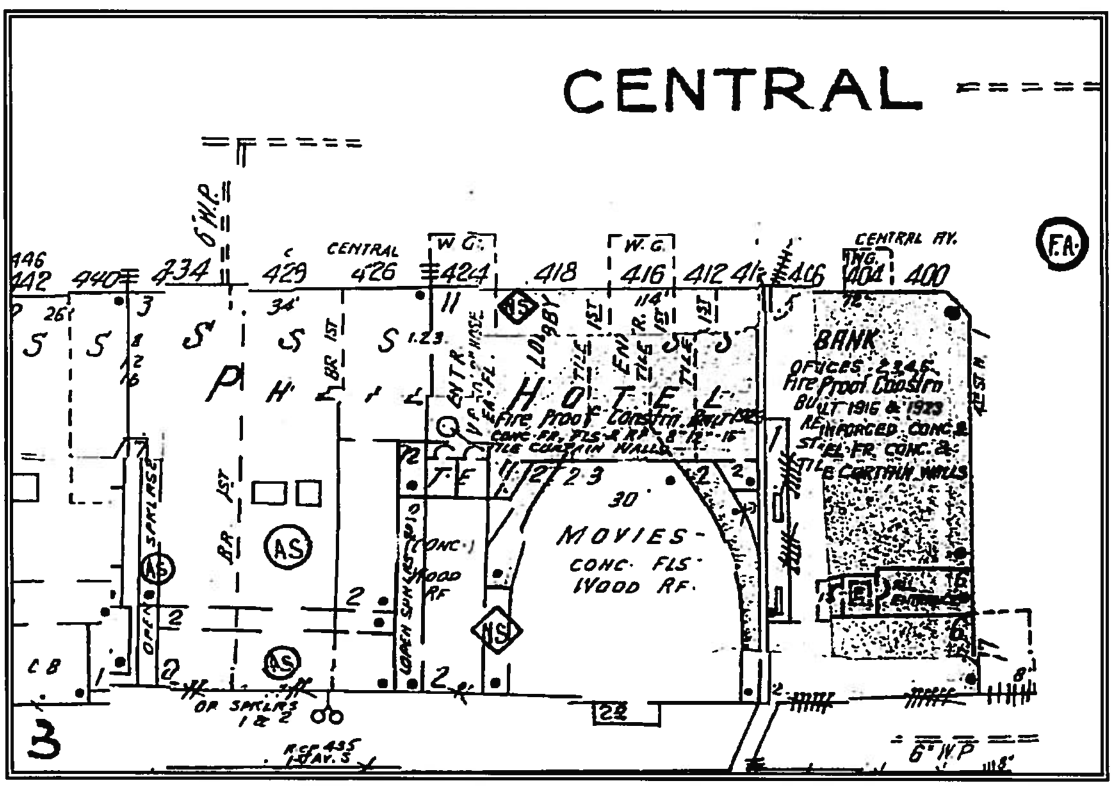


Pheil Theater, 1950, Museum of History P05631



First National Bank, 1950, Museum of History P0819

Sanborn Fire Insurance Map, 1923 Revised 1951, Sheet 5



First National Bank and Pheil Hotel and Theater, 1960, Museum of History P00699

First National Bank and Pheil Hotel and Theater, 1960, Burgert Brothers Collection, Hillsborough County Public Library System

Former Pheil Hotel and Theater, 1961, Museum of History P03068

Former Central National Bank and Pheil Hotel and Theater, postcard, Museum of History

APPENDIX D

Report of Architectural Findings (Robert Reid Wedding Architects & Planners, AIA, Inc.)
Original Report dated February 23, 2016
Supplemental Report dated April 28, 2016

REPORT OF ARCHITECTURAL FINDINGS

Date: February 23, 2016

Introduction:

The purpose of this report is to research the historical significance of the structure located at 410 Central Ave in downtown St. Petersburg, Florida, in order to provide facts and information related to the request for a demolition permit applied for by the Clarence Pheil Trust.

Overview:

On Jan 21, 2016, the Owners of the entire block, First State Investors 3300 LLC and members of the Pheil family, filed an application with the City's Construction Services for a Demolition Permit for the structure located at 410 Central Ave within the Block located on the SWC of the intersection of Central Ave and 4th St. South in Downtown St. Petersburg.

The Block located at the SWC of Central Ave and 4th St in St Petersburg Florida is within the Downtown Central Business District of City of St Pete, Florida, with a current zoning appellation of DC-C, (Downtown Core). DC-C Zoning allows commercial and multi-family developments with a maximum building height of 300' to 450' (and increases in height with bonuses); a maximum FAR of 4.0 to 8.0 (and increases in allowable FAR with bonuses); and allows "zero" building setback from property line for developments up to 200' height (10' setback above 200' building height), as encouragement for new development to be designed in as "urban" and dense a fashion as possible.[1]

Ordinance 16.20.120.3 governs the Development of 410 Central Avenue:
"The Downtown Center-Core District is the most intensive district in the City's schedule of regulations. The purpose of this district is to create a diverse and vibrant downtown which serves as a center for employment, entertainment and retail activity. This district, hugging Central Avenue, allows the highest densities, intensities and building height. Development in this district provides appropriate pedestrian amenities, pedestrian linkages, ground level retail, and cultural activities. The design of buildings and streetscaping (both hardscape and landscape improvements) promotes a successful people-oriented downtown area as defined in the intown redevelopment plan. Residential uses are allowed as a secondary use within the district. Uses that do not require a central location or those requiring a vehicular emphasis are less appropriate in this location and are discouraged."

Structures Under Discussion:

The SWC of Central Ave and 4th St. South contains the following structures:

- A 6 story bldg. (NEC parcel) – 400 Central Ave.
- An 11 story bldg. (west side of NEC corner parcel) – 410 and 424 Central Ave
- An "auxiliary" 3 story bldg. (SEC of block) – also address of 400 Central Ave
- A 4 story parking garage (just west of 3 story office bldg.) – no address

[1] City of St Petersburg LDC Section 16.20.120

- The remainder of the block contains parking on grade since 1968 and 1982, and a cell tower since 2010.

The 6 story building listed above is the "Central National Bank" located at 400 Central Ave. and the 11 story building is the former "Pheil Hotel & Theatre" at 410 & 424 Central Ave. Both these buildings were originally constructed before 1924 as separate buildings but have since been "merged" by a single Owner into a single Use (Commercial Office). Both buildings are included as "contributing structures" within the Downtown St. Petersburg National Register Historic District. [2]

These two buildings are also on a list of "properties potentially eligible for local landmark designation" at the City's Historic Preservation Department, created by citizens working with department staff. Addresses on this list are "possible" candidates for consideration as "local landmark" designations by City Council due to their *age*; the *prominence of their location* (major commercial intersection at the heart of the City); and/or because of their *history.* 400 Central and 410 Central are both more than 90 years old; 400 Central was one of the *first banks* constructed in the City; and 410 Central was the "*first skyscraper*" and the *first "theatre"* constructed in the City by *A.C. Pheil*, a prominent businessman, adventurer, city councilman, early City mayor & tuba player in St. Petersburg in the early 20th century.[3]

The filing for the demolition permit triggered a 30 day "stay" to the review process for the permit because the property is on the above referenced "list". Public notification of the permit filing was required to be provided by the Historic Preservations Department of the City of St. Petersburg per St. Petersburg Ordinance 16.30.070.2.5.

Either the property owner; or any resident or organization of the City, including the City, may initiate an application for "local Landmark" status. Per City of St. Petersburg Ordinance 16.30.070, public policy is to "perpetuate preservation, protection and use of local landmarks because they have special value as visible & tangible reminders of history & heritage of the City".

However, both of these old buildings have been significantly altered over time, and this Report is intended to analyze the remaining historic fabric of the structures, and assess whether the remaining structures are viable candidates for either "preservation", "rehabilitation", "restoration" or "reconstruction", according to criteria defined by the US Department of Interiors "Secretary of the Interior's Standards for the Treatment of Historic Properties".[4]

Definition of Standards Terms:

- ✓ "Preservation" is recommended "when the property's distinctive materials, features and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement...and when a continuing or new use does not require additions or extensive alterations." "Preservation"

[2] Historic Structure Form Site #8 PI10450
[3] From "Back Home" A History of Citrus County, Florida by Hampton Dunn 1976
[4] The Secretary of the interior's Standards for the Treatment of Historic Properties – Technical Preservation Services Guidelines

reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made."

- ✓ "Rehabilitation" "emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work". "Deteriorated historic features shall be repaired rather than replaced" or "the new feature shall match the old in design color texture and other visual qualities...and materials...Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- ✓ "Restoration" is ..."defined as the process of *accurately* depicting the form, features, and character of a property *as it appeared at a particular period of time*"...Requires "documentary and physical evidence" for replacement of any deteriorated features.

- ✓ "Reconstruction" is used to "depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction" by means of new construction to replicate historic features specific to a period of time and historic location.

Note:
Per discussion on 2-4-16 with Derek Kilborn at the City's Department of Historic Preservation, neither the City nor any other organization has expressed any interest or objections to demolition of the other structures occupying the remainder of the Block.

In addition, no interest has been expressed towards retaining any of the structures added to the site after 1958 including the 3 story auxiliary office building located on SEC of the Block; the 3 story renovation where the Pheil Theatre was demolished for an expansion of First National Bank's Lobby and Office areas in 1959; the 4 level parking garage; nor for the "exterior ornamental sun screen" constructed in 1960.

Also note, there has been no interest expressed towards preservation or restoration in regards to the 1982 elevator hoistway or for preservation/rehabilitation of the 1982 west Entry Foyer renovation at the NWC of the Pheil Building, which is leaking and has visible water damage at this time.

Research:

RRW Architects is familiar with the existing Pheil building, having worked on construction documents for renovations to the building for a number of Owners, since 1970. Our firm was the Architect of Record for the conversion of the Pheil Hotel to office use for Century Bank in 1982.

RRW has researched existing Historical Archive Documents; Sanborn Insurance Company maps, photos; City Historic Archives; City Permitting Archives; Library Archives (USF and UF; Pinellas and Hillsborough County Libraries); Museum Archives; Newspaper Archives and written histories of the City of St. Petersburg to document the sequential development of the two old buildings on this Block that were constructed before 1924, and to analyze the extent of original and remaining "historic fabric" of these two structures.

Site visits were made to photograph and observe existing conditions of the two old structures. The original buildings are currently concealed from public view beneath the "ornamental sun screen" which was added to the exterior facades in 1960. Also in the 1960 renovation, the two separate old buildings were partially "merged" into one Office Use. In 1982, the two old buildings were fully merged into one "Office" use under a single Owner.

A Site "tour" of the facility was led by Leonard Venckus, with The Concrete Steel and Glass Company, who has been working with building maintenance since the building was vacated by Wachovia in the fall of 2005; and Ms Helen Figliulo, with Jones Lang Lasalle, the facility management company for the building, accompanied RRW on this "tour".

Historical Timeline:

RRW has provided a timeline from 1912 thru present of the history of construction, use and features of the site. Please note that very similar, standard descriptions of the Buildings, using descriptive terminology from the Property Appraiser and/or from the Sanborn maps is utilized.

The "Central National Bank" was originally constructed from 1912 thru 1923. This building is located on the corner of the intersection of Central and 4th Street South and was originally constructed as a 3 story Bank with "reinforced concrete columns and 12" concrete walls" and a wood framed hip roof with dormers (1912) – *see photo 1*. The 1913 Sanborn map notes that the southern 17'-0" of the building was being used as a Western Union Telegraph Office. (*see photo 2*)

The Property Appraiser describes original construction of this building (400 thru 406 Central Ave) as "common brickstone" walls with "structural slab" floors on a "special foundation". The Sanborn map from 1923 (*photo 3*) lists the structure as "fireproof construction/reinforced concrete & steel" with "FP concrete and tile curtain walls". The Sanborn map shows a "wood/glass" canopy assembly at the NEC of the building.

- ✓ Existing steel beams and columns and 24" round concrete columns were observed on the 6th floor; hollow clay tiles were observed to be type of "tile" used as curtain wall infill between the reinforced concrete columns. (*see photo 4*)

In 1916, A.C Pheil began construction of what would eventually be an 11 story hotel and theatre on the vacant land parcel between the corner Bank property. The 3-story mercantile "Pheil Building" (*photo 5*) (426 thru 430 Central Ave), which was constructed in 1908, and demolished circa 1975, housed storefronts on the 1st floor and had professional offices (doctor, dentist) in the upper floors.

In 1922 and 1923, two additional stories were added to the "Central National Bank" building and a built-up low-slope roof behind a decorative balustrade pediment (*see photo 6*) replaced the wood hip roof with dormers.

The Central National Bank survived until 1926; re-opening in 1926 as the "Southern National Bank".

PHOTO 1:

1915 PHOTO OF CENTRAL NATIONAL BANK, MUSEUM OF HISTORY P01625

BELOW: EXTERIOR OF CENTRAL NATIONAL BANK COLORED IMAGE (POSTCARD, MUSEUM OF HISTORY)

PHOTO 2:

1913 SANBORN FIRE INSURANCE MAP, SHEET 23

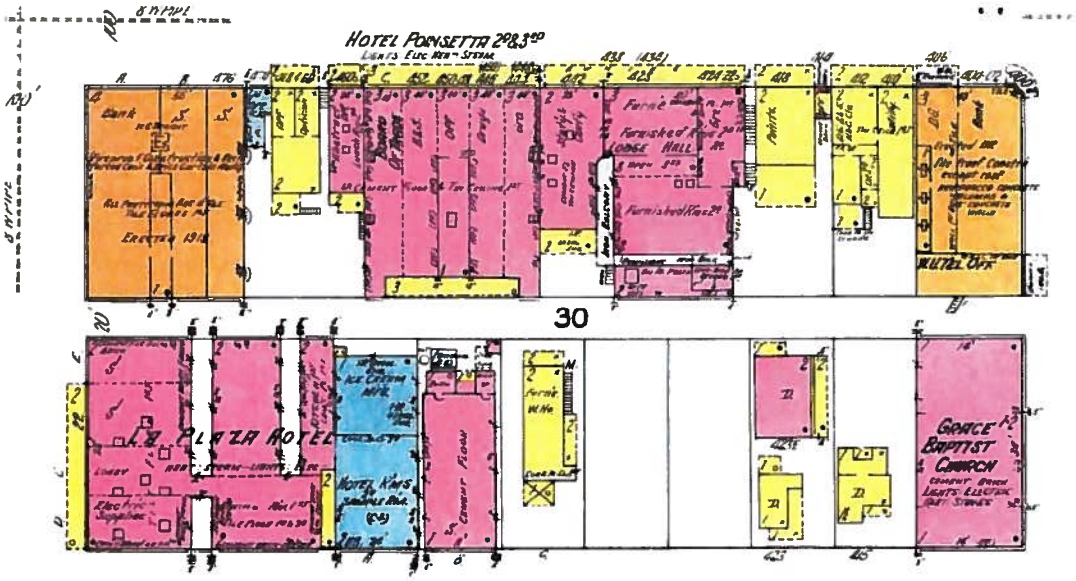


PHOTO 3:

1923 SANBORN FIRE INSURANCE MAP, SHEET 5

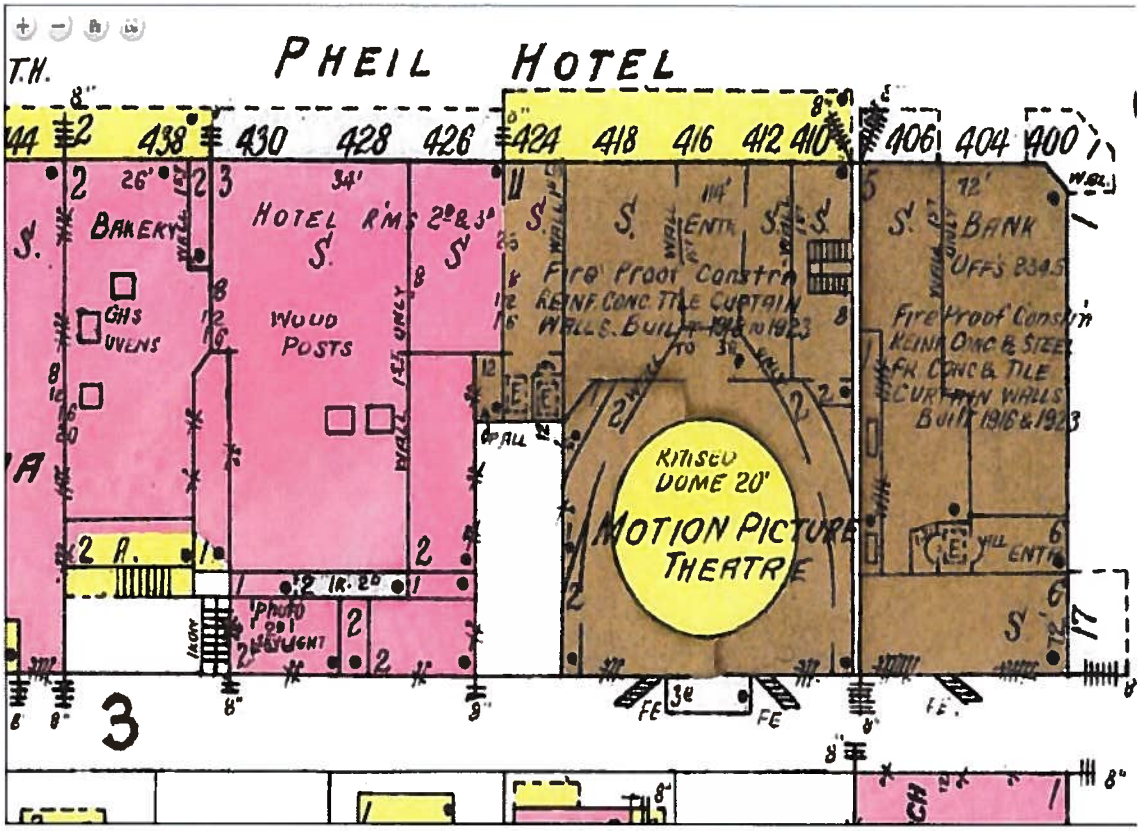


PHOTO 4:

EXISTING EXTERIOR WALLS TILE CURTAIN WALL; 6TH FLOOR STRUCTURE, EXPOSED

PHOTO 5:

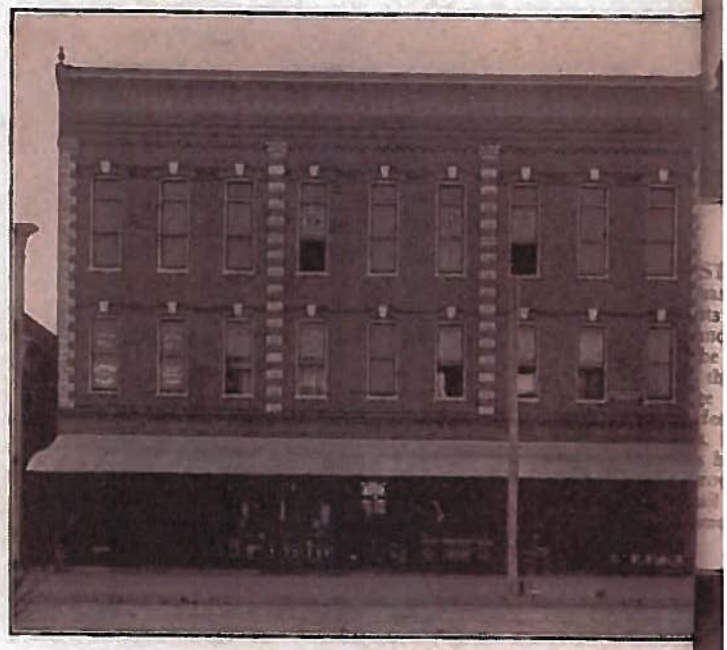
PHEIL BUILDING 1908, FROM P 14 OF "ILLUSTRATED AND DESCRIPTIVE ST PETERSBURG FLORIDA", ILLUSTRATED AND COMPLIED BY WM S KLINE & COMPANY, PUBLISHED BY PRESS OF BAND & WHITE, SPARTANBURG, S.C.

tion with the general business they are also the proprietors of the St. Petersburg and Gulf Fish Company.

DR. E. ADELYN ELLIS—Osteopathic Physician. Rooms 7 and 8 Pheil Building. Hours 9 to 12, 1 to 4. This estimable lady is a native of Ohio, and has been located in St. Petersburg for two years, during which time she has attained a fine reputation for the excellent treatment she accords to all suffering humanity who have partaken of her methods which in the short time this treatment has attained a prominent success throughout the United States and all other countries where its practitioners have settled it has met with phenomenal approval and able champions through the many ills it has cured. Dr. Ellis is a graduate of the American School at the above address is in a atients whose ills require her ıe.

Stoves and House Decorations, ve business transacted by this he largest and one of the best

DR. LEMUEL COLSON—Dentist. Rooms Pheil Block, 424 Central Ave. As a practiti this branch of science there is no more able strator than the gentleman whose name appear He has been located in St. Petersburg for two years, and in this brief time has ably demo



PHEIL BUILDING

PHOTO 6:

CENTRAL NATIONAL BANK CA 1925

CENTRAL NATIONAL BANK & TRUST CO., ST. PETERSBURG, FLA.

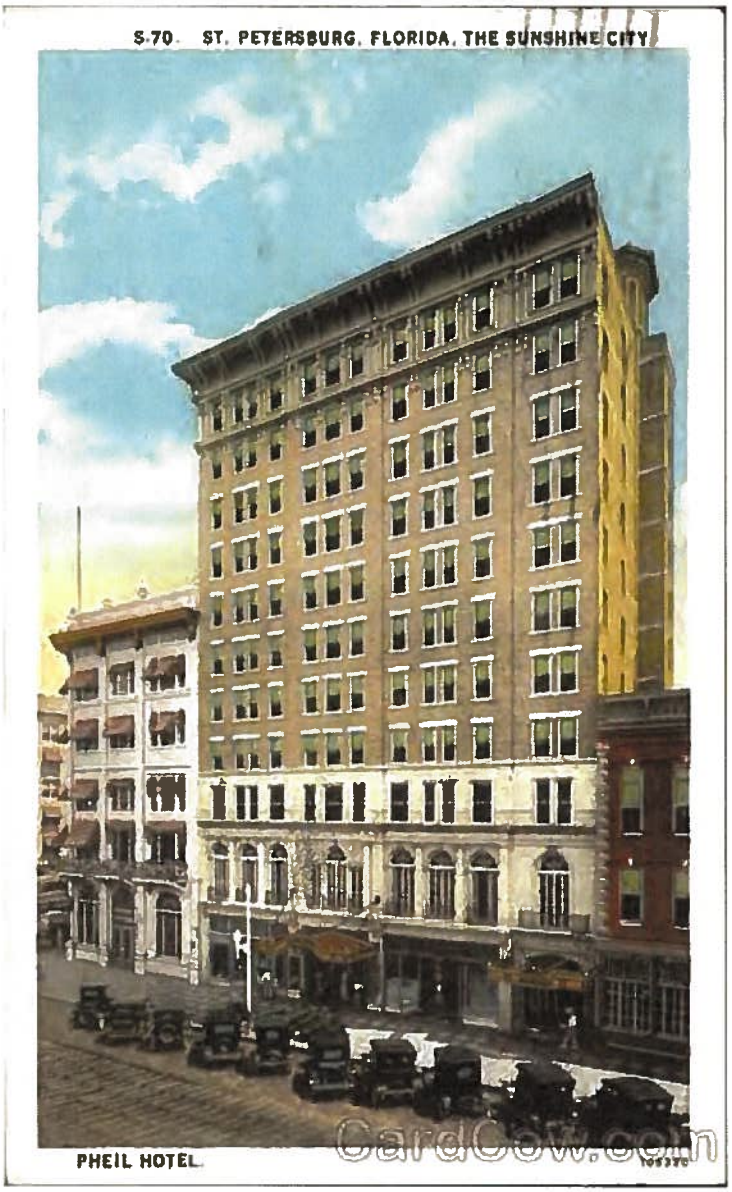


PHOTO 7:

PHEIL HOTEL AND THEATRE CA 1923

PHOTO 8:

FIRST NATIONAL BANK POSTCARD CA. 1940

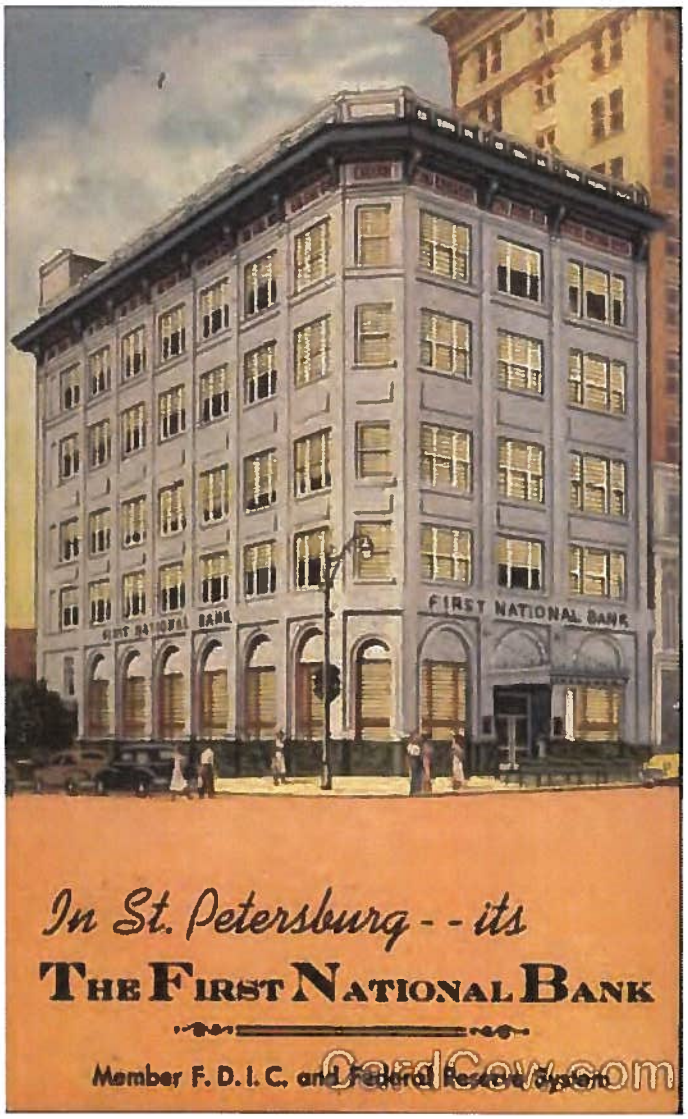


Photo circa 1925 shows the building's entry canopy relocated from the NEC of the building to the center of the north façade of this building. The revised Sanborn map of 1951 describes this canopy also as a wood and glass assembly. The Bank appears to have a white stucco exterior finish with decorative banding and pilasters, with the 1st floor a double height space with full height multi-paned wood windows topped by arched glazed transoms. The 2nd floor appears to have French doors opening onto balconies with ornate metal railings, supported by scrolled brackets. The 3rd floor appears to have decorative medallions above wood double hung windows. The 4th and 5th floor also appear to have wood double hung windows, and the building is topped with a deep cornice supported by evenly spaced decorative scrolled brackets with decorative medallions between brackets. The roof appears to have a balustrade-like pediment with decorative finials. (*photo 6*)

By 1923, 9 stories of the "Pheil Hotel and Theatre" building had been constructed. Photos from the Museum of History show the 10th and 11th floors encased in scaffolding at this time. Another historic photo dated 1924, from the Museum of History, shows an hexagonal elevator hoistway under construction at the SWC of the building, and continuing construction at the 10th and 11th floor of the hotel building. (*see photo 7*)

Saturday, November 1, 1924, the Evening Independent published an article announcing a grand opening for the new "Pheil Hotel and Theatre". The article describes attributes of the new building as "new and fireproof" with "auto storage in rear". Interior assets are described as including:

- ✓ The 2nd floor ..."with ladies parlor with fireplaces nooks and alcoves ...(with) a men's smoking room and barber shops for both men and women"
- ✓ A "modern" new hotel with 130 guest rooms including 121 with "tiled private baths & shower"; ...each room providing "outside access" and containing a "clothes closet" "hot and cold running water and a telephone"
- ✓ Corridors are described as "unusually wide" with "running icewater" and the "finest mail chute contrivance"[5]

Original construction of the Pheil Hotel and Theatre (410 thru 424 Central Ave) is described by the Property Appraiser as "common brickstone" on a "special footing". The floor structure is listed as a "structural slab". The 1923 Sanborn map describes the building as a "fireproof construction" with "reinforced concrete tile curtain walls". (*see photo 3)*

In 1936, "First National Bank" purchased the "Southern National Bank/Central National Bank" building at 400 Central Ave and renovated the building circa 1940. (*see photo 8*)

The Bank's 1st floor still appears to be a double height space, but the original multi-paned wood windows, with multi-paned glazed arched transoms, appear to have been replaced with rectangular wood windows and the arched transoms filled in. A black marble plinth below black marble window sills appears to have been added at this time also.

From photographs, Exterior Renovations to the building circa 1940 include:

[5] The Evening Independent, Oct 31, 1924, page 25

- ✓ Replacement of the multi-pane 1st floor arched transom-topped windows with simpler new rectangular wood windows
- ✓ Removal and infill of former arched transom glazing entirely
- ✓ Removal of 2nd floor balconies with wrought metal railings
- ✓ Removal of 2nd floor French doors with new wood double hung windows
- ✓ Removal of decorative medallions above the 3rd floor windows
- ✓ Removal of the clock at the 4th floor on the NWC of the building
- ✓ Removal of awnings and the rooftop balustrade finials

In 1959, the First National Bank leased the Pheil Hotel and Theatre for 99 years. In December of 1959 a permit was issued to demolish the Pheil Theatre, "to make way for an L-shaped extension of the Bank's lobby floor more than doubling its area".

- ✓ Headline of a newspaper article Sunday Feb 5, 1961, reports that "First National Opens Big New Bank Offices" "at a cost of $1.5 million" with an "entire new lobby, executive offices and motorbank...designed for maximum efficiency...(with) an escalator...(and) décor dominated by glittering white marble contrasted with stately tropical palms and colorful paneling in pastel hues" ...(connected to a new) 4 level 100 car parking garage".[6]

- ✓ The article also states that the "106 room hotel would be leased back to Robert J. Mack (Mgr.) for an indefinite period".

- ✓ The "Pheil Theatre" was originally located to the south of the Hotel "tower" on the 2nd & 3rd floors with a "wood roof" and "20' raised dome" in the center of the theatre. A balcony was originally located on the south side of the theatre abutting the alley, and according to written accounts, a movie-goer would enter the theatre's foyer on the first floor from Central Ave, then proceed up a stair to the theatre entry on 2nd floor. Accounts state that the original theatre screen was on the north wall of the theatre so that a movie-goer passed the movie screen on the way to theatre seating.[7]

- ✓ The theatre was completely demolished in 1959. There is no observable "historic fabric", finishes, layout or assemblies remaining in the existing building related to the original Pheil Theatre. It is unclear whether structural elements of the theatre were retained. Permitting records from the City of St Petersburg list a number of maintenance upgrades, electrical and mechanical renovations, re-roofing, and mother minor modifications to the Theatre from its grand opening in 1924 through 1959, but it is 100% gone now.

Elements related to the Theatre that have been entirely demolished include:

- ✓ The Pheil Theatre ornate entry canopy / sign is gone (*see photo 9*)
- ✓ The street side ticket box-office is gone
- ✓ Wood storefront windows and their storefront transoms are gone from the former theatre's foyer (replaced throughout the building with aluminum fixed pane storefront windows)

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[6] Evening Independent, Feb 5, 1961, :First National Opens Big new Bank Offices" p 5
[7] Grismer, Karl H History of St Petersburg: Historical and Biographical, St Petersburg: The tourist News Publishing Company, 1924

- ✓ Theatre seating, balcony, screen and all interior theatre elements are gone
- ✓ Stair to theatre is gone
- ✓ Domed theatre ceiling is gone

In 1960 First National Bank proceeded with a Major Renovation of both the 400 Central Ave location and the Pheil Hotel's 1st and 2nd floors. Major interventions included:

- ✓ Adding a new 2nd floor in 400 Central (*see photo 10*) so that the building is now listed as a **6** story building with approximately 31,220 sf.
- ✓ Covering both buildings with an "ornamental sun screen" *(see photo 11)*
- ✓ Adding a 4 story 100 car garage (*see photo 12*)
- ✓ Connecting garage to both buildings at 2nd and 3rd floors above the alley (*see photo 13*)
- ✓ Opening common (demising) wall between buildings so buildings could share exit circulation

- ✓ The new 2nd floor was inserted at approximately 9'-0" above the finished floor of the 1st floor, separating the original double height lobby space into 2 full office floors, at approx. 9'-0" above the existing 1st floor, with the floor perimeter abutting the center of the existing double height windows. This intervention means the 2nd floor office space of 400 Central Ave. has windows that extend from floor to approximately 4'-0" above the finished floor which is extremely visually disconcerting (as noted in recent newspaper account, this results in office spaces with an "alice in wonderland" feeling). A connecting stair from the 1st floor was added for 2nd floor access along the east side of the space.

- ✓ Historic fabric of the original double height Bank Lobby as seen in early postcard from the Museum of History (wood windows; original flooring; column capitals; light fixtures; wood framed interior doors/windows and hardware, coffered ceilings, bank teller lines) appears to have been demolished and discarded with the 2nd floor addition. The remaining 1st & 2nd floor windows are currently metal framed windows. (*see photo 14*)

- ✓ The 3rd thru 6th floor wood double hung windows appear to have been retained and appear to be the same configuration as the windows shown in the "First National Bank" postcard circa 1940 and in photos from the 1940s and 50s. Note that the wood windows were also observed to have piles of termite frass adjacent, indicating a significant termite infestation (*see photo 15*).

- ✓ As noted above the 1960-1961 renovations included wrapping the entire exterior façade of both the 400 Central Ave. building and the Pheil Hotel with an "ornamental sun screen", constructed of perforated galvanized steel. There are catwalks at 3rd and 6th floors of the 400 Central Ave. building so that the exterior skin conditions of the original buildings can be observed. Note that some of the steel angles that are thru-bolted to the building to support the catwalks and the steel screen appear to be partially detaching from the wall (*see photos 16, 17)*

Field Observations 400 Central:

- ✓ Some of the steel x-bracing that should be assisting in support of the catwalks is marginally secured to the catwalk with what appears to be electrical wire, and at

PHOTO 9:

PHEIL THEATRE MARQUEE, CA. 1950

(ALSO SHOWS ORIGINAL CENTRAL AVE FACADE FINISHES)

PHOTO 10:

LOOKING NORTH ON 2ND FLOOR, 400 CENTRAL: "ALICE IN WONDERLAND" WINDOW PLACEMENT

PHOTO 11:

1960 POSTCARD, SHOWING INSTALLED "ORNAMENTAL SUNSCREEN" COVERING BOTH BUILDINGS

PHOTO 12:

GARAGE FACADE ON 1ST AVE SOUTH, LOOKING WEST

PHOTO 13:

PARKING GARAGE CONNECTIONS TO OLDER BUILDINGS (ADDED IN 1960 RENOVATIONS)

PHOTO 14:

POSTCARD OF CENTRALNATIONAL BANK INTERIOR BEFORE 1922

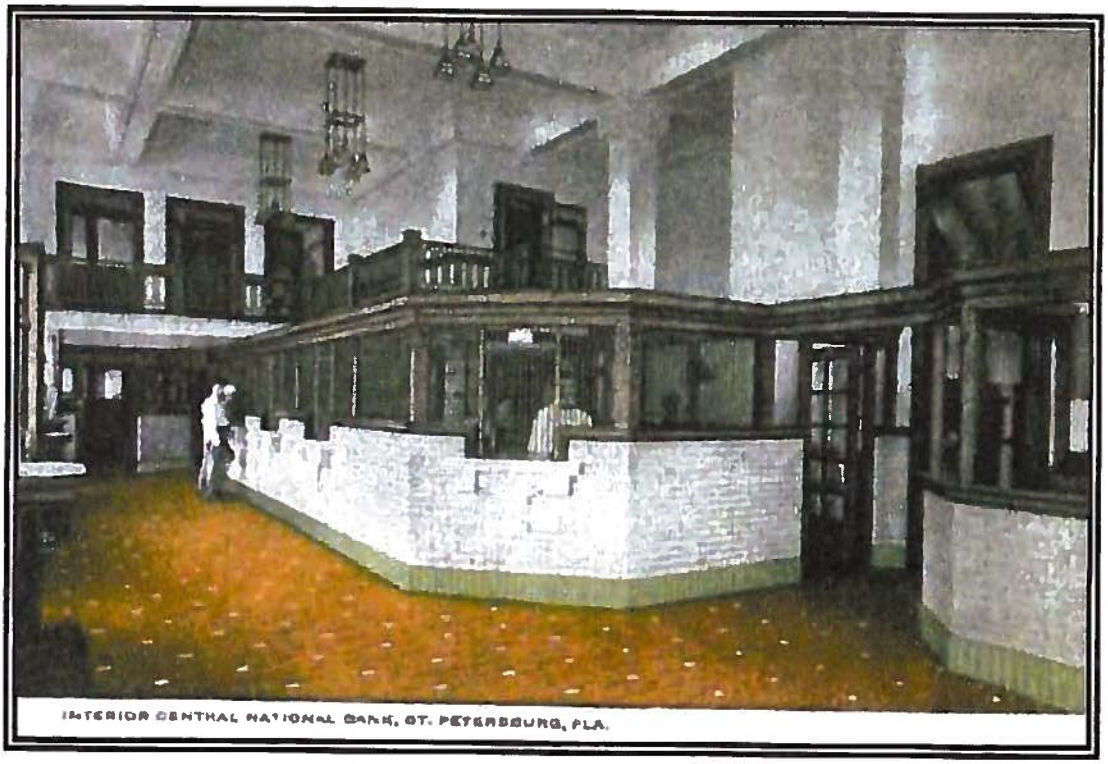
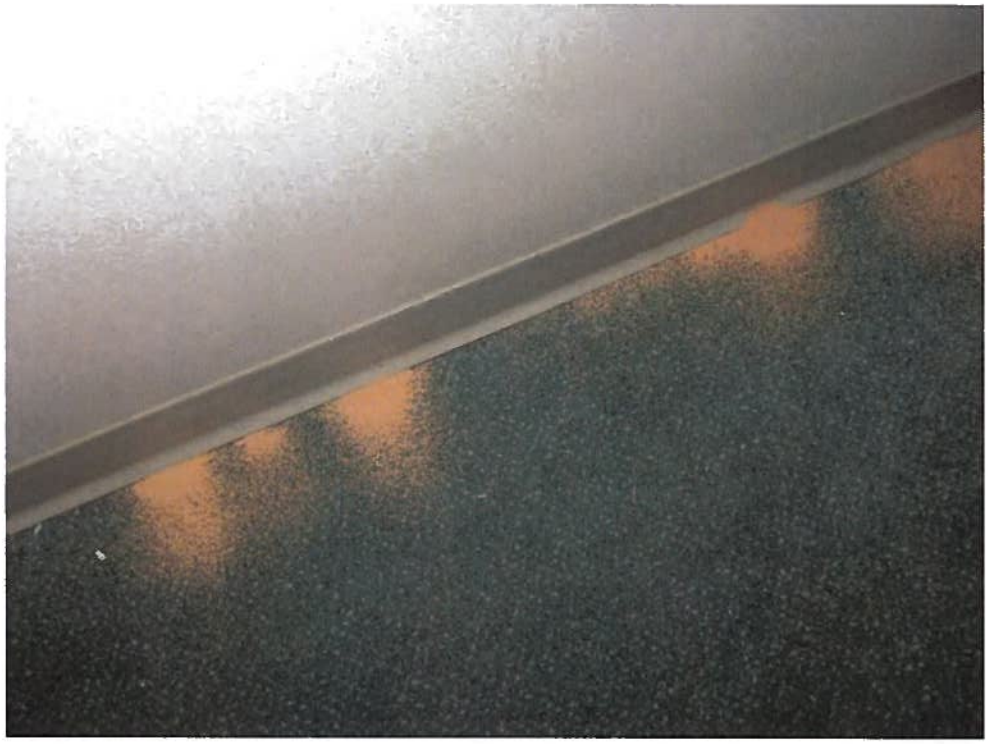


PHOTO 15:

PILES OF TERMITE FRASS BELOW 6TH FLOOR WINDOWS, 400 CENTRAL AVE



PHOTOS 16, 17:

CATWALK & ORNAMENTAL SCREEN ANCHORS

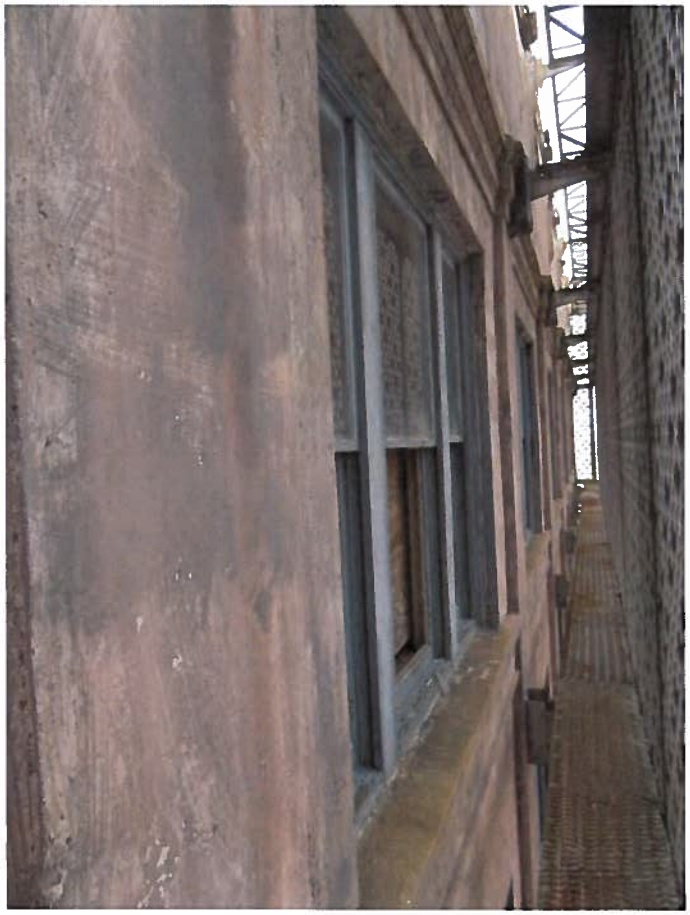
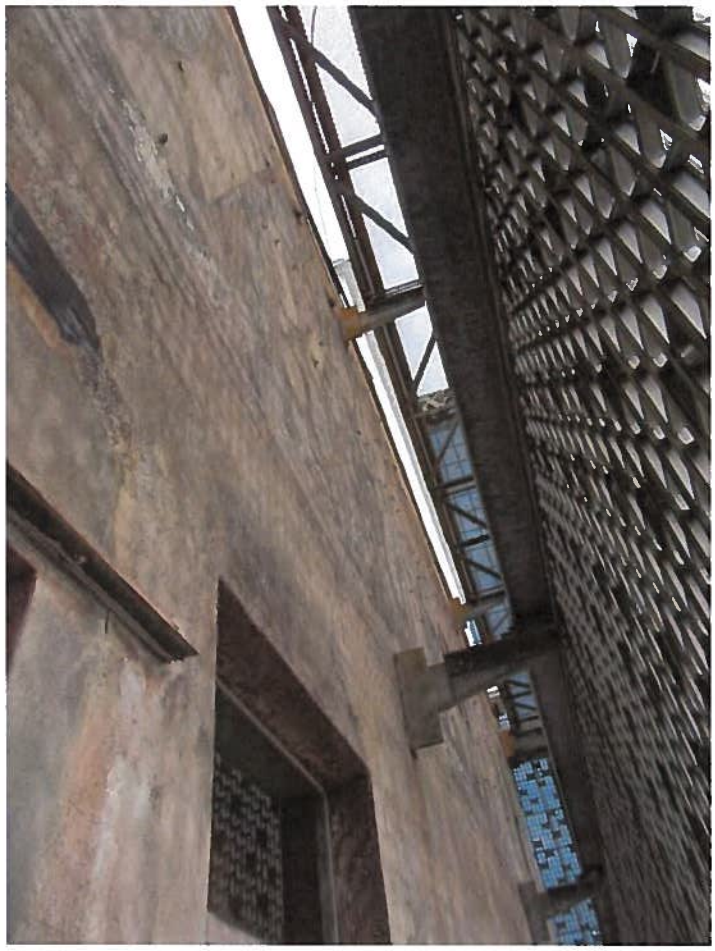


PHOTO 18:

MORE PHOTOS SHOWING DECORATIVE BANDING AND (ORIGINAL?) ORNAMENTATION DETERIORATED



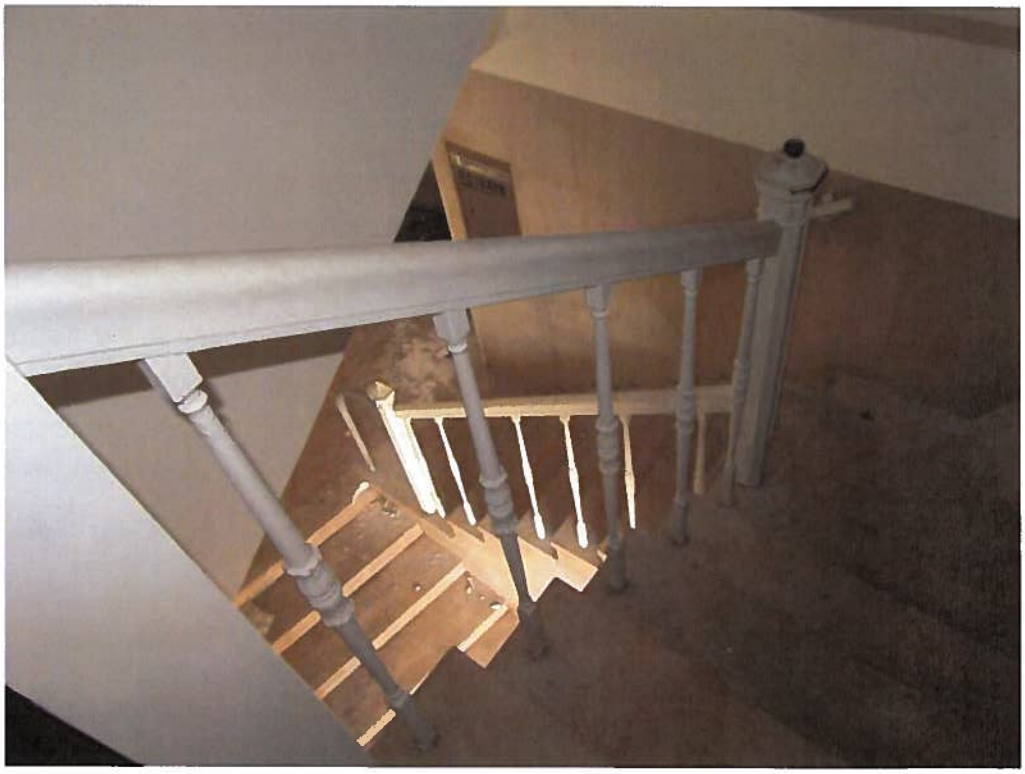


PHOTO 19:

WINDING EXIT STAIR, 400 CENTRAL AVE

least 50% of the x-bracing appears to be missing (per Len Venckus x-bracing has been/is continuing to be stolen over time).

- ✓ Decorative banding and pilasters are approximately 50% removed from the east façade, and portions of decorative banding are missing from the north facades as well. (*see photo 18*)
- ✓ Some decorative 4x4 varigated blue tile is located on the east façade above the 6th floor windows. It is unknown from looking at the historic photos if these blue tiles are original materials.
- ✓ Existing exterior stucco finish is patched in many places, and there are numerous cracks in the stucco finish.
- ✓ Steel screen was attached with thru-wall bolts anchored to the decorative pilasters and banding. Therefore banding and pilasters are damaged and some segments of banding are removed to accommodate the steel supports for the screen.
- ✓ Cornice is gone.
- ✓ Decorative cornice brackets are gone.
- ✓ Rooftop decorative balustrade/pediment is gone.
- ✓ Exterior wood and glass building-hung entry canopies are gone, replaced in 1960s with new framed stucco entry canopies.
- ✓ Decorative banding and pilasters approx. 40% gone from north façade.
- ✓ Per the 1951 and 1923 Sanborn Fire Insurance Maps the original building contained a single elevator located in the center of the building just north of the 17'-0 wide "Western Union Office". There is no evidence of the original elevator in the existing building. In 1974-75 a permit was pulled for installation of fire doors and fire partitions. In the 1982 Century Bank renovation, 2 new Otis elevators were installed in a steel framed hoistway at the SEC of this building.
- ✓ There is **one** winding wood stairway just north of the elevators which is separated from office areas on floors 1 thru 6 by an aluminum storefront and glass partition. The aluminum storefront partition does not appear to be a fire rated assembly, & therefore unlikely to be compliant with current code standards. A winding stair is not an acceptable fire exit per current code standards. Note that a 2nd exit stair would be required to be added to the building to conform with current code standards, if 400 Central is "un-joined" with the adjacent Pheil building. (*See photo 19*)
- ✓ The exit doors from the elevator lobby at the SWC of the building are now standard aluminum storefront double swinging doors. Black marble sheathing has been installed above the base plinth and surrounds the storefront exit doors in this location. (*see photo 20*)
- ✓ Stucco painted black is now located between the black marble plinth and the soffit under the "ornamental sunscreen" – there are cracks and evidence of water penetration of the exposed stucco. *(see photo 21)*
- ✓ The metal soffit panels under the ornamental screen are now rusting. (*see photo 22)*

<u>Pheil Hotel, Original Development</u>:

Historic photos of the building appear to show that originally the ground floor was about 14' height with a white stone exterior finish and wood storefront windows with glass transoms. The hotel's 2nd floor also appears to have been originally sheathed with a white stone exterior finish, and to also have had a floor to floor height of approximately 14'. (*see photo 7*)

PHOTO 20:

EXIT DOORS FROM ELEVATOR LOBBY 400 CENTRAL AVE

PHOTO 21:

CRACKING STUCCO / WATER DAMAGE EAST WALL 400 CENTRAL

1923 thru 1950 photos of the north (Central Ave) façade show the 2nd floor with narrow French doors with sidelites opening onto small balconies with decorative metal railings, and glazed arched transoms above the door openings. These photos also show decorative bandings above the 1st and 2nd stories on the Central Ave. façade, with ornate scrolled decorative brackets regularly spaced below the decorative banding at the top of the pilasters. Decorative banding also appears to have separated the white stone sheathed 3rd floor from the upper 8 floors of hotel guest rooms. Historic photos indicate that the original building had a brick exterior finish above the 3rd floor. More decorative brick banding with regularly spaced brackets originally separated the 10th floor and the 11th floor from a deep decorative cornice supported by decorative double brackets. In addition, from photos, it appears that the original guest room exterior windows from the 4th floor up were installed with white stone or concrete lintels and sills. (*see photos 23, 24*)

A 1950 photo of the Theatre entry shows the First National Bank's black marble plinth of the adjacent bank building extended to the east side of column at the east side of the theatre entry. The existing building has additional black marble sheathing installed over the columns flanking the former theatre entry location and continuing below aluminum storefront window sills along the north façade. Stucco finish has been installed above the black marble. (*see photo 9*)

Field Observations 410 & 424 Central:

- ✓ There is no observable original white stone exterior finish remaining on the building. (*see photo 25*)
- ✓ All windows observed at the site now appear to be fixed pane aluminum storefronts. (*see photo 26*)
- ✓ The arched transoms and French doors of the original building's 2nd floor are now rectangular aluminum storefronts.
- ✓ Decorative banding and brackets of the original building's 1st and 2nd floors are gone.
- ✓ Cornice and decorative brackets at top of building are gone.
- ✓ The entire west end of the building now has a stucco finish. (*see photo 27*)
- ✓ There are no original windows or window openings remaining on the west façade.
- ✓ The original hexagonal elevator hoistway is gone, as are the original elevators and elevator hoistways.
- ✓ In order to accommodate the 1960 exterior renovation's "ornamental sun screen" installation, the brick facade of the building was stuccoed over up to the 9th floor level and the brick façade above the 10th floor was painted. As noted in description of the ornamental screen installed over the 400 Central façade, the screen and catwalks are secured to the exterior faced of the building with thru bolted steel angles.

In 1968, First National Bank acquired the "Florida Theater" building at the SWC of the Block and demolished it entirely, converting the former theater building's location to new on grade parking area just west of the 4 level garage.

In 1976, First National Bank merged with Century Bank to become "Century First National Bank", and in 1979 was renamed "Century Bank".

PHOTO 22:

SOFFIT PANELS RUSTING

PHOTOS 23:

PHEIL HOTEL UNDER CONSTRUCTION 1923, (MUSEUM OF HISTORY P03658)

PHOTO 24:

PHEIL HOTEL & CNTURY BANK IN 1925 (BURGERT BROTHERS PHOTO HILLSBOROUGH COUNTY LIBRARY)

PHOTO 25:

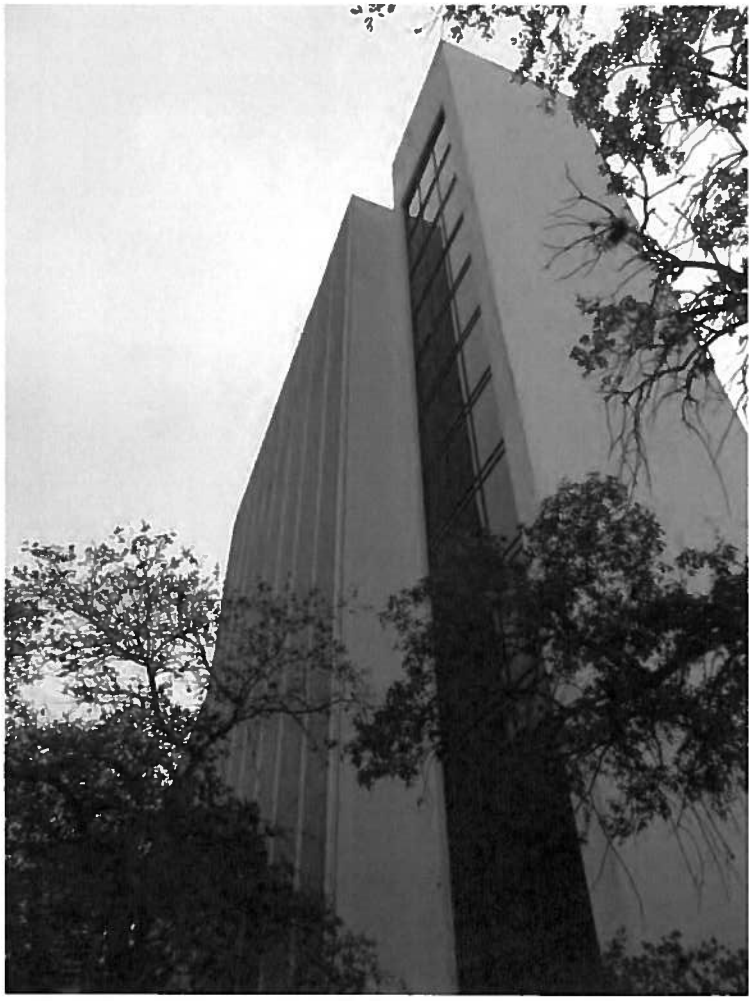
PHEIL BUIDING IN 2016: NO WHITE STONE ON CENTRAL AVE FACADE

PHOTO 26:

PHEIL THEATRE ENTRY - RENOVATED (EXISTING FACDE 2016)

PHOTO 27:

WEST END OF EXISTING PHEIL BUILDING 2016



In 1982, "Century Bank" proceeded to renovate both buildings, adding a new glazed Elevator hoistway at the NWC of the building and a new Entry Foyer from the on grade parking lot to the west of the building. New stairways were added; a new exit corridor was added and connected to a new exit stair on the west side of the 3 story section of building that replaced the former Pheil Theatre.

- ✓ In the 1982 renovation, the guest room floors of the hotel (3rd story thru 11th story) were "gutted", removing all the guest room partitions, bathrooms, closets and interior finishes (hallways, doors, hardware, light fixtures, flooring).
- ✓ RRW recalls that there was significant water penetration damage from what appeared to have been serious roof leaks at the upper floors of the hotel.
- ✓ As noted above the west end of the building was partially demolished, all windows removed, and a new elevator hoistway and Bank Entry canopy and Foyer accessing the on grade parking was added to the west end of the building. (*see photo 28*)
- ✓ The new Life Safety corridor connected to a new fire stair from the 11th floor to the 4th floor exit access corridor from the center of the combined building (SEC of Hotel tower).
- ✓ Existing hexagonal elevator hoistway (& elevators) was removed. (*see photo 29*)

In our opinion, all that remains of the original hotel's historic fabric is the structural framework and exterior cladding which has also been significantly altered over time, and which may not be original materials under the cover coats of stucco, paint and waterproofing:

- ✓ The existing structural concrete floor slabs are supported by "haunched" concrete columns and cast-in-place concrete beams. Columns are located on the perimeter of the building as well, with hollow tile curtain wall assembly infill between the concrete columns. Columns are spaced approximately 10' to 14' apart and linked with 12" deep cast in place concrete beams. From the 3rd floor up floor slabs are 9'-0" clear floor to floor. However, under the beams there is only about 8' of clearance. In addition, the column haunches extend below 7'-0". This means that the 3rd thru 11th floors currently have very low ceilings ranging from 7-10" aff to 7'-0" where mechanical duct work was accommodated in past renovations.

- ✓ There is significant observable water damage to interior walls, including the shared party wall between 400 and 410 Central Ave and there was observable mold and mildew on interior walls and an odor of mildew throughout the building. (*see photos 30, 31*)

Conclusion/ Summary:

Because documentation of past renovations such as original building plans, renovations plans prior to 1982, comprehensive photographic documentation, records of original materials and materials specifications, could not be located either by RRW's research or in City's research through property cards; archive records or microfilm records.

PHOTO 28:

CONSTRUCTION PHOTO OF NEW ELEVATOR HOISTWAY FOR CENTURY BANK, 1982

PHOTO 29:

CONSTRUCTION OF HOISTWAY COMPLETED 1982 - OCTAGONAL ELEVATOR TOWER AT SWC OF BUILDING REMOVED

PHOTOS 30, 31, 32, 33:

WATER DAMAGE AND MOLD & MILDEW - (AND VANDALISM) INTERIORS OF BOTH BUILDINGS 2016

Given this lack of documentation, in our opinion, and per the Secretary of the Interior's standards for historic buildings, neither "Restoration" nor "Reconstruction" would be recommended for either building.

1) 400 and 410 Central Ave. are NOT good candidates for "Preservation", as the property's "distinctive materials, features, and spaces" are NOT essentially intact.

2) 400 and 410 Central Ave may NOT be candidates for "Rehabilitation" depending upon structural impacts of removal of non-contributing structures added onto the old buildings. In addition, significant expenditure would be required to upgrade the buildings per current Accessibility and fire requirements. Extent of deterioration of structure due to the 1960 ornamental screen installation is also not known. Impacts of water penetrations, mold and mildew are also not known.

3) 400 and 410 Central Ave. are not, in our opinion, candidates for "Restoration" as there has been a significant loss of historic fabric over the last 90 years, and there is no thorough documentation of the buildings that could be used as basis of restoration..

4) 400 and 410 Central Ave. are NOT, in our opinion, candidates for "Reconstruction", due to the costs of working within existing low floor to floor heights; closely spaced column grids; mold, mildew, water penetration issues, and the possibility of remediation costs for both asbestos containing materials and lead paints.

Based on history and observation of the two existing pre-1924 buildings' current conditions and details, it is our opinion that the historically significant details and designs of these two pre-1924 structures have long ago been altered, modified, removed or obliterated by the sequential renovations that have changed the building's occupancy classifications, uses, interior layouts and exterior cladding.

The Pheil Theatre was entirely demolished in 1959, so there is no historic fabric remaining of the theatre that could be "preserved", "rehabilitated", "restored", or "reconstructed".

The 1960 and 1982 renovations to the buildings merged the structure and circulation of the older buildings with the new auxiliary building and garage to the south, and also merged both buildings' circulation and structure with the 22,000 sf of 3 story office space that was infilled between the buildings and the parking garage. It is unclear whether the older buildings could now be separated structurally from these modern additions.

In addition, as noted above, original plans and details for both of these older buildings do not appear to have been archived in any records (microfilm or archives), so that "restoration" and "preservation" are not able to be guided by original documentation.

In our opinion, there is not enough remaining historic fabric to warrant "preservation" and/ or "restoration" of the buildings, and "rehabilitation" may not be structurally possible due to the major interventions of 1960 and 1982.

To return parts or all of these buildings to a design that mirrors previous historical concepts would constitute a "total re-construction" with period materials and details no longer achievable.

APPENDIX I

ROBERT REID WEDDING ARCHITECTS & PLANNERS, AIA, INC.

CREDENTIALS:

Robert R. Wedding, AIA, President

Robert Reid Wedding Architects & Planners, AIA, Inc. is a 43 year old firm that has practiced commercial architecture for a variety of private and public building types in the Southeastern U.S. since 1973. With offices in Tampa and Deerfield, Beach RRW, Inc. practices Architecture, Engineering and Interior Design for Fortune 500 Companies and Governmental Agencies. The Professional Experience of Robert R. Wedding, AIA and President of this company are outlined on the attached resume which includes: Registration, Design Awards, Education and Projects.

Recent work in the City of St. Petersburg include: Bruce Watters Jewelers, Bella Brava Restaurant, Stillwaters Restaurant, Bank United, Synovus Bank, SunTrust Bank, St. Petersburg Housing Authority, Pediatric Cardiology at Bayfront and others.

Susan Bradley, M.A. – Architecture, Sr Project Manager

Susan Bradley's background in Architecture and Historical Renovation began in the mid 1990's, working in conjunction with the City of Tampa/Hillsborough County Historic Preservation Department and with a Specialty Preservation Architectural Firm. Historical projects that she has worked on, include:

The Master Plan for Plant Hall/ The Tampa Bay Hotel
The Restoration of the Ca'd'zaan (Ringling Residence) in Sarasota
The Floridian Hotel in downtown Tampa
Kress/Woolworth Building – Tampa
The North Franklin Street Master Plan – Tampa
Tampa Heights and Seminole Heights Re-Development Plans/Overlay Districts

EXPERIENCE:

RRW Experience in the Bank/Pheil Building

Mr. Wedding has extensive experience working in both the Bank building and in the major renovation projects for the Pheil Hotel building since 1970.
His experience is divided into two periods of involvement:

- **PERIOD 1: 1970-1973**

During This period Mr. Wedding was Project Architect for The First National Bank of St. Petersburg and worked primarily in the Bank Building. Projects included ongoing interior projects plus:

Elevators and Equipment Replacement:
Removal and replacement of original elevator equipment with two traction-type elevators, doors, call buttons, hall lantern, etc.. Demolish existing and construct a new elevator equipment room, Motor Generator set and elevator controls.

Repairs and Replacement of Building Parapet:
Repairs and replacement of original building parapet, flashing, counter flashing and parapet waterproofing. Remove existing roofing and cap flashing; re-roof and replace various areas of roof; repairs to parapet structure and replacement of damaged cap flashing.

Life Safety Code Upgrades:
Removal and replacement of existing exit directional and exit lights with new equipment. Removal and replacement of existing fire alarm system and components. Installation of emergency lighting in parts of the building and exit paths.

- **PERIOD 2: 1976 – 1984**

During this period Mr. Wedding was the Architect for Century Banks, Inc. for the State of Florida. Projects included many interior renovation and space planning projects and exterior improvements to the 24 hour banking features to support Bank operations. Major Projects during this period included:

Remodeling the Pheil Hotel:
A 1982 renovation the Pheil Hotel building to convert it to office use including demolition of the decorative Aluminum Screen and original wall construction on the West end of the building, and gutting the interior down to slab and exterior walls. Replacement of existing windows with fixed glass and aluminum frames, adding two new Observation Hoistway elevators and Fire Stairs were also included in the scope of this work. New building Mechanical, Electrical and Plumbing systems were inserted. The ground floor area between the Hotel and Bank Lobby was remodeled. A new entrance forecourt on the West end of the Pheil Building was designed and constructed, and design documents for new Tenant Build-out Improvements, as needed for leasing, were provided.

Robert Reid Wedding
Architects & Planners, AIA, Inc.

Robert R. Wedding, AIA

President
RRW Employee Since: 1973

PROFESSIONAL EXPERIENCE:

Mr. Wedding, President of this firm since 1973, has achieved recognition by the American Institute of Architects, City Governments and Industry Specialists during his architectural tenure. His firm was founded on the principles of "Service" and "Design Quality". The firm has grown to nearly 27 employees through 2016. Further, typical client relationships have endured 5 to 33 years.

One of the critical stages of project success that Mr. Wedding conducts for each client is the Architectural Programming Phase. Architectural programming is a critical component that leads a project to success. It is defined as "the research and decision-making process that identifies the scope of work to be designed". Some of the benefits of architectural programming include: 1) involvement of interested parties in the definition of the scope of work prior to the design effort, 2) emphasis on gathering and analyzing data early in the process so that the design is based upon sound decisions, and 3) efficiencies gained by avoiding redesign and more redesign as requirements emerge during architectural design. In architectural programming it is essential that the major decision-maker allows participation from all client-users. By including client-users, design results are optimized more effectively. During the programming phase, project goals and objectives are established, strategies are identified, information is gathered and understood by all, resulting in a summary of the client's needs, which leads to project success.

REGISTRATION:

Florida, Georgia, Tennessee, North Carolina, Virginia, District of Columbia, Texas, Kentucky, Ohio
NCARB – 1979 #22440 Florida - #6200

DESIGN AWARDS:

American Institute of Architects, 5 Florida municipal superior appearance awards or appearance commendation awards, Broward County Craftsman Guild, City of Gainesville, City of Tampa, City of St. Petersburg, Pinellas County

EDUCATION:

Bachelor of Science in Architecture – University of Florida, 1968 (professional 5 year degree)
Commissioned Officer – United States Army CONUS and overseas, 1968-1970

CONTINUING EDUCATION:

- Designing for Fire Protection, Means of Egress and Accessibility – *American Institute of Architects*
- Sub Surface Conditions - *NCARB*
- Indoor Air Quality Environment- *NCARB*
- Post Occupancy Evaluations - *NCARB*
- Energy Conscious Architecture - *NCARB*
- Construction Administration – *American Institute of Architects*
- Zoning & Land Use in Florida – *Lorman Education Services*
- Risk Management – *American Institute of Architects*
- Construction Lien Law – *Lorman Education Services*
- Impact of the New Florida Building Code – *Florida Association of the American Institute of Architects*
- Acoustics for Places and Assembly – *Florida Association of the American Institute of Architects*
- Comfort on Demand – *McGraw-Hill Construction*
- Specifying Foundation Flood Vents for Building Sustainability, Durability, and Performance – *McGraw-Hill Construction*
- Building Information Modeling and Manufactured Complementary Building Products – *McGraw-Hill Construction*
- AIA Contract Documents for IPD Multi Party Agreements and Federally Funded Projects – *American Institute of Architects*
- Smart Appliances for a Sustainable Smart Grid: Hot Water Hybrids Save Energy and Conserve Water – *McGraw-Hill Construction*
- *20th Century Design* – Architects Seminars of Auburn
- Construction Safety for Architects, *Southern Design Symposium 2013*
- Designing Buildings of Mixed Use and Types of Construction – *Florida Association of the American Institute of Architects*
- Leadership Development – *Florida Association of the American Institute of Architects*
- Designing Masonry for Windloads – *Florida Association of the American Institute of Architects*
- Designing Watertight Masonry/ Designing for Structural Movement – *Florida Association of the American Institute of Architects & Rinker*
- Florida Law for Design Professionals – *Lorman Education Services*
- New Hand Dryer Technology: Sustainable, Hygenic, and Cost-Effective – *McGraw-Hill Construction*
- Strategies for More Sustainable Exterior Solutions – *McGraw-Hill Construction*
- Sustainable Plumbing: Value Design, Innovation, Quality, and Ecology – *McGraw-Hill Construction*
- Integrating Solar Electric Systems into Roofing Design – *McGraw-Hill Construction*
- Renovating an Historic Structure for LEED Platinum Certification – *McGraw-Hill Construction*
- *The New ADA Regulations & Design Standards Symposium* - AIA
- *Eco-Efficiency Analysis – Life Cycle Tools* - AIA

Susan Bradley,M.A.

Senior Project Manager, Graduate Architect
RRW Employee Since: 1997

Robert Reid Wedding
Architects & Planners, AIA, Inc

PROFESSIONAL EXPERIENCE:

Susan brings more than 20 years practicing Architecture, she has an extensive Construction Management and Project Supervision. Susan has acquired an eclectic mix of project experience since earning her Master's Degree in Architecture ranging from academic studies and assessments, historic renovation and master-planning, full construction documents production, project management and construction administration.

Prior to joining our firm, Susan worked with the City of Tampa/Hillsborough County Historic Preservation Department and a Specialty Preservation Architectural Firm on:

Master Plan for Plant Hall / The Tampa Bay Hotel
The Restoration of Ca'd'zan Museum in Sarasota
The North Franklin Street Master Plan – Tampa
Tampa Heights and Seminole Heights Re-Development Plans
Floridian Hotel – Tampa
Kress/Woolworth Building - Tampa

She has the unique ability to immerse herself and explore design solutions which embrace communities of people and place. Her Thesis with the Seminole Indian Tribe of Florida and the City of Hollywood used the lexicon of the Seminole Indians belief system, myths, traditions and traditional town planning precedents as the "design language" to integrate tradition with the needs of a modern population.

EDUCATION:

- Master of Architecture – University of South Florida, 1996
- Bachelor of Fine Arts, Northern Michigan University, 1977

CONTINUING EDUCATION:

- *Planning Phase and Design Phase Risk Management – Victor O. Shinnerer*
- *Developing Capacity to Manage Risk – Victor O. Shinnerer*
- *Construction Phase Professional Management – Victor O. Shinnerer*
- *Building Information Modeling and Integrated Project Delivery – Victor O. Schinnerer*
- *Bidding and Contract Negotiation – Victor O. Schinnerer*
- *Railing Systems – HDI, Inc.*
- *Paving Systems – Rinker Concrete*
- *Fluid Applied Roofing Systems – Quest*
- *Mold Prevention – Dupont Corporation*

PROJECT EXPERIENCE:

- *Historic Renovation*
- *Financial Institutions*
- *Multi-Family Housing*
- *Parks & Recreational Facilities*
- *Governmental (infrastructure)Facilities*
- *ADA Compliance Assessments*
- *Community Master Planning*
- *Due Diligence – Site Investigations*
- *Headquarters Buildings*
- *Restaurants*
- *Special Needs Housing*

Projects include:

- Hillsborough Regional Transit Authority, Continuing Services Contract 2009-2014, Tampa, FL
- Bella Brava Restaurant, St Petersburg, FL
- Florida Capital Bank of Gainesville, Gainesville, FL (City Beautification Award, April 2009)
- Bank United – Sarasota – Adaptive Re-Use
- Bank United – Tampa – Carrrollwod conversion of an acquisition
- Bank United – Altamonte – Adaptive Re-Use of a restaurant to branch bank
- Bank Unite d- Lake Mary – Renovation
- Synovus Bank – Tampa – Tenant Improvements for Private Banking
- Sunovus Bank – St. Peterersburg – Downtown 2nd Floor Renovation
- SouthTrust Bank, Branch Banking Facilities- All Florida Counties except Broward & Dade (7 years)
- Roosevelt & US 19 Retail Center, BH & AW LLC Property, Largo, Florida
- Wounded Warrior Housing – St. Petersburg Housing Authority
- Tangerine Office Building (3 story, bank on ground floor), St Petersburg, FL
- Grove Park Community Center Addition, Pasco County Parks Department - Elfers, Florida.

- Meadowpointe Community Development District – Clubhouse Renovation and Fitness Center Addition, Wesley Chapel, FL
- Oak Trace Apartments; Sandpebble Apartments – Tax Credit Housing Projects, Pinellas County, FL
- St. Petersburg Housing Authority – Due Diligence and Site Studies
- Northfield Facility, Pinellas County Utilities Engineering - Palm Harbor, Florida: This project included design & construction of the landscaped formal entry road with a fountain to utilize the re-claimed water produced by the facility, as well as administration building renovations & a new vehicle maintenance facility
- Logan Station Water Quality Laboratory HVAC Renovation - Largo, Florida
- Pinellas County Parks Department Restrooms & Shelters, Pinellas County, FL
- Contemporary Housing Alternatives of Florida - Masterplan, Streetscape Renovations & Renovation of Windtree Village (30 duplexes/triplexes)
- Tampa/Hillsborough County Preservation Board: Masterplan for the renovation and re-use of the Floridan Hotel and the Newberry/Kress/Woolworth Block

- Construction Safety for Architects, *Southern Design Symposium 2013*
- Framing for Energy Efficiency & High Wind, *Southern Design Symposium 2013*
- Innovation in Windows, *Southern Design Symposium 2013*
- Technical and Environmental Consideration of Residential Siding, *Southern Design Symposium 2013*
- Building Science Thermal and Air Barrier, *Southern Design Symposium 2013*
- Latest Update American Disabilities Act, *Southern Design Symposium 2013*
- Code Conforming Wood Design, *Southern Design Symposium 2013*
- Florida Building Commission Process & Update, *Southern Design Symposium 2013*
- Using Fire Retardant Treated Wood in Non-Combustible Construction, *Southern Design Symposium 2013*
- Exterior and Interior Coatings, *Southern Design Symposium 2013*

PROJECT EXPERIENCE:

- *Office Buildings*
- *Financial Institutions*
- *Parking Structures*
- *Parks & Recreational Facilities*
- *Automotive Dealerships*
- *Educational Facilities*
- *Multi-Family Housing*
- *Condominiums*
- *Hospitality Resorts*
- *Fire Station Remodelings*
- *Master Community Planning*
- *Healthcare*

REPRESENTATIVE PROJECTS:

Medical Facilities:

- Dr. Enriquiz Medical/Trauma Clinic
- Dr. Whitaker's Psychiatric Clinic
- Drs. Amley, White & Amley Dental Clinic
- National Medical Care – Kidney Dialysis Clinics
- Multi-Specialties, LLC – Urgent Care, Primary Care, Dental
- Orthodontic Specialists of Florida
- Cardiology Clinic – Bayfront Medical Office

Financial & Private Sector Projects include:

- 3 Daughters Brewery
- Bella Brava Restaurants
- StillWaters Restaurant
- Broward Schools Teachers Credit Union
- Carteret Savings Bank – Tampa Bay Region
- Barnett Bank – Drive-Thru's & ATM
- Chase Bank – Off-shore banking
- Wells Fargo – Branching in South Florida
- Cay Harbor – Marina, Multi-Story Boatominiums, Penthouses & Townhomes, Ft. Lauderdale
- Westinghouse Credit Corp.– Construction Administration for 200 units
- Wyldewood Hotel, Timeshare and Equestrian Resort
- JB Ranch Lodge and Timeshares 180 acres.
- Braden River Lakes – Housing Community and Clubhouse
- Buttonwood Townhomes – Designer and Developer for 16 units
- Yacht Haven Condominiums – Consisting of Marina, Recreation Building, Pool and 30 Luxury Condo
- Tudor Cay – 262 units renovation of 2 / 3 story apartment
- Longboat Key Condominium Restoration – Renovations, re-landscaping, interior repairs and upgrades, lighting efficiency studies
- AT&T Wireless – Satellite Relay Facilities
- AmSouth Bank – Florida branch banking
- Wachovia Bank – Florida Servicescape branches
- SouthTrust Bank – Statewide branching & renovation program
- America On Line – South American Headquarters
- Cable Vision – Studios, Offices and Production Facilities
- Optel Communications – Cable Communications
- National Car Rental – 766 locations across the U.S.
- Value Car Rental – 84 locations in Eastern/Western & Southern U.S.
- Hertz Equipment Corporation – Heavy Equipment Rental
- SunTrust Bank – 550 locations, multi-story, renovations, new construction in Southeast
- Alamo Car Rental – 540 locations across the U.S.
- Mercedes Benz of North America – Automotive Dealership, Parking Structure, Service Center
- Braman Cadillac, Rolls Royce – Showrooms, Service Centers, Point of Sale Merchandising Display
- National Medical Care, Inc - Kidney Dialysis Centers

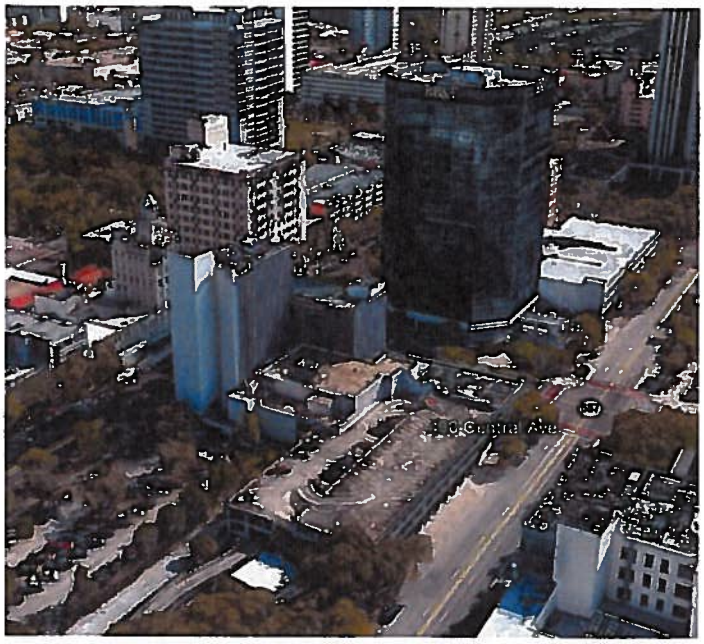
Minor / Major Government Projects:

- Hillsborough County Government (2 year Minor Contract)
    - Fire Station #140 renovation
    - Fire Station #17 Renovation
    - Fire Station – Progress Village – new construction
- Pinellas County School Board (2 year Minor Contract)
- Pinellas County School Board (Emergency Minor Contracts)
- United States Postal Service
- Pinellas County Parks Department
- Pinellas County Utilities & Fleet Maintenance Yards
- St. Petersburg Housing Authority
- Pinellas County Housing Authority
- Lakeland Housing Authority

Public Projects include:

- Migrant Farmer's Housing – Hendry County for Gulf Harvesting, Inc. (113 units)
- City of Ft. Lauderdale – Multi-family in-fill
- Thomas A. Dyer Housing Renovation – City of Tampa (86 units)
- Tampa Housing Authority Family Units – Private Developer, The Babcock Company (70 units)
- Mormax, Inc. – Lake Alfred (34 new units and renovation of 30 existing)
- Mormax, Inc. – Riverwood (84 new units through FmHA)
- First St. Petersburg Service Corporation – Low income housing
- Contemporary Housing Alternatives of Florida, Inc.

CITY OF ST. PETERSBURG
APR 28 2016
PLANNING & ECONOMIC DEVELOPMENT



SUPPLEMENTAL REPORT

APRIL 27, 2016

to **ARCHITECTURAL FINDINGS REPORT,** dated **FEBRUARY 23, 2016**

A DISCUSSION OF "FACTORS OF INTEGRITY" RELATED TO DESIGNATION OF LOCAL HISTORIC LANDMARK BUILDING STATUS

PHEIL HOTEL & THEATRE
410 & 424 CENTRAL AVENUE, ST PETERSBURG, FLORIDA

CENTRAL / FIRST NATIONAL BANK BUILDING
400 CENTRAL AVENUE, ST PETERSBURG, FLORIDA

Robert Reid Wedding
Architects & Planners, AIA, Inc.

Architecture
Mechanical Engineering
Electrical Engineering
Civil Engineering
Structural Engineering
Space Planning
Interior Design
Interior Construction
Design/Build
Renovation
Lighting
ADA Compliance
Landscape Architecture
Air Quality
Remodeling Management
Program Management
Real Estate Planning
Due Diligence

April 27, 2016

Mr. Don Mastry, Attorney
Trenam Law
200 Central Ave. Suite 1600
St. Petersburg, Fl. 33701

Ref: Pheil Hotel / Pheil Theater /Central National Bank
Building Historic Designation – St. Petersburg, FL.

Dear Mr. Mastry,

I am forwarding, herewith, our report on the applicability of various evaluation points necessary to qualify the above buildings for a "Historic Designation" under the City of St. Petersburg Code of Ordinances.

Specific building evaluation factors are referenced and addressed per their appearance order in the Ordinance.

Executive Summary

Outlined, below, is a summary of major points:

• **The Pheil Theater** was demolished in 1960 and no longer exists. The former footprint is occupied by office space and bank lobby developed in 1960.
• **The Pheil Hotel** was heavily demolished and totally renovated in 1983. More than 60% of that building construction is no older than 33 years.
• **The Central National Bank and Pheil Hotel** have been the subject of five major remodelings and over 50 internal renovations. Little evidence of original designs or materials remains.
• **The Pheil Hotel and Central National Bank** were transformed from separate structures during the renovations in 1960 and 1983. They are now a part of a much larger building footprint that is structurally inter-dependent and no longer capable of standing alone.
• **The Architectural Design** of the buildings has changed with every major renovation, with the former visual concept.
being supplanted by the new. The Architectural image with the longest historical duration is the current "Mid-Century Modern" "cheese grater" look (48 years).
• **The Setting** of the Urban Block the buildings occupy has been completely changed by demolition and new construction over time. The adjacent setting across City streets to the South, East and West is also completely changed.
• **Materials** and decorative details originally incorporated in the construction have been covered, removed or damaged in successive

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Suite A
Clearwater, FL 34616
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(813) 871-5203 Fax

renovations. Significant additional damage will be caused by the removal of brackets holding the Aluminum exterior screen.

• **Workmanship** of historical significance is no longer existent in these buildings.
• **Feeling** created by various Architectural period solutions that were once the image of these buildings have been highly modified or eliminated by successive major renovations. The Architectural solution and visual image / feeling with the longest duration (48 years) in the City of St. Petersburg is the Mid-Century Modern iteration that exists today.
• **Association:** The Florida Theater (once a part of this City Block complex - demolished in 1968) was the site of major historic events. The Pheil name association of the original developer is considered minor and could be acknowledged as part of future redevelopment of the site.

OTHER FACTORS
• **Structural Integrity:** The buildings are structurally inter-dependent since 1960 and "peeling them apart" is likely not possible. The Pheil Building Tower depends on the new elevator and stairwell element added on the West end in 1983 for structural stability and wind load resistance of the 11-story building.
• **Exterior Walls** are constructed of clay tile. Clay continues to absorb moisture over its lifetime and expand while the mortar used to hold it together contracts. Over time, this creates a structurally inferior exterior wall section without a proper "bond" between the mortar and clay tile units. These walls will require replacement to conform with the most modest wind load. The brittle nature of the tile units will not withstand the impact of removal of the brackets holding the Aluminum Architectural screen to the building resulting in further wide-spread wall-damage including surface/ finish damage and exterior wall structural -integrity compromise and collapse.
• **Existing Windows – Central National Bank:** The exterior windows are damaged by wide-spread severe termite activity and are structurally incapable of holding either the gravity load of new glass or wind loads on the exterior walls. New windows, glass and exterior wall construction will be required to provide safe structural integrity of exterior walls.
• **Asbestos** has been identified in component parts of construction in the Central National Bank. Estimated abatement cost $500K. The environment abatement and removal process will virtually "gut" remaining interior improvements to this building.

• **Design limitations for reuse:** The floor plates of both buildings are smaller than current market requirements for any permitted use. The low ceiling heights in the Pheil Hotel were frequently mentioned as a design factor that kept the renovated space from market success as class "C" office space.

CONCLUSION

Over 60% of the construction of the Pheil Hotel is 33 years old or less. This falls below the 50-year minimum for consideration.

The Central National Bank building exterior walls will require new windows and wall replacement. Once the environmental issues are abated and the aluminum screen is removed the only elements preserved will be floor slabs and columns.

Sincerely,
Robert Reid Wedding Architects and Planners AIA, Inc.
By:

Robert R. Wedding, AIA, NCARB – AR0006200
Chairman and President

SUPPLEMENTAL REPORT OF ARCHITECTURAL FINDINGS:
DISCUSSION OF "FACTORS OF INTEGRITY" RELATED TO DESIGNATION OF LOCAL HISTORIC LANDMARK BUILDING STATUS

PHEIL HOTEL & THEATRE
410 & 424 CENTRAL AVE, ST PETERSBURG, FLORIDA
CENTRAL / FIRST NATIONAL BANK
400 CENTRAL AVE, ST PETERSBURG, FLORIDA

General
Listed below are notes commenting on the "7 Factors of Integrity" , as listed in the Historic Preservation Ordinance Section 16.30.070 as the basis of public policy for preservation, protection, perpetuation and use of local landmarks.

Ref:
16.30.070.2.5 –D Criteria for designation of property:
D-1. .... **principal structure shall be at least 50 years old.....**

Comment: In the case of the **Pheil Hotel**, more than 60% of the existing building was demolished and reconstructed 33 years ago. Scope of renovations in 1983 included:

Demolition
- Demolition of Hotel West Wall
- Demolition of Central Ave. street level development and entrances
- Demolition of all interior partitions + development - all floors
- Demolition of existing roof covering, flashing, cornice
- Demolition of all historic mechanical, electrical equipment and elevator
- Demolition of all windows, frames, glass and glazing

New Construction which is less than 50 years old
- New Poured Concrete West stairs / elevators (shear wall element)
- 2 New Observation Cab elevators, machine room and equipment
- New internal stair and over-roof connector to west exit stairs
- New windows, frames, glass and glazing
- New common entrance to Bank and Hotel (now office space)
- New Electrical, Plumbing, Potable and Fire Water services,
- New Building Mechanical, Plumbing and Roof Drainage systems
- New Restrooms, Fire Alarm system and Fire Sprinkler systems
- Construction of all interior partitions, doors, ceilings, lighting HVAC, electrical, phone and data service distribution
- New finishes on all interior space surfaces

Comment: In the case of the **Central / First National Bank** building, renovations in 1983 also "gutted" the interiors of the building, and joined its circulation system and MEP systems with the expanded footprint of the adjacent Pheil building and the parking garage and auxiliary office building to the south of the original structure.

Whether or not the original buildings can be separated and still be "safe" per applicable structural design standards, after removal of the perforated metal screen added to the building in the 1960s, is not known.

Ref: Par. D-1 ..... **and it meets one or more of the following criteria:**

Comment: **Both** Buildings appear to qualify for one or more of the criteria listed in criteria "**a.** " through "**l.**" D-2..... **7 factors of integrity....as they apply to the property.**

1. **Location:**

Existing Buildings are located within the confines of the National Register Historic District and are listed as "contributing structures".

However, neither the Pheil Hotel + Theatre nor the Central /First National Bank remain as originally designed "stand alone" structures.

The **Pheil Hotel** (tower) currently occupies approximately 53% of its original footprint.

The **Pheil Theatre** was demolished in 1960.

The remaining 11 story former hotel tower is now structurally connected to the 30,000 sf 3 story office and parking garage constructed to the south of the 11-story tower in 1960.

A 12 story elevator tower and stairway was added on the west end of the Phiel building in 1983. This elevator tower now functions as a shear wall support for the remaining 11-story tower.

The **Central / First National Bank** currently occupies its original 1911 footprint but it is now also structurally connected to both the Pheil Building to the west and to the 30,000 sf 3-story addition office and parking garage constructed in 1960.

It is unknown if the 1960 and 1983 additions could be safely demolished and removed without compromising the original structure.See Diagrams clarifying location of remaining original structures and later additions.

"SETTING" DIAGRAM: EXISTING DEVELOPMENT OF BLOCK

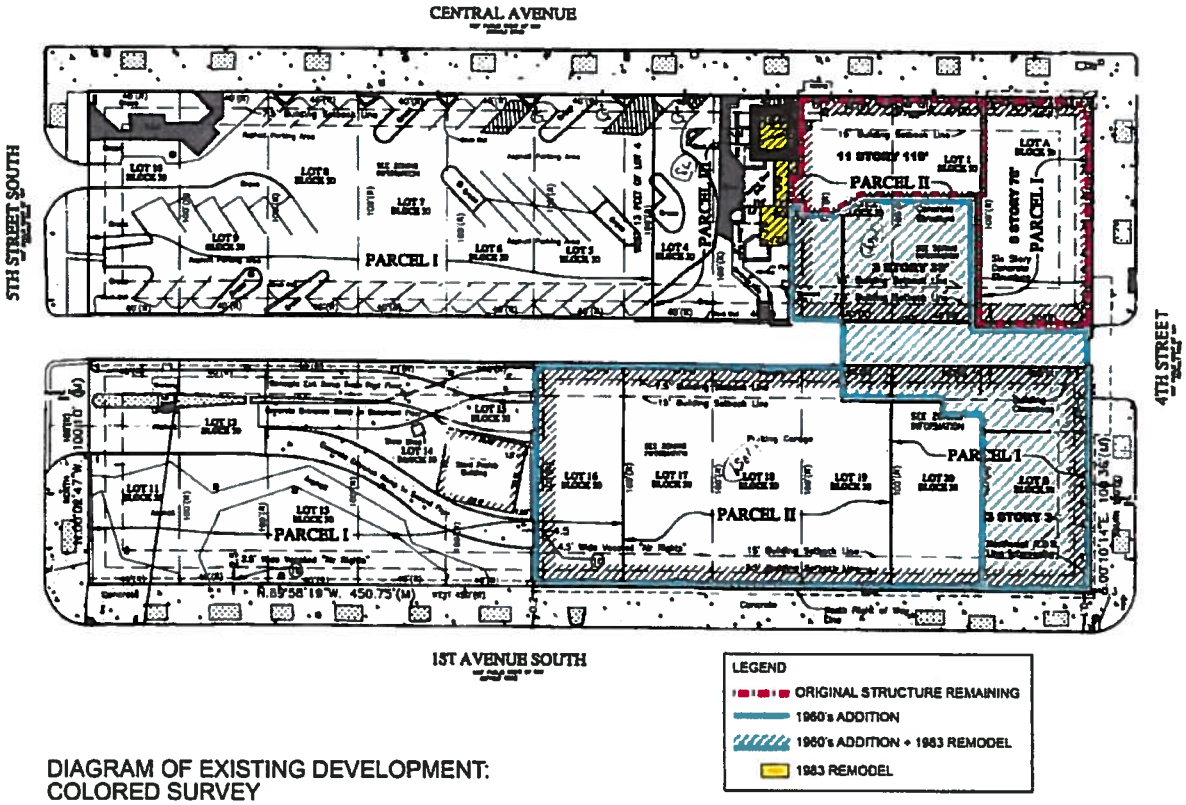


DIAGRAM OF EXISTING DEVELOPMENT:
COLORED SURVEY

COLORED DIAGRAM DERIVED FROM BASE DRAWING FROM AMERICAN NATIONAL LLC SURVEY DATED SEPTEMBER 5, 2008

DIAGRAM SHOWING EXISTING DEVELOPMENT OF THE FULL BLOCK

Colored Survey, RRW Architects
Survey by American National LLC dated September 5, 2008

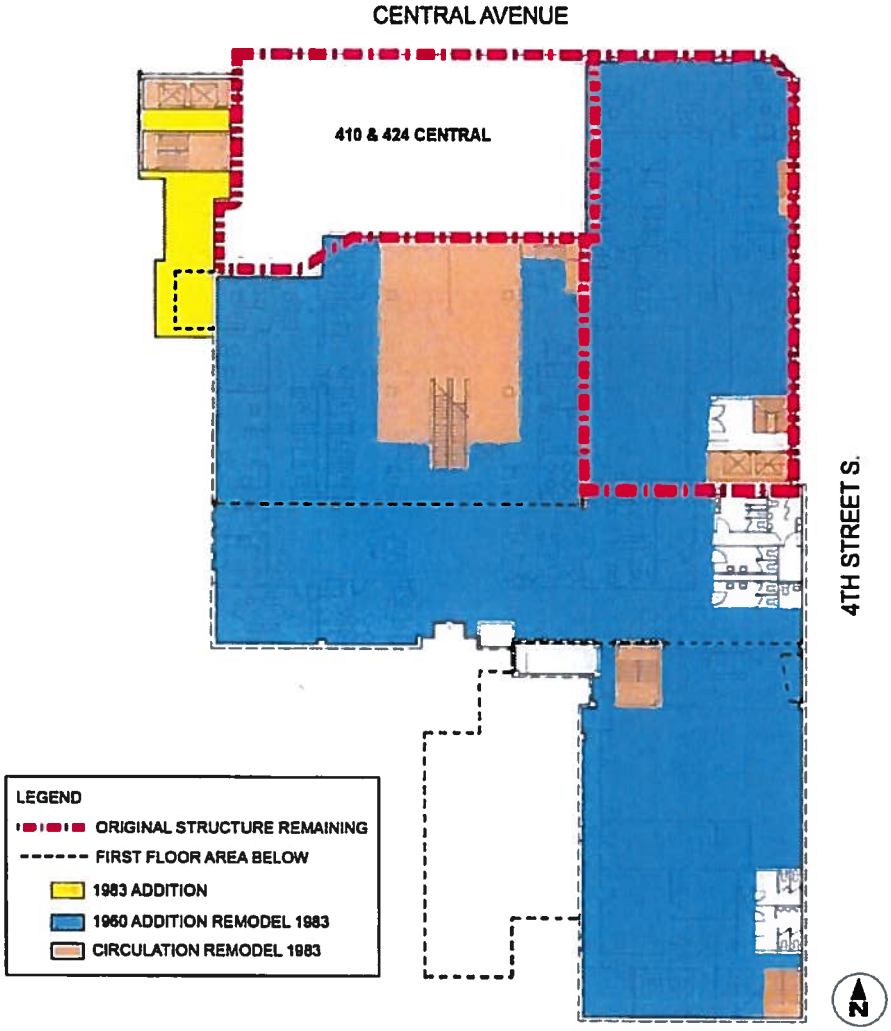


DIAGRAM OF EXISTING BUILDINGS

DIAGRAM SHOWING EXISTING BUILDING LAYOUT (2nd FLOOR PLAN) & ORIGINAL BUILDING FOOTPRINTS

RRW Architects
derived from Tenant leasing Floor Plans by RSH dated June 25, 2004

2. **Design:**

Both Buildings have had many designs & renovations over time (see illustrated time line) causing a loss of period elements.

See attached diagrams and photos.

In our opinion, neither of these buildings hasretained the quality of historic fabric and detail comparable to other City of St Petersburg Local Landmark designated structures such as the Open Air Post Office, the Vinoy Hotel or the Snell Arcade located just across Central Avenue from this site.

Pheil Hotel & Theatre:

- Grand opening of this building was in 1924 as an **"Early 20th Century Mercantile" Style** building with glazed white decorative terracotta sheathing on the first three floors (1 through 3), a brick sheathed tower (floors 4 through 11) with some glazed white terracotta decorative elements on the 11th floor; and with a deep bracketed wood cornice at top of the building. Decorative marquees covered the hotel and theatre entries from Central Avenue. Currently, the terracotta sheathing is covered with stucco and/or waterproofing materials and paints.
  "Early 20th Century Mercantile" Style for 36 years.

- In 1960 the Pheil Theatre was completely demolished and the 1st and 2nd floors of the interior of the hotel were completely renovated, and a perforated metal sunscreen was added to the exterior of the building to convert it to a **"Mid Century Modern" Style**.

  The "palladian" and "venetian" style windows of the Pheil Hotel's first 3 floors were replaced at this time with "modern" aluminum storefront windows. The white glazed terracotta decorative banding, pilasters, capitals and ornaments were covered by the perforated metal sun screen.
  "Mid Century Modern" Style for 56 years.

- In 1983, the 3rd thru 11th floors of the hotel tower were "gutted" and converted /renovated for new Office Use. In addition, in 1983 the circulation system for both buildings was combined and fully renovated. The elevator tower was also added in 1983 and the uses of both buildings converted to "Office" ("Hotel" use was abandoned).

ca 1929 COLORED POSTCARD IMAGE OF THE PHEIL HOTEL & THEATRE

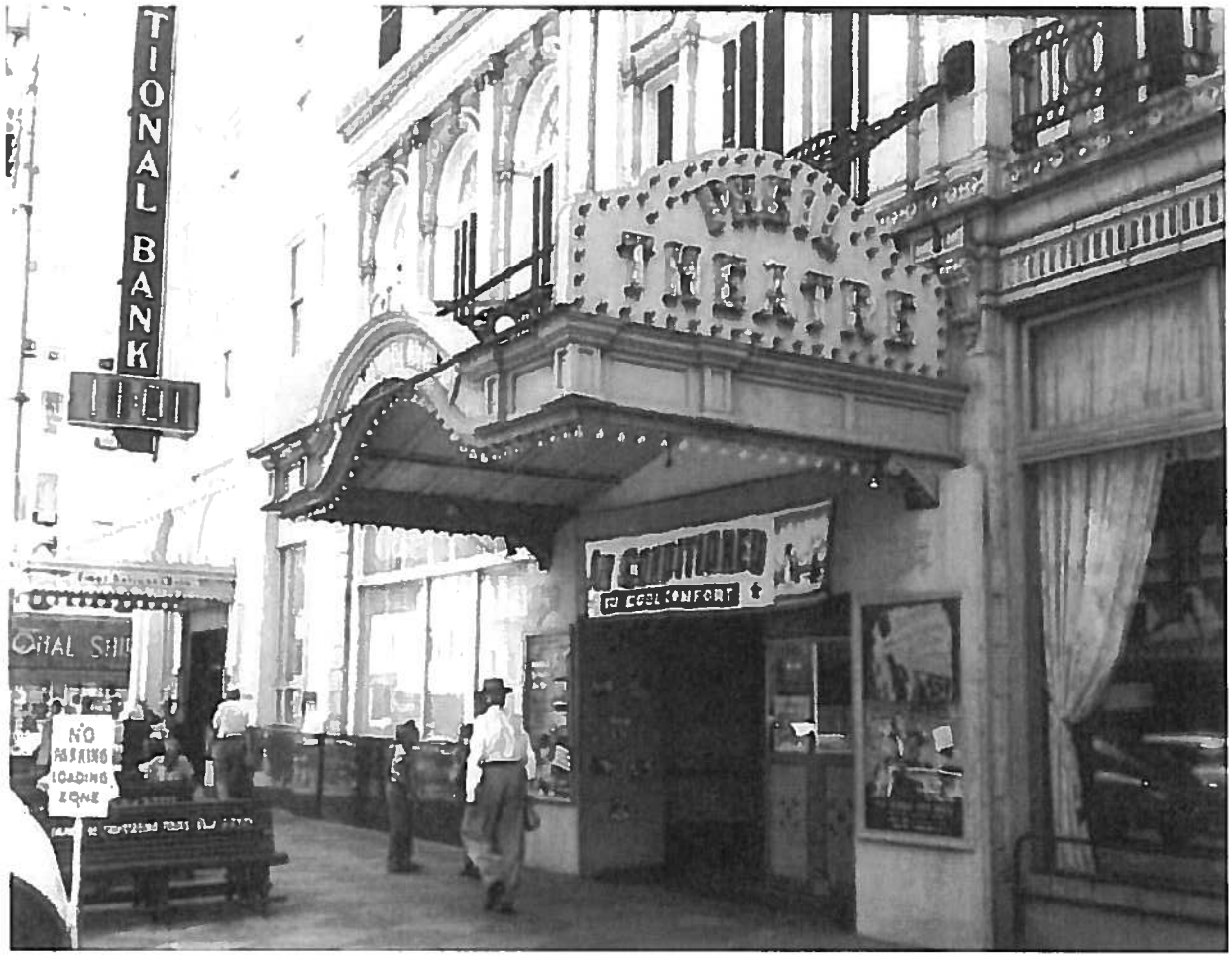
cardcow.com

36 years

Print this item: View of crowded Central Avenue (400 block) by Pheil Theatre, looking east towards 4th Street: St. Petersburg, Fla.

ca 1925 "CROWD GATHERED IN FRONT OF PHEIL THEATRE

Hillsborough County Public Library Archives, Burgert Brothers Photography Collection



PHEIL THEATRE MARQUEE 1950

St Petersburg Museum of History Photographic Archives

Google earth feet 30 meters 10

EXISTING PHEIL BUILDING LOOKING EAST FROM CENTRAL AVENUE

Google Earth Image

56 Years

Central / First National Bank:

- 1911-5 originally constructed as **"Mission Style"**
  "Mission Style" for 7-10 years.

- 1921-22 exterior remodeled & 2 floors added to building height with conversion to **"Beaux Arts/Renaissance Revival Style /Renaissance Revival Style" for 17-20 years.**

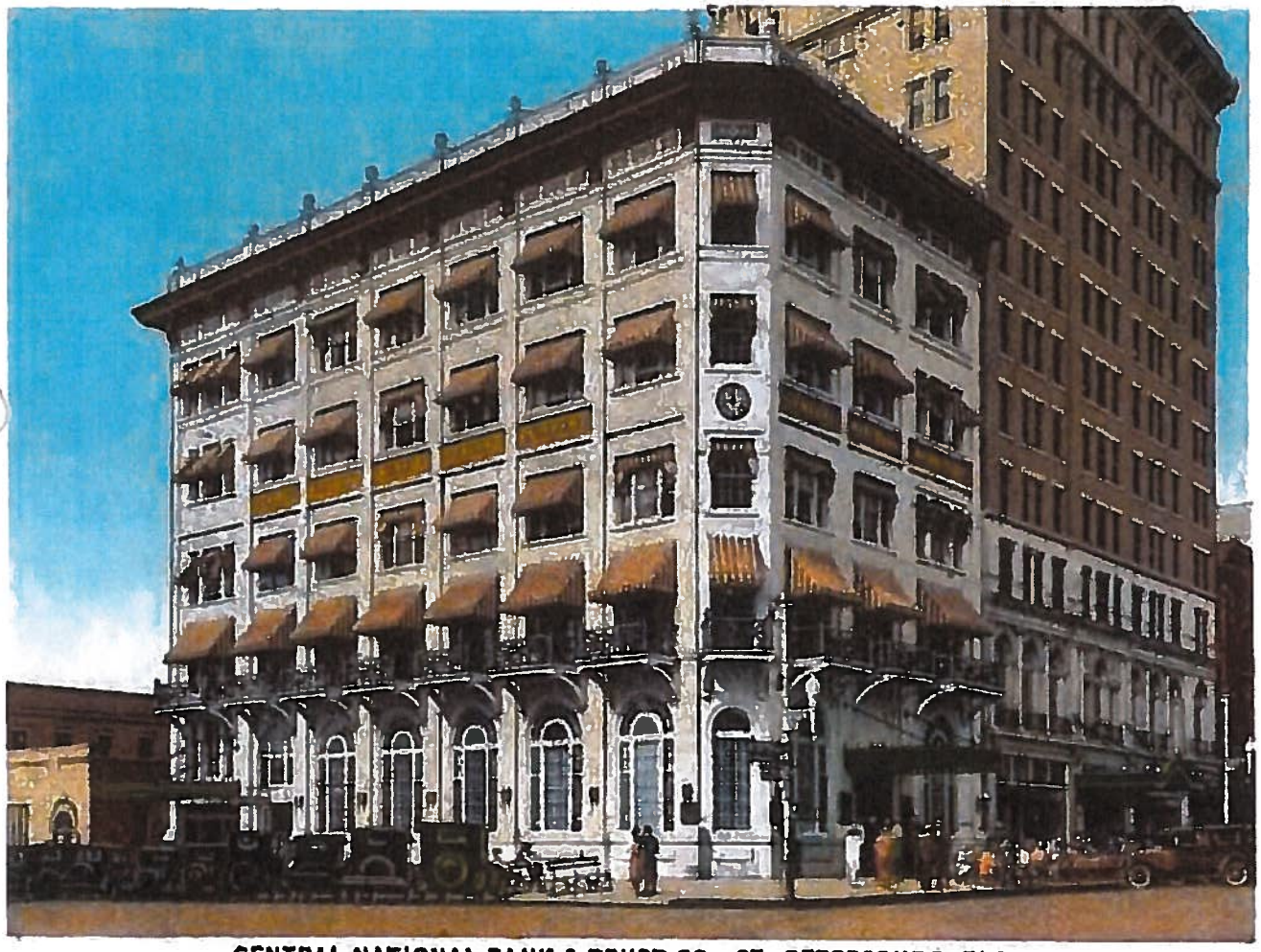
- 1936-40 remodeled & converted to **"Early 20th Century Mercantile Style"**. Much of the former ornamentation (balconies with ornamental railings and French doors, awnings, clock, decorative medallions, palladian windows & arched transoms, were eliminated from the exterior of the building in this renovation. Black marble sheathing was added below 1st floor window sills at street sides of the building in this renovation.
  "Early 20th Century Mercantile Style" for 16-20 years.

- 1960 remodeled to **"Mid Century Modern" Style**. In 1983 the combined buildings' circulation system was renovated and the elevator tower added. In addition, in 1983, the entire combined buildings' "Use" was converted to "Office" (in lieu of former "Hotel" use) .
  The combined building has remained "Mid-Century Modern Style" for 56 years.

CENTRAL NATIONAL BANK 1915

ST PETERSBURG MUSEUM OF HISTORY PHOTOGRAPHY ARCHIVES

6 years

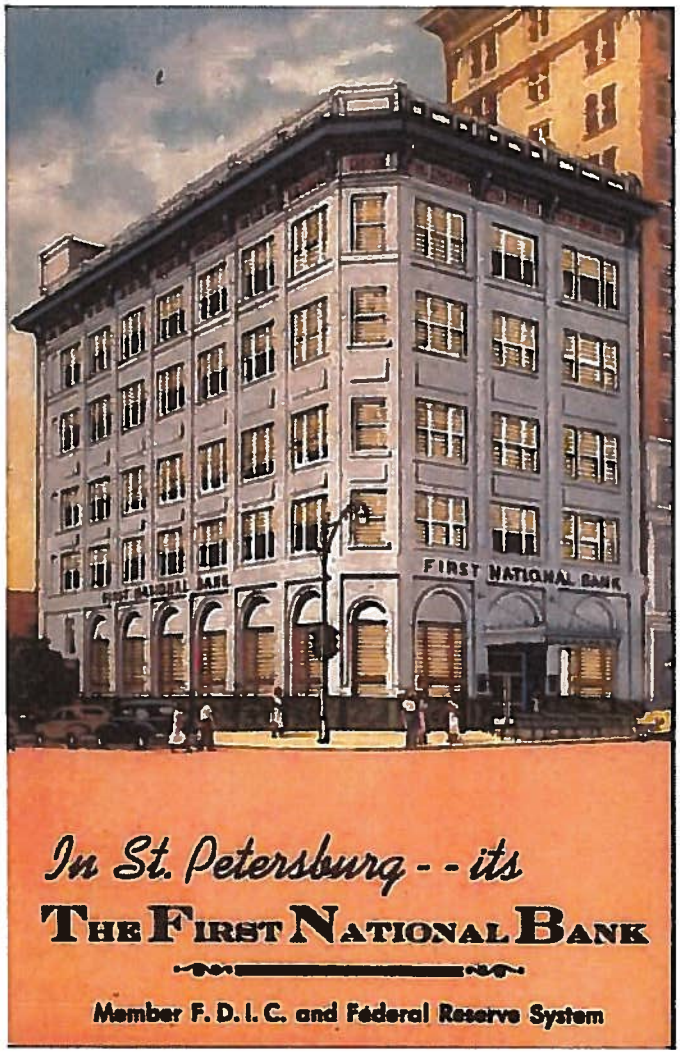


CENTRAL NATIONAL BANK & TRUST CO., ST. PETERSBURG, FLA.

POSTCARD, CENTRAL NATIONAL BANK, ca 1922

ST PETERSBURG MUSEUM OF HISTORY
PHOTOGRAPHIC ARCHIVES

14 years



POSTCARD, FIRST NATIONAL BANK, ca early 1940s

downloaded from CardCow.com

24 years

POSTCARD, DOWNTOWN ST PETESBURG, 1968

cardcow.com

56 years

3. **Setting:**

The full block was originally developed as a mid-town high density early 20th Century Mercantile Urban Center. Buildings on the entire block abutted one another's side walls, and were developed to the property lines on the "A" side street edges (along Central Ave, 4th Street South and 5th Street South. Most commercial buildings had a "B" side that was open to an alley access, for service requirements for the buildings.

By 1930, this block was anchored by the Florida Theatre at the SWC; the Florida National Bank at the NWC, the Phiel Hotel and the First National Bank at the NEC of the block. Grace Baptist Church was located on the SEC of the block in 1923.

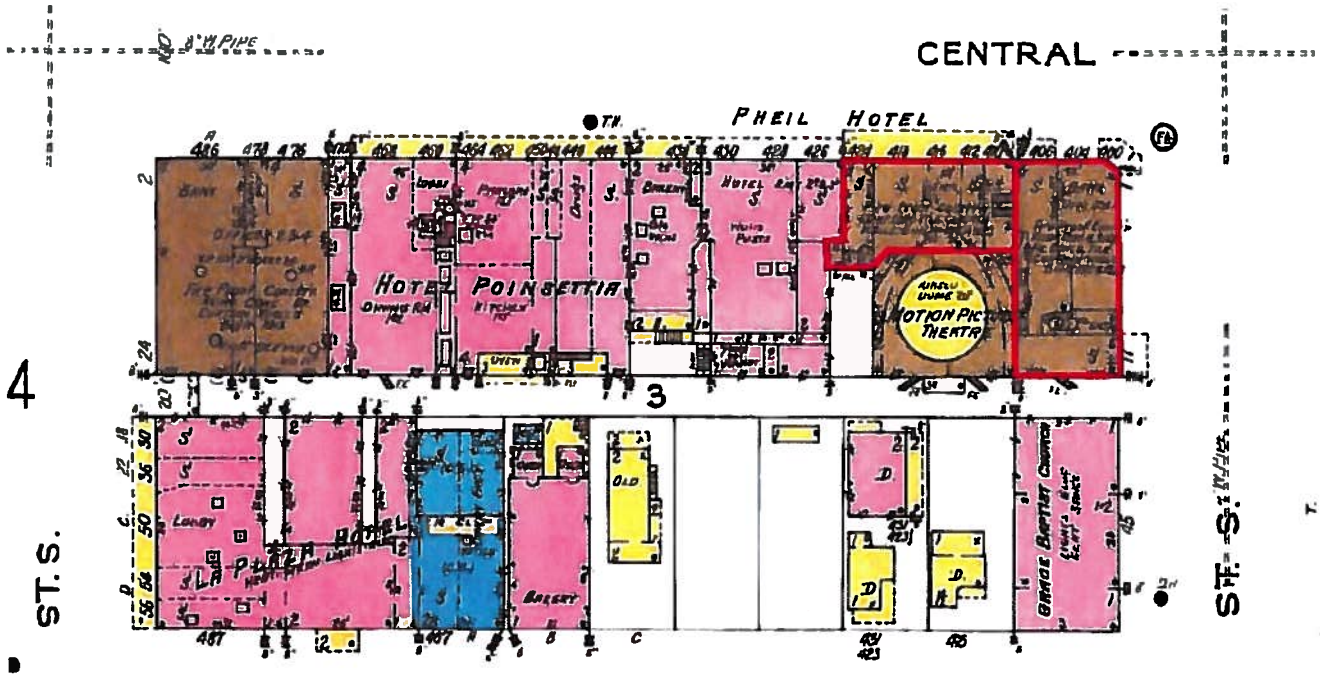
Commercial buildings fully occupied the entire block streetscape along Central Avenue, with the 3 story Poinsettia Hotel, a Bakery and other retail facilities between the anchor buildings on the corners as listed above.

Now the Pheil building's elevator tower just abutts "on grade" parking to the west. Both buildings are now connected to the 4 level parking garage and auxiliary office building to the south and east.

In addition, the neighboring blocks located immediately to the east, west, and south of this block, also no longer represent the original historic Setting.

A contemporary high-rise glass and steel building sits across 4th St to the east (BB&T tower) , the City of St Petersburg's contemporary Municipal Services Building and parking garage is located on the NWC of the intersection of Central Ave & 4th St; and there are various contemporary buildings that now line the adjacent blocks to the south and east. The historic Local Landmark Snell Arcade building is still located across Central Avenue north of this block, but this building is also now flanked with more contemporary mercantile buildings.

In our opinion, the historic contextual "setting" for the original buildings no longer exists.



SANBORN INSURANCE MAP
OF BLOCK DEVELOPMENT, 1923

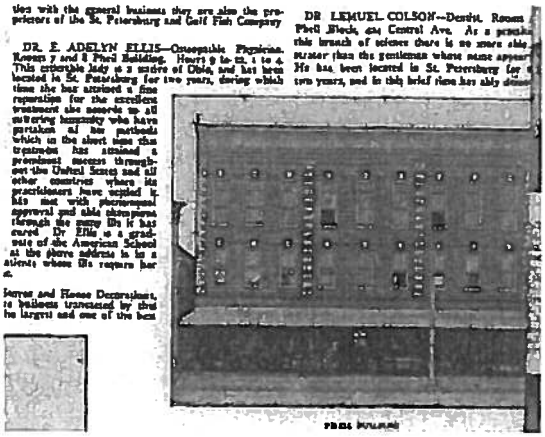
University of Florida Archives

1926 LOOKING EAST ALONG CENTRAL AVE

Hillsborough County Library Archives
Burgert Brothers Photography Collection

1926 LOOKING WEST ALONG CENTRAL AVENUE

Hillsborough County Library Archives
Burgert Brothers Photographic Collection



Pheil building in 1908, mid block Central Avenue - prior to construction of the Pheil Hotel

Looking north from 5th St south (Burgert Brothers) Hillsborough County Public Library archives

Florida Theater located at the SWC of the block ca 1927 (Burgert Brothers) Hillsborough County Public Library archives

1948 view of block from West Central Avenue, looking east (Burgert Brothers) Hillsborough County Public Library archives

Florida National Bank building located on the NWC of the block with Poincettia Hotel to the left (SPMOH photography archives)

1948 photo of Central Avenue from the west (Burgert Brothers) Hillsborough County Public Library archives

4. **Materials:**

Many of the original materials have been removed or covered with new materials such as stucco, or have been removed or damaged in successive renovations.

The decorative wood cornices, decorative marquees & entrance canopies, the Theatre box office, and the 1st floor "early 20th Century Mercantile" style wood storefront windows have been removed from the Pheil building. Significant portions of the original exterior white glazed terracotta decorative elements have damaged and/or covered over by stucco and waterproofing remediations over time.

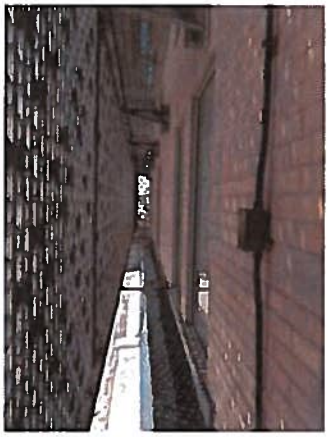
All of the original wood windows of the Pheil Hotel tower have been replaced with fixed glass aluminum storefront windows (in 1983).

It is considered unlikely that the stucco that currently covers the existing terracotta window surrounds and decorative elements at the 2nd floor; 3rd floor and 11th floor of the Phiel building can be safely removed without serious damage to the terracotta decorations or without damage to the existing hollow clay curtain walls and the structural integrity of the building.

The original wood arched 1st story wood windows of the Century/First National Bank building were replaced with fixed aluminum windows.

The Century / First National Bank building retain most of the wood casement windows on the 3rd thru 6th floors of the corner building, but these windows are seriously compromised by an advanced termite infestation, and in our estimation would all be required to be replaced, for building safety. Some wood windows on the 3rd through 6th floors of the building have already been replaced with aluminum fixed glass storefront windows, and with aluminum storefront doors for access onto the catwalks between the building and the perforated metal sunscreen.

It is considered unlikely that the hollow clay curtain walls of the existing structure would survive removal of the existing wood windows without serious damage, as they are very delicate & brittle. In addition, it is unknown if the existing walls would be structurally adequate to anchor new wood windows installation, particularly if/when the perforated metal sunscreen which currently diffuses the impact of wind on the wood windows and exterior walls of the Century/First national Bank structure.



Looking east on catwalk Pheil building 6th floor

Looking west 6th floor catwalk Pheil building

Steel support bracket penetrating window surround 3rd floor Pheil building

Steel support brackets for the perforated metal sunscreen penetrating terracotta window surround 3rd floor Pheil building

Terracotta window sill 3rd floor Pheil building covered with stucco

Terracotta medallion Pheil building 3rd floor

Structural bracket at 5th floor Central Bank building with stucco deterioration

Remaining projection with structural support for suncreen where cornice was removed above 6th floor windows Central Bank building

Looking east across Central Bank building roof at remaining roof parapet assembly

Structural bracket for perforated metal sunscreen 3rd floor Central Bank building (with stucco deterioration)

Deteriorated stucco - Central Bank building NEC looking down from 3rd floor catwalk

Structural support for sunscreen at SEC of central bank Building

5. **Workmanship:**

No notable or unusual trade craft or historically significant workmanship remains in either of the buildings.

Pheil Hotel + Theatre:

The demolition of the Pheil Theatre in 1960 completely destroyed W.S. Shull's theatre design. There is no remaining evidence of the original 20' tall domed theatre with a "mural of the sky with cherubs".

Field investigation of the Pheil building in April 2016 found no evidence of any remaining "decorative tile floor" in the former theatre lobby, nor pilasters of granite colored terracotta nor paneled ceilings remaining within the building. Field investigation observed an area of terrazzo flooring (approximately 250 sf) in the entry area of the former theatre.

The original concrete framework of the Pheil building remains intact. However, it is important to note that the structural system is closely spaced concrete perimeter and interior "haunched" columns supporting the concrete slabs separating floors. There is 9'-0" clear floor to floor, but the chamfered "haunches" and cast in place beams connecting the concrete columns lower the clear floor to floor distance to 8'-0", at best. We speculate that this is one of the factors that may have influenced Mr. Walter Fuller, a contemporary local developer who is quoted in the local landmark application document as saying that "the hotel was obsolete by the time it opened".

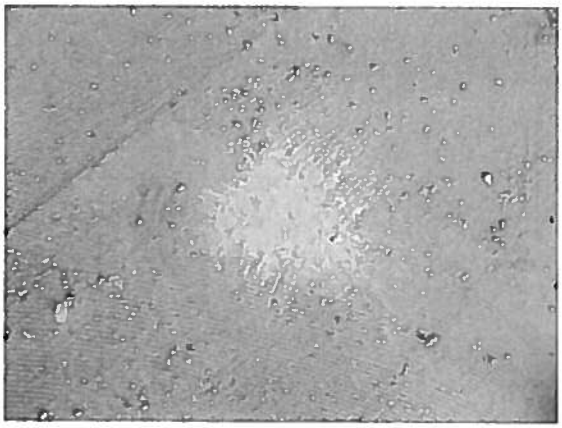
Central / First National Bank:

Structural elements primarily consisting of assembled steel W-shapes that are typical of the early 20th century, designed by Francis Kennard's team can still be observed on the 6th floor of the Central National Bank facility (5th and 6th floor addition to the building in 1922). However, these interior structural elements are not visible from the exterior. It is important to note that the exterior "Renaissance Revival" 1922 design by Frank Kennard has been completely altered since the 1936-40 exterior renovation by the First National Bank.

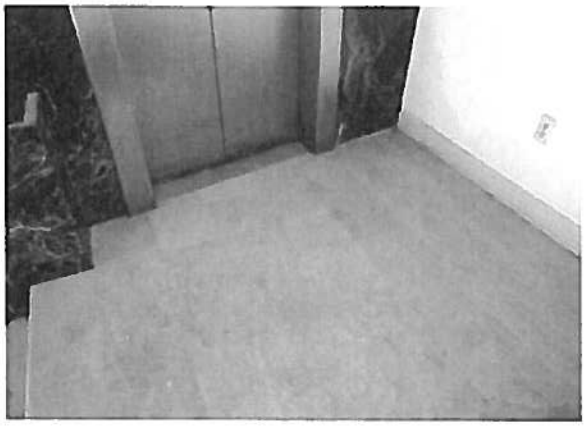
Field investigation of the Central / First National Bank building in April 2016 found no evidence of remaining original interior detailing of the renowned Central Bank Lobby as designed by Frank Biggers in 1911. Note that the marble flooring referred to as "original" in the local landmark application document (flooring located in the Central Bank's entry foyer from 4th St S, at the SEC of the building) was actually installed in the 1983 renovation along with the new Otis elevators, and the modern fixed glass aluminum storefront entry doors at both sides of the elevator foyer. This flooring is less than 33 years old.

There is no remaining evidence of the 1923 interior renovations of the bank's first floor lobby by Frank Jonsberg "with travertine, bronze and marble".

According to the Realtor consultant's opinion of value, (Colliers Int'l Report 5-1-15) the interior space that remains in both buildings is rated as either "Class C", or at best "Class B" office tenant space.



Former Pheil Theatre entry lobby: original terrazzo flooring?



Marble flooring installed in 1983 circulation system renovations (SEC elevator lobby of Central Bank building)

1922 structural W-shapes - 6th Floor Central Bank

6. **Feeling:**

This is a subjective opinion, and is dependent upon **which** historical exterior would be selected to be preserved.

The current "Mid Century Modern" exterior has been on the building for the past 56 years. In our opinion, this building is not an excellent example of Mid-Century Modern style, acquiring the derogatory "Cheese Grater" appellation over time.

The historic fabric of the 20th Century Mercantile Style of the **Phiel Hotel** has been significantly altered over time: covered with stucco, black marble sheathing and, in 1960, with the addition of the perforated metal sunscreen.

In addition, the historic hotel interior was completely demolished in the 1983 renovation and replaced with class C tenant office interiors.

Its important to note that removal of the perforated metal sunscreen from the building is anticipated to cause further damage to the exterior façade, particularly where the metal anchors are secured to the brittle and delicate hollow clay tile curtain wall structure. Selected areas of the interior wall sheathing were opened up in April 2016 to observe the condition of the exterior walls. In several areas, exposed concrete columns were chalky and powdered when touched.

In regards to the **Central / First National Bank,** it is important to note that the **original** Mission Style exterior of the Central National Bank was replaced more than 94 years ago.

The Renaissance Revival/Beaux Arts exterior façade that **replaced** the Mission Style exterior was itself replaced more than 80 years ago.

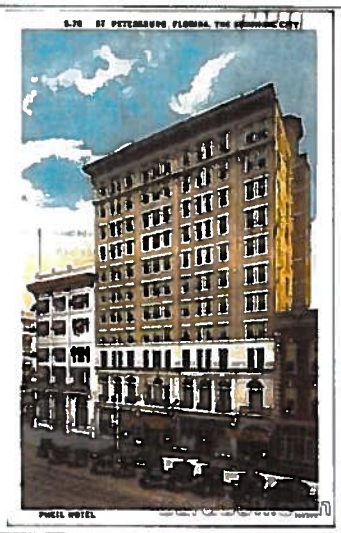
The early 20th Century Mercantile exterior façade of the First National Bank's 1936-40 exterior renovation has been significantly impacted by the perforated metal sun screen added to the building exterior 56 years ago. Removing the sunscreen is anticipated to further damage the hollow clay curtain wall structure and the existing deteriorating stucco exterior finish of the building.

See Timeline with illustrations, following this section.

Timeline/Sequence of Structures – Structures Remaining on Block at SWC Central Ave & 4th St

400 Central Ave	
• Ca. 1893 location of framed 2 story "St Petersburg State Bank" (the "Bank of Personal Service") – the 3rd bank opened in the City • 1905 - location of "The National Bank of St Petersburg" • 1912 - Opened "Central National Bank" - new 3 story "common brick stone" with "special footing" and wood hip roof with dormers	
• 1922 - 4th Floor added • 1923 - 5th Floor added • 1926 - Bank failed then re-opened as "Southern National Bank" • 1936 "Southern National Bank" Purchased by "First National Bank"	
• Ca 1940 – Exterior renovated. Per photos and postcards: **balconies, awnings & wrought iron railings removed; 2nd floor french doors replaced with windows; windows replaced throughout, exterior banding/decorative trim removed/altered; black marble sheathing added below 1st floor window sills**	
• 1953 - advertisement in newspaper shows "First National Bank" connected by an enclosed pedestrian "bridge" to a "motor banking facility" 2-3 story building on the corner of 4th St S and 1st Ave S • 1959 - "First National Bank" acquired Pheil Bldg & "expanded bank lobby into theatre" • 1960 - 2nd floor added to bank building at about 9'-0" above original finished floor • 1960 - Auxiliary building (3 story /8205 sf) & a 4 level (100 car) parking garage constructed at SWC of the block • 1960 – Perforated metal screen added to exterior	

• 1968 - "First National Bank" acquired "Florida Theatre" property (SEC 5th St & Central) & demolishes entire structure	
• 1976 -Merger of "First National Bank" and "Century Bank"	
• 1982 – 2 separate buildings combined into one use (bank) "Century Bank" – **full scope of interior upgrades with modern "décor dominated by glittering white marble...colorful paneling in pastel hues...and wall to wall carpeting" added and Life safety renovations (new elevators, hallways, ramps and stairs)**	
• 1989 – "Century Bank" becomes "First Union Bank"	
• 2001 - reorganized into "Wachovia"	
• Vacant since fall 2006	

410 & 424 Central Ave (listed as 410 & 472 Central Ave by property appraiser)	
• 1916 - construction started hotel + theatre, slow progress due to WW I & 1921 hurricane	
• 1920 - "Pheil Theatre" 1st floor under construction, "common brick stone" with "special footing"	
• 1924 - Pheil Hotel official opening – ***"New & Fireproof" with "auto storage in rear" "running icewater in corridors" + "finest mailchute contrivance" (ea floor) – 130 guest rooms: "121 with tiled private baths & shower (4 rms with "connecting bath") – all rooms with "outside" access "unusually wide corridors" steam heated thru out; ea room with clothes closet & hot & cold running water & telephone & a 2nd floor with "Ladies parlor with fireplace, nooks and alcoves" & "men's smoking room" and "barber shops"***	
• 1936 – Newspaper article states first run movies at the Florida Theatre (air conditioned) down the block (SWC Central and 5th St) & movies shown "later" with "reduced prices at the...Pheil..."	
• 1950 - per photo A/C added to Theatre	
• 1959 - Florida National Bank acquires a 99 year lease of Pheil Building	

• 1959-60 - Theatre and 1st & 2nd floors of theatre lobby /foyer areas completely demolished, replaced with new Bank Lobby, hotel remains in operation from 3rd floor up	
• 1960 - 22,940 sf added (per prop appraiser) 3 story infill office area added to south of 11 story hotel tower & to the S&W side of the 6 story bank building – also connections added to new 4 level parking garage to south of both buildings – First National Bank expansion adds "main headquarters" "data center" – location called "main headquarters" for First National Bank in newspaper (ads) of this year	
• 1960 - Exterior Renovation adds a perforated "ornamental metal sunscreen" to exterior of all 4 buildings (Pheil Building + Bank + auxiliary building at corner of 4th St & 1st Ave + parking garage)	
• 1977-79 "First National Bank" becomes "Century First National Bank" then becomes "Century Bank" (merger finalized 1979)	
• 1982 "Century Bank" converts hotel floors 3 thru 11 to office use – interior renovations include new vertical (elevator/stair) circulation tower added; new entry added 1st floor west side from on grade parking lot; new life safety exit stairs and hallways; new elevators at SWC of original bank building	
• 1989 – "Century Bank" becomes "First Union Bank"	
• 1990s, early 2000s minor additions & tenant interior alterations: primarily interior renovations, maintenance and electrical, mechanical, plumbing and roofing renovations permits listed in City permit records	
• 2000 Cell tower /satellite added to adjacent land parcel on 1st Ave	
• 2001 – reorganized into "Wachovia Bank"	
• 2006 - vacant since fall of 2006	

7. **Association:**

This is another subjective opinion.

In our opinion, the remaining structures and exteriors no longer represent outstanding examples of their Architect's design efforts –

a) Frank Biggers 1911 original design of the Bank was renovated in 1922

b) Francis Kennard's 1922 addition to the Bank was renovated at some unknown date in the past.

c) Frank Jonsberg's 1923 interior bank lobby renovation was replaced at some time in the past and renovated again in 1983

d) W.S. Shull's Phiel theatre design was completed demolished in 1960.

Pheil Building + Theatre:

The shell and basic structure of the 11 story **Phiel** Building tower remains, but is now supported by the 1983 shear wall west end addition.

Many of the decorative exterior elements have been demolished including the original octagonal elevator at the SWC of the 11 story tower, the deep bracketed cornice, the palladian/venetian windows at the 1st through 3rd floors, the decorative theatre and hotel marquees.

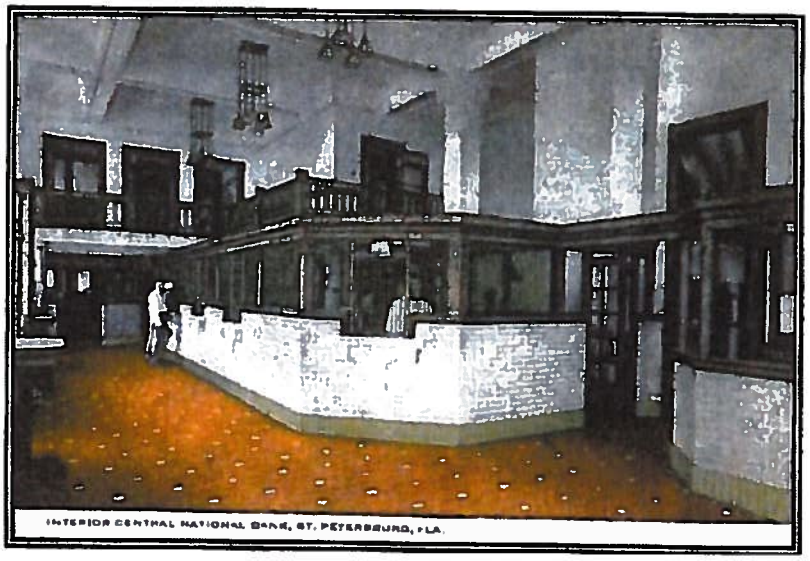
Remaining decorative elements have been covered over with stucco or paint or waterproofing materials over the years and it is unknown whether such interventions can be removed safely without damage to the structural integrity of the hollow clay curtain wall of the building. Portions of the decorative window trim and banding on both buildings have been removed to accommodate the structural supports for the metal sunscreen.

The hotel room interiors were completely removed in the 1983 renovations.

While a loose association with Abram Phiel and the history of development in City of St Petersburg remains applicable per the "name" of the existing Phiel building, it's important to note that the existing building is no longer associated with the original intent by Mr Phiel for its use as either a hotel or theatre.

Central / First National Bank:

The shell and basic structure of the **Central/First National Bank** remains, but there is no remaining **interior** historic fabric. Some decorative blue and siena colored ceramic tile decoration remains on the building at the top of the 6th floor; and the early 20th century banding of the building remains though it has been damaged where the perforated metal sunscreen's anchors were required to be placed to support the perforated metal screening. Note that field observation exposed serious termite infestation in the remaining wood exterior windows and in other wood assemblies in this building (see photos).



CENTRAL NATIONAL BANK LOBBY ca 1920 (?)

St Petersburg Museum of History photgraphic archives

Other Considerations:

Structural Integrity:

The existing buildings are now structurally inter-dependent since the additional 30,000 sf of office space was added in 1960. "Peeling them apart" is not likely to be possible without serious damage.

The Pheil Building's tower is structurally dependent upon the support of the new "shear wall" support of the elevator tower and circulation structures added to the building in 1983, for stability and wind load resistance.

It is important to note that current building codes are more stringent regarding the requirements for a "safe" structural standard.

Exterior Walls of both buildings are constructed of concrete columns spaced approximately 20' on center, and infilled with hollow clay tiles. Clay continues to absorb moisture over its lifetime and expand, while the mortar binding the clay tiles is prone to contraction. This creates a structurally inferior exterior wall structure, without required "bond" between mortar and clay tile units. These clay tile wall sections become brittle. These wall sections will likely require replacement to withstand even the most modest wind load. Given the brittle nature of the hollow clay curtain walls, removal of the structural brackets currently supporting the perforated metal sunscreen may damage or collapse portions of the walls.

In addition, please note the following letter from our Structural Engineering Consultant, McCarthy & Associates.

McCarthy and Associates
Pennoni

2555 Nursery Road
Suite 101
Clearwater, FL 33764
T: 727-536-8772
F: 727-538-9125

www.pennoni.com

April 27, 2016

Ms. Susan Bradley
Robert Reid Wedding Architects
4112 W. Cypress Street
Tampa, FL 33607

Re: Pheil Hotel/Pheil Theater/Central National Bank
St. Petersburg, FL
Limited Structural Assessment
McCarthy Project No. RRWA1601

Dear Susan:

At your request, we visited the buildings and reviewed the documents that were provided by your firm in order to conduct a very preliminary assessment of the existing structural system. Since there are no existing structural drawings and since the load bearing components cannot be directly inspected, information for this assessment was obtained from a few exploratory access holes and the historical documents provided.

Preservation and renovation of these buildings would be governed by the current Florida Building Code, Existing Buildings. Regardless of the applicable chapter in the code, the buildings must be thoroughly evaluated and deemed to be structurally safe by a licensed structural engineer.

The exterior walls for these buildings consists of clay tile and brick. It is doubtful that this type of wall system would be considered safe and any renovation plans should include removal and replacement. Just recently, a section of brick peeled away and fell from an historic 1920's era building in West Palm Beach that has the same exterior wall system. There could be other concerns with the superstructure of the buildings that will not be apparent until a more comprehensive assessment is done.

Sincerely,

E. MICHAEL McCARTHY
LICENSE
No 32629
STATE OF FLORIDA
PROFESSIONAL ENGINEER
4/27/16

E. Michael McCarthy, PE
Associate Vice President

Asbestos & Lead Paint:

Lead paint is assumed to be a potential contaminated material within any building constructed prior to 1978.

An asbestos investigation survey was conducted by Greenfield Environmental, with a report published September 18, 2015. Asbestos Containing Materials were found in 65 of the samples tested. Please see executive summary below.

GE Project No. 1027-1008

EXECUTIVE SUMMARY

The survey and laboratory analysis conducted at the commercial property (including the parking garage, storage structure, parking attendant building and former pump shed) located at 400, 410 & 424 Central Avenue and 31 4th Street South in St. Petersburg, Florida indicated that sixty-five (65) of the suspect materials assessed were found to contain asbestos in amounts greater than one (1) percent. These materials are nine (9) types of friable (Regulated) materials in the form of duct seam wrap, corrugated paper insulation, window glazing, vinyl floor sheeting, compound on pipe wrap, two (2) types of pipe wrap with elbow insulation, pipe wrap with mastic and door insulation. Fifty-three (53) types of Category I non-friable materials were discovered in the form of twenty-nine (29) types of mastic, two (2) types of HVAC mastic/wrap, four (4) types of caulking, rolled roofing with felt paper, ceiling tile mastic, ten (10) types of vinyl floor tile with mastic, two (2) types of ceramic tile with mastic, rolled roofing with mastic, vinyl base cove with mastic, roofing mastic with felt paper, tar and gravel built-up roofing and two (2) types of vinyl floor sheeting with mastic (vinyl floor sheeting negative). Category II non-friable cement board roof panel were also present. **The friable (Regulated) door insulation is assumed to be an asbestos containing material.**

All asbestos containing materials present must be removed by a Florida Licensed Asbestos Abatement Contractor prior to demolition activities that will impact the materials. Proper notification must be provided to the Pinellas County Air Quality Division prior to asbestos abatement and demolition activities.

Mold & Mildew:

The existing building has been vacant for 10 years. Vagrants and graffiti artists have occupied the spaces at times. Existing buildings have observable black mildew and areas of water damage from leaks and windows left open. Both buildings have a perceptible odor of mildew. See photos:

Termites:

The existing remaining wood exterior windows of the Central / First National Bank building are severely damaged by termite activity.
Termite damage was found in other wood based structures within the building including interior walls framing and millwork. See photos below, for example.

APPENDIX E
Public Comment

Public comment has been received and is included as a separate report.

APPENDIX F
Supporting Information

1. Historic Structure Form – Central National Bank Building
2. Historic Structure Form – Pheil Hotel and Theatre Building
3. Broker Opinion of Value - Central National Bank Building
4. Broker Opinion of Value – Pheil Hotel and Theatre Building
5. Appraisal Report
6. Property Feasibility Analysis & Professional Recommendation

HISTORICAL STRUCTURE FORM

Site #8: *PI10534*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200104*
Recorder #: *** blank ***
Field Date: *04/06/2001*
Form Date: *05/14/2001*
Site name(s): *FIRST UNION BANK*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *410/**/CENTRAL/Avenue/** /400 Central -PA
Cross streets nearest/between: *NEAR CENTRAL AV AND 4TH ST N*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *Private-corporate-for profit*
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *** blank ***

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *NO*
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338870/3073440*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Art Deco: ca. 1920-1940*
[Other style]: *** blank ***
Exterior plan: *Rectangular*
[Other exterior plan]: *** blank ***
No. stories: *11*
Structural system(s): *Steel skeleton; Masonry: don't use; specify brick, block, or stone*
[Other structural system(s)]: *** blank ***
Foundation types: *Continuous*
[Other foundation type]: *** blank ***
Foundation materials: *Poured concrete footing*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Metal; Stucco*
[Other exterior fabrics] *METAL GRATES*
Roof types: *Flat*
[Other roof types]: *** blank ***

Roof materials: *Built-up roof*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *** blank ***
[Other roof secondary structures]: *** blank ***
Chimney no.: *** blank ***
Chimney materials: *** blank ***
[Other chimney materials]: *** blank ***
Chimney locations: *** blank ***
Windows (types, materials, etc.): *2/2 LIGHT ORNAMENT*
Main entrance (stylistic details): *GLASS COMMERCIAL ST FRONT*
# of open porches: *** blank ***
# of closed porches: *** blank ***
# of incised porches: *** blank ***
Porch locations: *** blank ***
Porch roof types: *** blank ***
Exterior ornament: *** blank ***
Interior plan: *** blank ***
[Other interior plan]: *** blank ***
Condition: *Good*
Narrative description: *** blank ***
Commercial surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Residential surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Institutional surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Undeveloped surroundings (proportion): *** blank ***
Ancillary features (no., outbldings, etc.): *** blank ***
Artifacts or other remains: *NONE*
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *C1920*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *** blank ***
Original, intermediate, present uses/year started/year ended: *Unknown**/**/**; Office/**/***
[Other uses]: *** blank ***
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield***
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

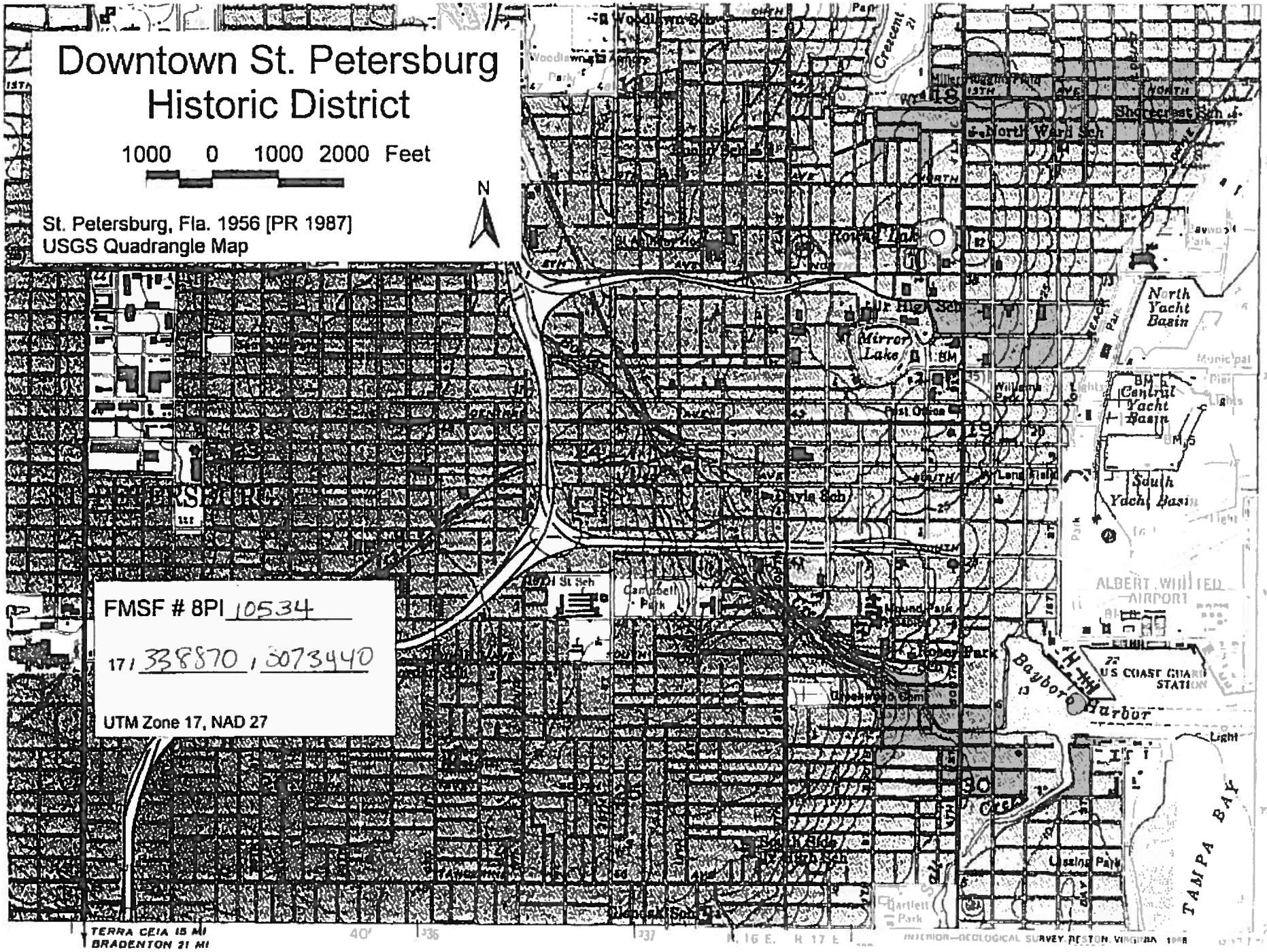
Potentially elig. for local designation? *Ineligible for a local register of important sites*
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *Ineligible for NR, considered independently*
Potential contributor to NR district? *Potential contributor, National Register district*
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *NOT INDIVIDUALLY ELIGIBLE DUE TO CONDITION AND ALTERATION OF ORIGINAL STRUCTURE, BUT POTENTIAL CONTRIBUTOR TO DISTRICT BECAUSE OF THE TIME OF CONSTRUCTION IN THE NEIGHBORHOOD.*

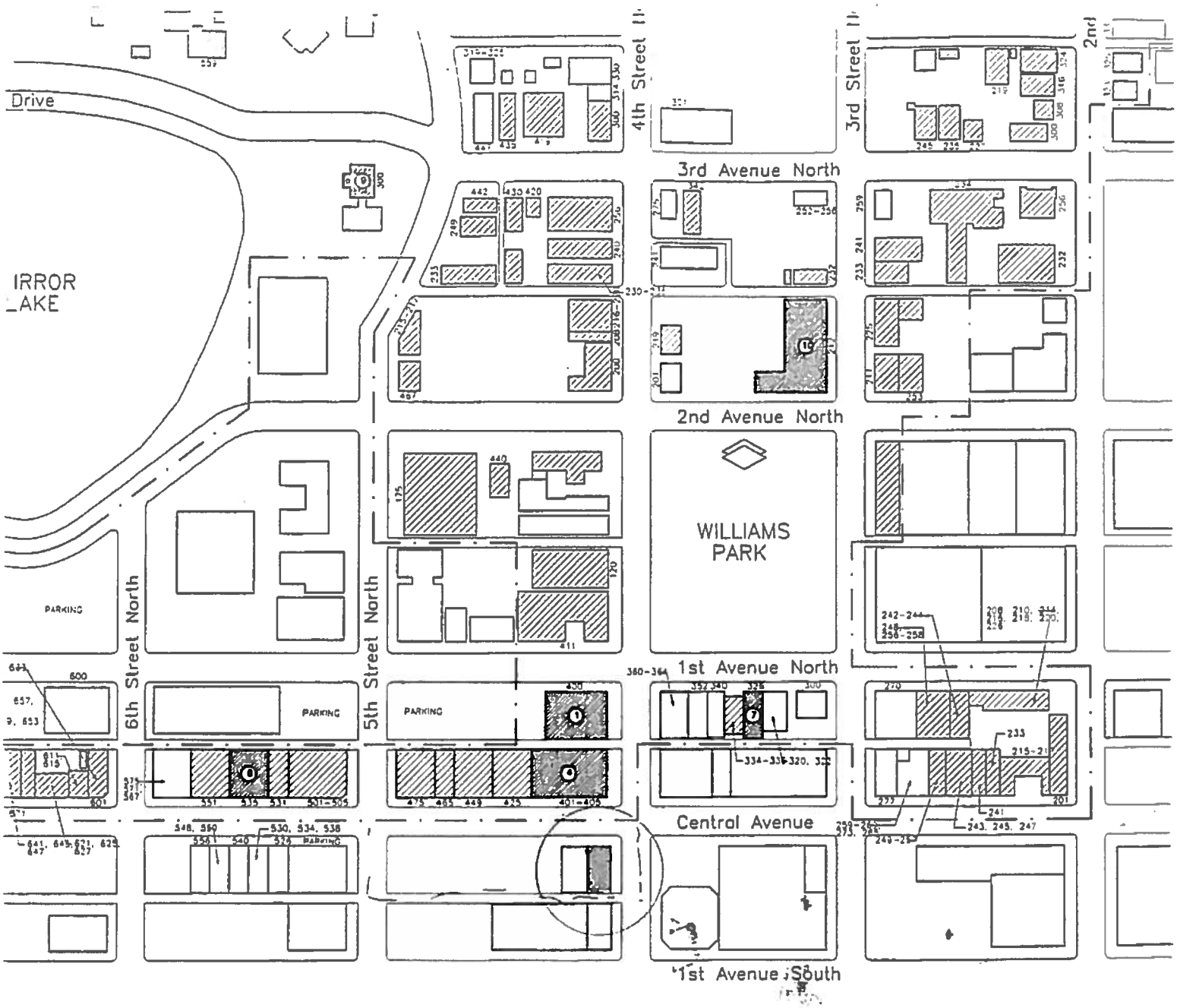
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

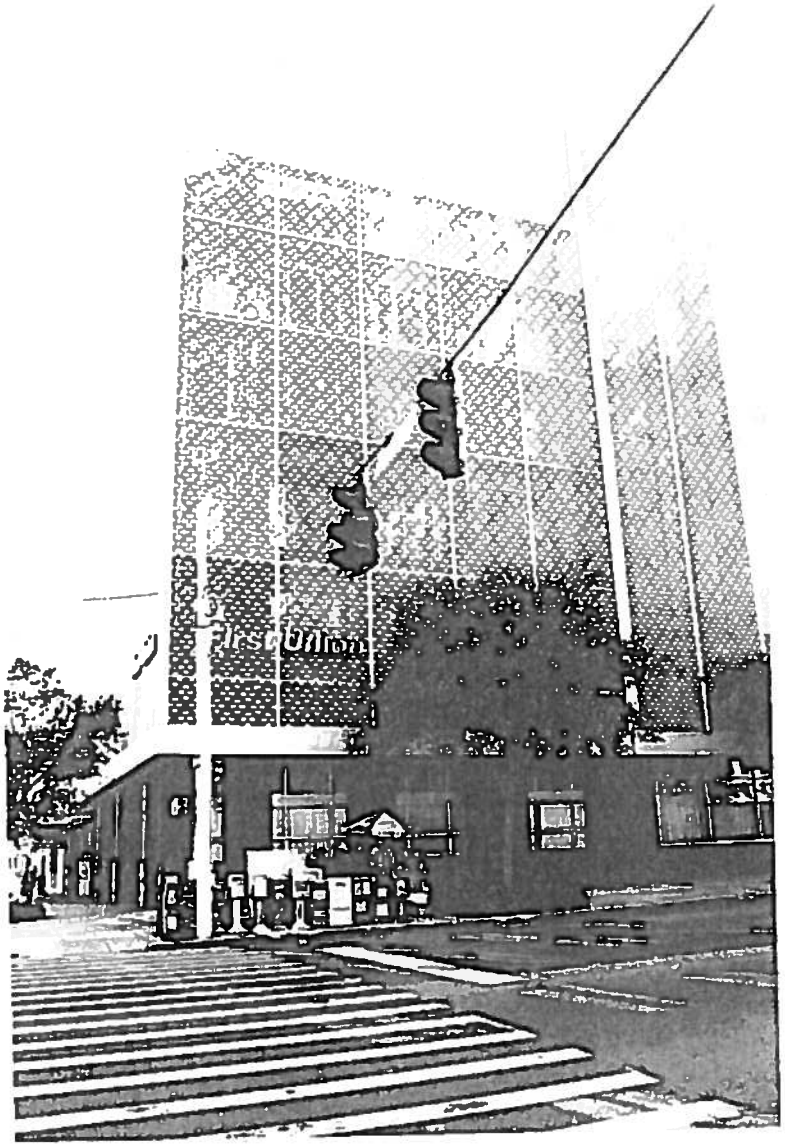
Repositories: Collection/Housed/ACC#/Describe *** blank ***

RECORDER

Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC*
Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ***
[Other affiliation]: *** blank ***
Is text-only supplement file attached? *** blank ***


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10534
17 / 338870 / 3073440
UTM Zone 17, NAD 27
North Yacht Basin
Central Yacht Basin
South Yacht Basin
Mirror Lake
Jr. High Sch
North Ward Sch
Shorecrest Sch
Post Office
Lang Field
Davis Sch
Campbell Park
Mound Park
Roser Park
Bayboro Harbor
U.S. COAST GUARD STATION
ALBERT WHITTED AIRPORT
TAMPA BAY
Crescent
TERRA CEIA 15 MI
BRADENTON 21 MI
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA


Drive
IRROR
LAKE
4th Street
3rd Street
2nd
3rd Avenue North
2nd Avenue North
WILLIAMS
PARK
1st Avenue North
Central Avenue
1st Avenue South
6th Street North
5th Street North
PARKING
PARKING
PARKING
PARKING


First Union

HISTORICAL STRUCTURE FORM

Site #8: *PI10450*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *199904*
Recorder #: *** blank ***
Field Date: *04/06/1999*
Form Date: *05/14/2001*
Site name(s): *FIRST UNION TOWER*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *~~424~~/**/CENTRAL/Avenue/** /410 Central - PA*
Cross streets nearest/between: *** blank ***
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *** blank ***
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *** blank ***

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *NO*
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338490/3072690*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Moderne (Modernistic, Art Moderne): ca. 1920-1940*
[Other style]: *** blank ***
Exterior plan: *** blank ***
[Other exterior plan]: *** blank ***
No. stories: *11*
Structural system(s): *Wood frame*
[Other structural system(s)]: *** blank ***
Foundation types: *Other*
[Other foundation type]: *SOLID*
Foundation materials: *** blank ***
[Other foundation materials]: *** blank ***
Exterior fabrics: *Other*
[Other exterior fabrics] *MARBLE VENEER, MET GRILL*
Roof types: *Unspecified by documenter*
[Other roof types]: *** blank ***
Roof materials: *** blank ***

[Other roof materials]: ** blank **
Roof secondary structures (dormers etc): ** blank **
[Other roof secondary structures]: ** blank **
Chimney no.: ** blank **
Chimney materials: ** blank **
[Other chimney materials]: ** blank **
Chimney locations: ** blank **
Windows (types, materials, etc.): *CONCEALLED BY METAL GRILLS*
Main entrance (stylistic details): *TO N. PLATE GLASS DOORS*
# of open porches: *1*
# of closed porches: ** blank **
# of incised porches: ** blank **
Porch locations: *N FACADE*
Porch roof types: *FLAT*
Exterior ornament: *METAL GRILL METAL CORNICE ABOVE 1ST FLOOR; GLASS WALLED ADDITION TO WEST; EAST ELEVATION 1ST FLOOR HAS MARBLE.*
Interior plan: ** blank **
[Other interior plan]: ** blank **
Condition: *Good*
Narrative description: ** blank **
Commercial surroundings (proportion): *All/nearly all cult. resources show quality (>90%)*
Residential surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Institutional surroundings (proportion): ** blank **
Undeveloped surroundings (proportion): ** blank **
Ancillary features (no., outbldings, etc.): ** blank **
Artifacts or other remains: *NONE*
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *C1925*
Architect (last name first): ** blank **
Builder (last name first): ** blank **
Change status/year changed/date noted/nature: ** blank **
Original, intermediate, present uses/year started/year ended: ** blank **
[Other uses]: ** blank **
Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield***
[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

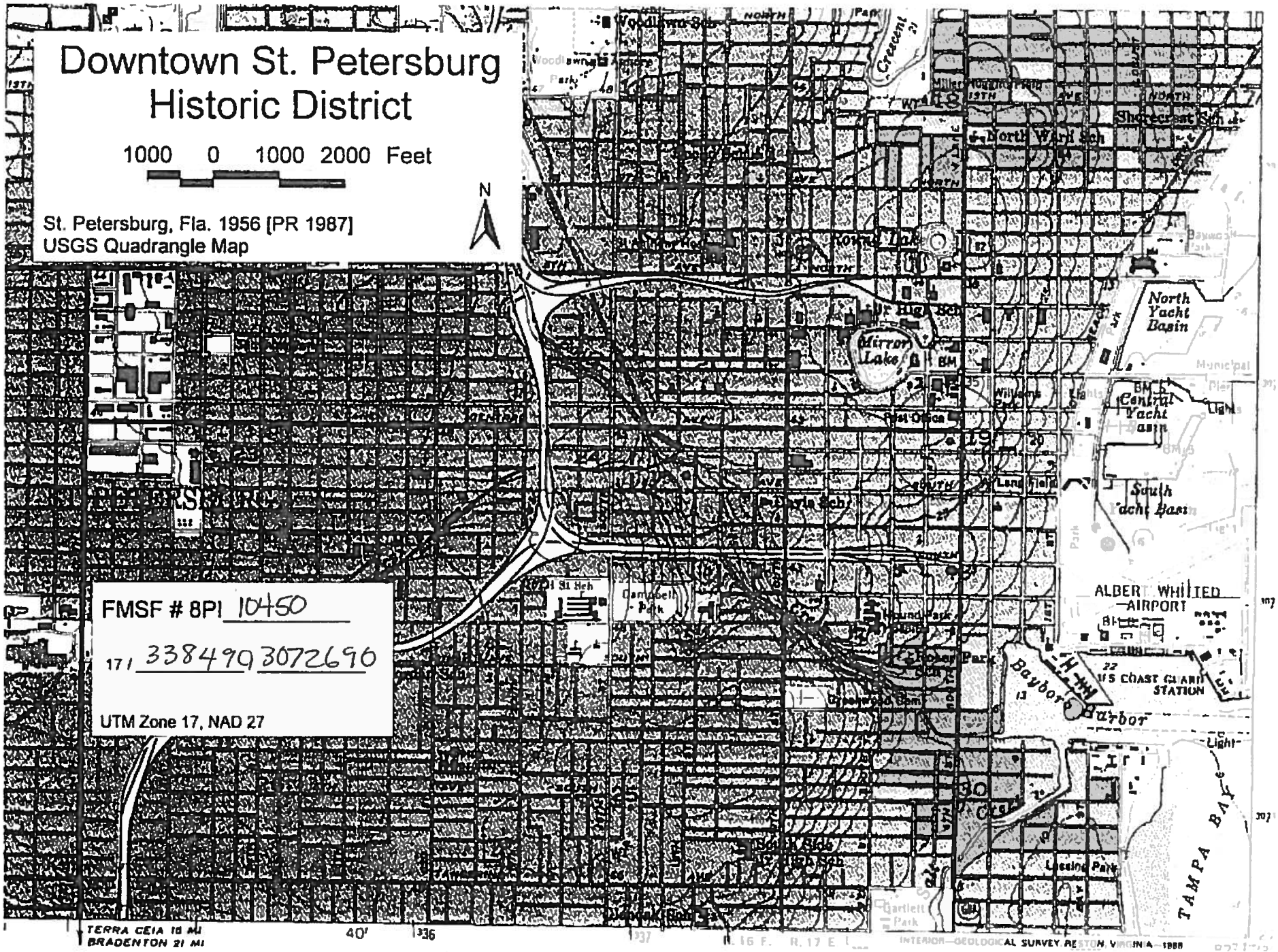
Potentially elig. for local designation? *Ineligible for a local register of important sites*
Local register eligible for: ** blank **
Individually elig. for Nat. Register? *Ineligible for NR, considered independently*
Potential contributor to NR district? *Potential contributor, National Register district*
Area(s) of historical significance: ** blank **
[Other historical associations]: ** blank **
Explanation of evaluation: *METAL GRILLS ABOVE 1ST FLOOR COVERS THE ORIGINAL BUILDING. POTENTIAL CONTRIBUTOR TO DISTRICT BECAUSE OF THE TIME OF CONSTRUCTION IN THE NEIGHBORHOOD.*

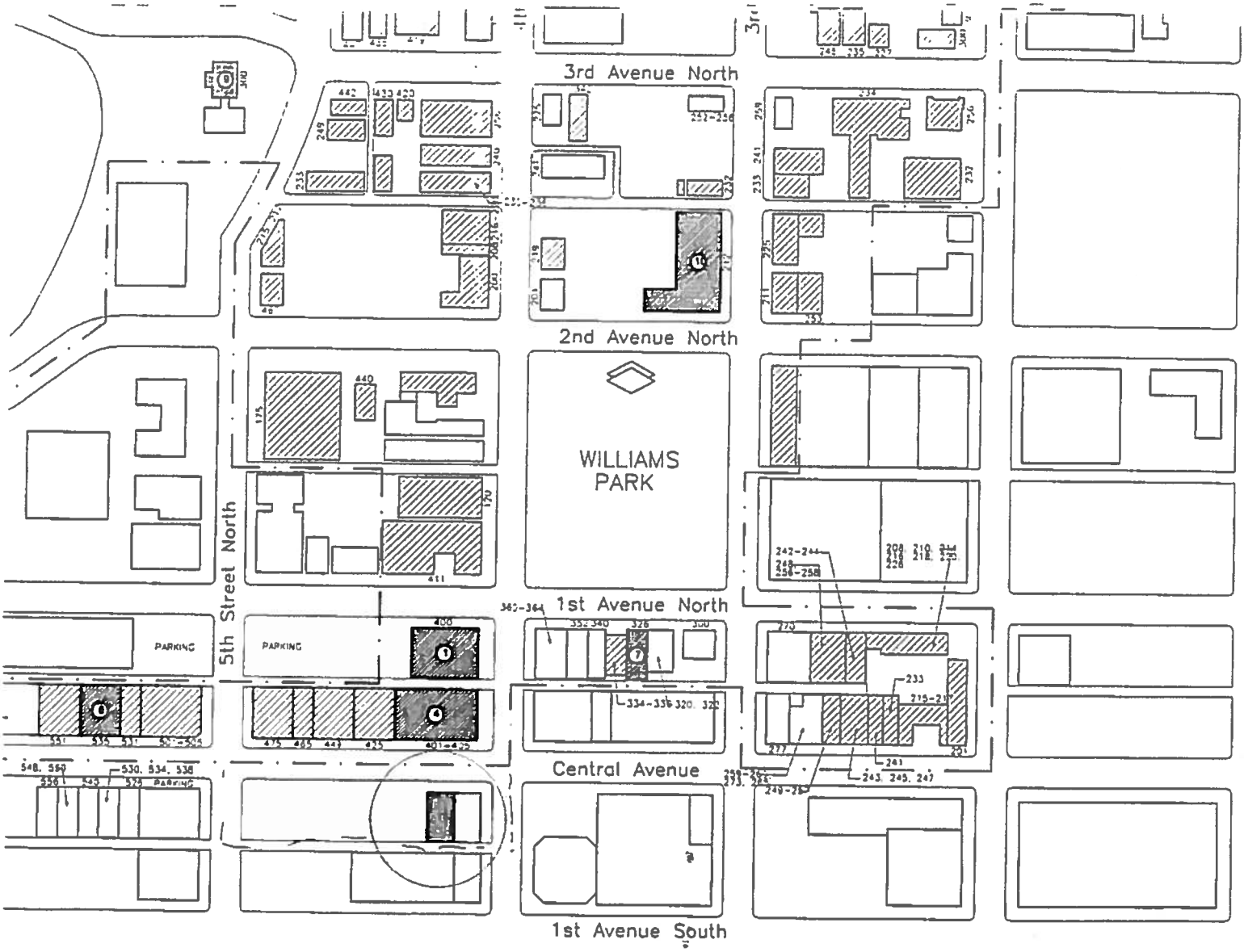
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

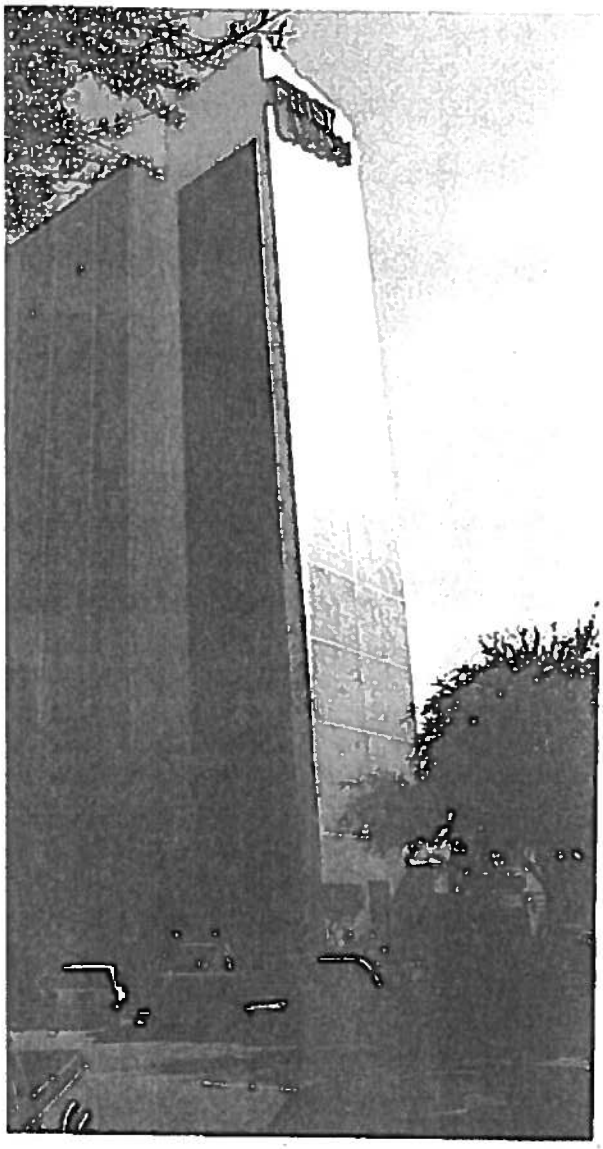
Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC.*
Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ***
[Other affiliation]: *** blank ***
Is text-only supplement file attached? *** blank ***

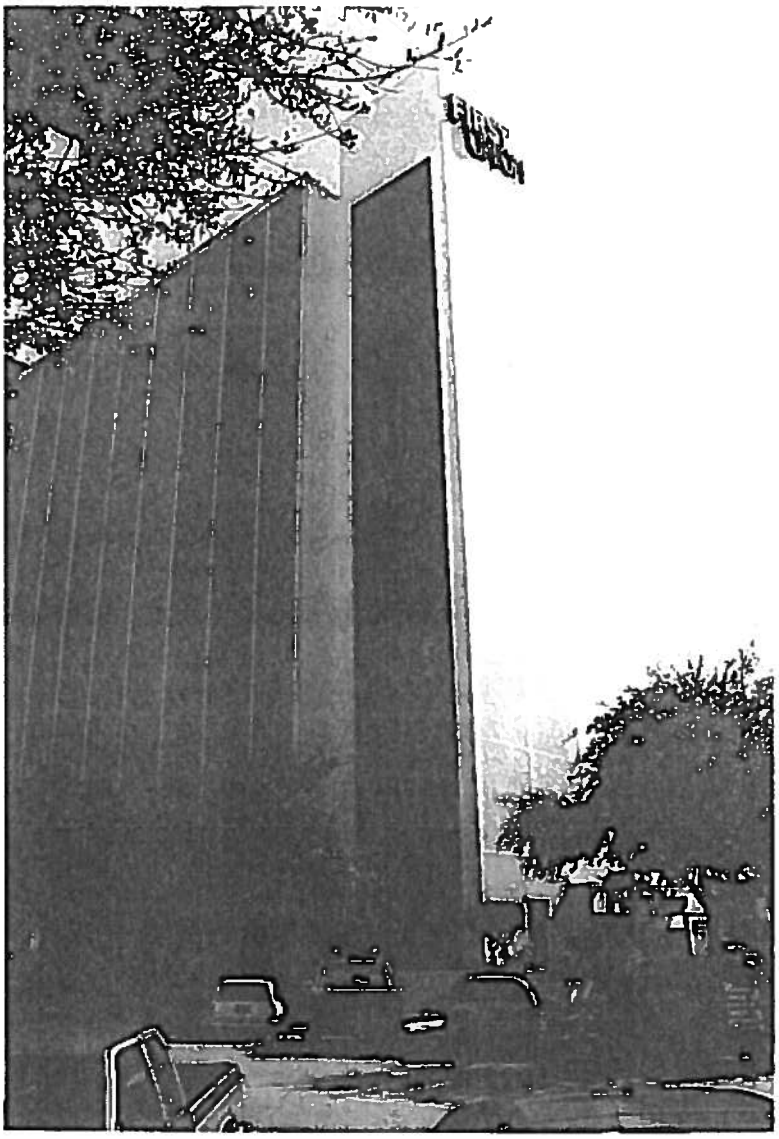

Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10450
171 338490 3072690
UTM Zone 17, NAD 27
Mirror Lake
North Yacht Basin
Central Yacht Basin
South Yacht Basin
ALBERT WHITTED AIRPORT
U.S. COAST GUARD STATION
Bayboro Harbor
TAMPA BAY
Campbell Park
Crescent Lake
North Ward Sch
Jr High Sch
Post Office
Lang Field
Lassing Park
Bartlett Park
TERRA CEIA 16 MI
BRADENTON 21 MI
40'
336
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988



·sburg Historic District

Florida





Broker Opinion of Value
March 2016

400 Central Avenue

St. Petersburg, Florida 33701

PRESENTED BY:

Colliers INTERNATIONAL
Tampa Bay Florida

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PREPARED FOR:

Allan B. Rothschild
Managing Director
Grammercy Property Trust

Property Highlights

BUILDING SIZE:	23,500± Gross SF
STORIES:	6
LOT SIZE:	.1147± Acres *Additional land is required for parking*
YEAR BUILT:	1912
VACANCY:	100%

A tour of the property was conducted on April 24, 2015 revealing a property with extensive functional obsolescence.

Colliers INTERNATIONAL
Tampa Bay Florida

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Executive Summary

Colliers International Tampa Bay Florida is pleased to present this Broker Opinion of Value for 400 Central Avenue in St. Petersburg, Florida. We have had the opportunity to review the property and based on the information provided and market data, a certain projected range of values has been concluded. The range of value assumes present market conditions and state of the property. ***This report separates the buildings to inlcude only the 6-story facility on the southwest corner of Central Avenue and 4th Street.*** This analysis assumes contiguous land included for parking (1 acre).

VALUATION METHODS AND OPINION

LOCATION SUMMARY

400 Central Avenue is well located in downtown St. Petersburg, Florida and is easily accessible from several major highways. Downtown St. Petersburg continues in a growth mode and attracting a population looking for an urban lifestyle.

Location Analysis Rating:	*(1) Outstanding*	*(2) Good*	*(3) Fair*	*(4) Subpar*	*(5) Poor*
2	Livability (quality of life for tenants or users)	2	Transportation (easy access to freeways and public transit)		
2	Amenities (dining, entertainment, cultural, sports)	2	Visibility (quality and identity)		
2	Labor Pool (education, abundance)	2	Housing (availability for workers and executives)		
2.0	**Location Rating** (average score)				

SUBMARKET SUMMARY

400 Central Avenue's position in the downtown St. Petersburg submarket is very good and the business environment is supportive. The downtown St. Petersburg submarket is presently one of the most active markets in Tampa Bay.

Submarket Dynamics Rating:	*(1) Outstanding*	*(2) Good*	*(3) Fair*	*(4) Subpar*	*(5) Poor*
2	Size of Submarket (established vs. new or small)	2	Business Environment (supportive, cost effective)		
2	Position in Submarket (quality of building vs. competition)	3	Absorption/Vacancy (vacancy rate vs. norm)		
2	Barriers to Entry (high BTE's support value)	3	Demand Drivers (strength and diversity)		
2.3	**Submarket Rating** (average score)				

Executive Summary

INVESTMENT SUMMARY

The current structure has significant functional obsolescence and requires extensive capital improvements. It has been determined through investment analysis, regardless of the capital improvements invested, the functional obsolescence (such as small floor plates, column placement and low ceilings) of the existing structure does not allow for a viable investment. This coupled with the in place land leases does not qualify the subject property as an investment property under any existing market conditions.

Investment Rating:	*(1) Outstanding* *(2) Good* *(3) Fair* *(4) Subpar* *(5) Poor*		
5	Current cash flow in the market (relative to market, below is good)	5	Development cost
5	Absorption (sustainable vs. unstable)	5	Expenses (relative to benchmarks for similar properties)
5	Tenant Mix/Profile (minimal roll and strong tenants)	5	Yield Profile (sustainability of future income and returns)
5	**Investment Rating** (average score)		

COLLIERS PROPERTY RATING (COMBINED AVERAGE SCORE)

Methodology

The rating system uses the following criteria to evaluate each component of the property:

(1) Outstanding (2) Good (3) Fair (4) Subpar (5) Poor

The BOV ratings are based on the broker's knowledge and understanding of that component as it relates to the competitive product in the market. These ratings are then translated into an average score for each section and an overall score. The property is "graded" in terms of the outlook for its investment profile with minimal additional investment. The grading scale is based on the following:

- A = STRONG highly likely to increase
- B = POSITIVE likely to maintain / improve marginally
- C = NEUTRAL should maintain value if key components are not compromised
- D = WEAK likely to sustain value deterioration
- **F = POOR continued value deterioration is certain**

Executive Summary

GENERAL COMMENTS:

Given the need for extensive capital improvements to bring the property into current compliance with government codes and the structural inefficiencies that create a functionally obsolete building, the property is incapable of supporting any positive cash flow under current market conditions. The property was reviewed in whole and in part; the conclusion is the same whether the property is revitalized in whole or in part. This evaluation will focus on the 6-story building on the southwest corner of Central Avenue and 4th Street (400 Central Avenue).

Adding to the complications of creating a viable investment are the land leases that are presently in place and will be for another 42 years. The land leases add $8.68 per square foot (estimated) to the operating expenses of the subject property. This negatively impacts the ability of the property to create a positive cash flow under any scenario.

NOTE: The $8.68 per square foot represents the smaller land lease. The longer land lease (Phiel Hotel Lease) was not included however will need to be considered to accommodate parking.

As an example to a viable investment:

Market Rental Rates: *Considers architectural challenges*	$18.00 to $20.00 gross rent
LESS:	
Operating Expense (estimated):	$8.25
Land leases:	$8.68 - smaller lease
Operating Expenses (with land leases):	$16.93
Potential Net Operating Income:	-$1.07 to $3.07

Once the additional cost of bringing the property up to code, tenant improvements, commissions, marketing and potential debt service are taken into consideration the subject property is incapable of supporting a positive cash flow and, therefore, does not constitute a viable investment. This conclusion holds true if the property is upgraded in whole or in part.

In conclusion, the four major issues preventing the 400 Central Avenue from becoming a viable investment in today's market are:

1) Capital improvements required to modernize the facility;
2) Tenant improvement dollars required to build out tenant specifications;
3) Structural/Architectural inefficiencies: (small floor plates, column placement, ceiling height);
4) Land leases payments prohibits investment viability.

Evaluation Supporting Executive Summary

The intent of the evaluation is to assist in developing a reasonable expectation as to the probable value range assuming the property were adequately exposed to the open market.

When evaluating properties, the three approaches to value are considered:

- **Cost/Replacement Approach**
- **Comparable Sales Approach**
- **Income Approach**

COST REPLACEMENT APPROACH TO VALUE

Given the age and the functional obsolesces of the property it is unrealistic to compare a replacement cost to the existing structure. The alternative is to review a modernization of the property as a whole and in part. The cost of modernization will then be applied to market rates concluding with a reasonable return to Owner and a reasonable value range.

COMPARABLE SALES APPROACH TO VALUE

Comparable sales have been reviewed; however do not apply to the existing structure since, for the most part, the sale of similar properties resulted in a teardown concluding with land value. Therefore, comparable sales will assist in determining a value range based land with no improvements.

INCOME APPROACH TO VALUE

For purposes of this analysis, the *Income Approach to Value* will be used to determine a value range of the property assuming an "AS IS" structure and a partial tear down of the existing structure. ***This analysis will be for the improved property on the southwest corner of Central Avenue and 4th Street (400 Central Avenue).***

COMPARABLE SALES APPROACH TO VALUE

The *Comparable Sales Approach* provides insight to a reasonable range of values assuming new ownership removes existing structures.

The number of recent comparable land sales to 400 Central Ave. in St. Petersburg is limited. Generally, the price per square foot for mixed use land ranges from $75.00 psf to $100.00 psf. This assumes a strong B grade mixed use product.

Considering the 400 Central Avenue location, condition and overall market, based on comparable land sales in the market, the range of values is summarized as follows:

Range of values per sq. ft. based on comparable sales:	$85 to $95 per SF
LESS: Cost to remove structure with asbestos:	$9.50 per SF
Value range after removal of improvements:	$75.50 to $85.50 per SF
Overall value range of vacant property: *(Note: before allocation of land leases)*	$6,906,438 to $7,821,198
LESS: Present value of land leases: *Present value of future rent payments discounted at 9% annum*	$7,800,000
Value range of land in today's market less cost of removing structures and accounting for land leases:	(-$893,562) to $21,198

IN CONCLUSION: Assuming all structures were removed from the subject property, the market could not afford to absorb ownership of the land based on today's market conditions primarily due to the responsibility of paying the land leases over the remaining 42 years. The cost of the land leases inhibit the land value resulting in a negative overall value for the land.

Evaluation Supporting Executive Summary

INCOME APPROACH TO VALUE

The *Income Approach to Value* will be the primary source relied on by the current market and, therefore, will be the principal source in this evaluation. In general, 400 Central Avenue has an office and land component that will be reviewed as an investment property. The *Income Approach to Value* reviews the following sources:

- Capital requirement to modernize the facility and bring up to code.
- Capital required for tenant improvements, leasing commissions and marketing.
- Projected cash flow assuming market conditions.
- Impact on cash flow after annual land leases payments.

The *Income Approach to Value* is based on the present value of future benefits of ownership. Future benefits are defined as the net operating income an informed investor can assume the property would produce over its remaining economic life.

MARKET CRITERIA FOR INVESTMENT PROPERTY:

Required Investment Rates of Return:

Capitalization Rates:	10% to 12%

Internal Rate of Return (IRR):

Unleveraged IRR:	14% to 16%
Leveraged IRR:	20% to 24%

NOTE: Investor expectations are subject to a number of issues from general economic conditions to the availability of financing and risk associated with cash flow. Financing was used in this analysis however financing may not be an option for the majority of the investment market. Capitalization Rates and Internal Rates of Return were increased to accommodate the "risk assessment" associated with stabilizing the building.

Obviously the quoted rates of return assume the project is capable of cash flow. The analysis on the following pages identify 400 Central Avenue as incapable of cash flowing under any scenario. Only through an alternative use will 400 Central Avenue become a viable project. For any alternative use to have a measure of success it is paramount to renegotiate or remove the land leases.

The amount of parking needed to accommodate the 400 Central Avenue property is estimated to be 94 to 117 spaces. This requirement will be met through the use of 1 to 1.2 acres or through the use of a new parking garage. This land will need to be taken from the overall property consisting of 2.1 acres.

Evaluation Supporting Executive Summary

Value Range Based on Income Approach to Value

Based on market criteria and property status, **400 Central Avenue** will support the following:

Estimated Improvements Necessary to Meet Government Codes				
Soft Costs: architect/engineer/permits:	$	3.50	$	82,278.00
Decommission interior:	$	4.50	$	105,786.00
Add for asbestos:	$	5.50	$	129,294.00
White box interior (ADA):	$	12.00	$	282,096.00
Roof:	$	1.25	$	29,385.00
Water proof & paint exterior:	$	1.20	$	28,209.60
HVAC:	$	4.25	$	99,909.00
Elevators:	$	1.75	$	41,139.00
Electric upgrade:	$	2.75	$	64,647.00
Parking requirement:	$	22.00	$	517,176.00
Remove exterior decoration:	$	0.70	$	16,455.60
Repair structure: *(columns - walkways - windows)*	$	6.50	$	152,802.00
Misc. Contingencies:	$	5.00	$	117,540.00
Estimated Total before Tenant Improvements	$	70.90	$	1,666,717.20

NOTES: Basic structure is obsolete
Inefficient floor plates
Small floor plates
10 Foot columns
Low ceiling height
Square footage required to meet ADA

CONCLUSION: Rentable square footage will decrease due to penetrations and insufficient floor plates.

Projected Cash Flow with Upgrades *This Analysis assumes an average 5-year lease term*				
Rentable SF *Using 100% as rentable SF*	23,508	100.00%	23,508	100.00%
Occupied SF	-	0.00%	-	0.00%
Vacant SF	23,508	100.00%	23,508	100.00%
Analysis Assumed Market Rental Rate for 400 Central	**$ 18.00**		**$ 20.00**	

Leasable Square Footage		
Leasable % of Westlinks	100.00%	100.00%
Leasable SF	23,508	23,508
Leased or Occupied SF	-	-
Vacant SF Available	23,508	23,508

Projected Operating (5 yr term)	Projected Operating at $18.00 psf	Projected Operating at $20.00 psf
Average Rent	$ 18.00	$ 20.00
Expense Pass Through	$ 0.25	$ 0.25
RE Tax Pass Through	$ 0.15	$ 0.15
Misc. Income	$ 0.15	$ 0.15
Total Income	**$ 18.55**	**$ 20.55**
LESS: Operating Expenses	$ 8.25	$ 8.25
LESS: Land Lease Obligation	$ 8.68	$ 8.68
Net Operating Income	**$ 1.62**	**$ 3.62**
Value Range using Capitalization Rate:		
Capitalization Rate	10.00%	10.00%
Estimated Value Range	$ 16.20	$ 36.20
LESS: Capital Improvements:		
Est. Capital Improvements: $70.90 psf (see attached)	$ 70.90	$ 70.90
LESS: Leasing Cost		
Tenant Improvments	$ 30.00	$ 30.00
Commissions	$ 5.40	$ 5.40
Marketing & Misc.	$ 0.60	$ 0.60
Total Leasing Cost	**$ 36.00**	**$ 36.00**
Estimated Value Range:	**$ (90.70)**	**$ (70.70)**

Based on condition of property and market data, 400 Central Ave. has a negative value. There remains a question as to land necessary to accommodate parking. This will result in the potential of additional capital and land to accommodate parking requirement.

Evaluation Supporting Executive Summary - Operating Expense Analysis

Data based on entire 87,754± RSF project

OPERATING EXPENSE ANALYSIS						
	Actual 2013	$ per SF	Actual 2014	$ per SF	Budgeted As Stabilized	$ per SF
Operating Expense						
Electric	$ 20,329.00		$ 20,394.00	$ 0.23	$ 144,794.10	$ 1.65
Utilities: Water/Sewer/Trash	$ 23,904.00		$ 20,660.00	$ 0.24	$ 39,489.30	$ 0.45
Janitorial	$ 672.00		$ 996.00	$ 0.01	$ 74,590.90	$ 0.85
Repairs & Maintenance	$ 5,134.00		$ 10,066.00	$ 0.11	$ 105,304.80	$ 1.20
Landscaping	$ 7,770.00		$ 6,011.00	$ 0.07	$ 30,713.90	$ 0.35
Mangement & Administration	$ 81,283.00		$ 79,682.00	$ 0.91	$ 61,427.80	$ 0.70
Ground Lease	$ 719,575.00		$ 686,085.00	$ 7.82	$ 715,000.00	$ 8.15
Legal	$ 316,641.00		$ 177,062.00	$ 2.02	$ 10,530.48	$ 0.12
Professional Fees/Maintenance	$ -		$ 152,162.00	$ 1.73	$ 30,713.90	$ 0.35
Real Estate Tax	$ 83,970.00		$ 81,454.00	$ 0.93	$ 109,692.50	$ 1.25
Insurance (Liability)	$ 30,195.00		$ 29,901.00	$ 0.34	$ 70,203.20	$ 0.80
Total Operating Expenses	$ 1,289,473.00	$ 14.69	$ 1,264,473.00	$ 14.41	$ 1,392,460.88	$ 15.87

NOTES: Operating Expenses will adjust upon occupancy

Analysis allocates Operating Expenses from the entire project and applies to the 400 Central Avenue building.

Prospective Cash Flow

Value Range Based on Internal Rate of Return (IRR)

ARGUS SOFTWARE

Schedule of Prospective Cash Flow for 400 Central Avenue
In Inflated Dollars for the Fiscal Year Beginning 6/1/2016

For the Years Ending	Year 1 May-2017	Year 2 May-2018	Year 3 May-2019	Year 4 May-2020	Year 5 May-2021	Year 6 May-2022	Year 7 May-2023	Year 8 May-2024	Year 9 May-2025	Year 10 May-2026
Potential Gross Revenue										
Base Rental Revenue	$5,723	$235,752	$479,731	$494,123	$508,947	$526,329	$538,718	$541,768	$541,768	$541,768
Absorption & Turnover Vacancy					(23,484)	(29,049)	(82,007)			
Base Rent Abatements	(5,723)	(84,724)	(13,674)							
Scheduled Base Rental Revenue		151,028	466,057	494,123	485,463	497,280	456,711	541,768	541,768	541,768
CPI & Other Adjustment Revenue							4,920	15,716	32,442	49,668
Expense Reimbursement Revenue										
Electric		1,500	4,099	5,318	6,334	6,289	2,396	2,043	3,536	4,900
Utilities: Water/Sewer//Trash		408	1,119	1,449	1,728	1,716	653	558	965	1,336
Janitorial		735	1,998	2,583	3,069	3,041	1,157	990	1,716	2,375
Repairs & Maintenance		1,050	2,840	3,646	4,360	4,352	1,654	1,404	2,424	3,377
Landscaping		219	594	759	908	906	344	292	505	703
Management & Admin.		612	1,658	2,127	2,543	2,537	966	818	1,413	1,970
Maintenance Fees		306	827	1,064	1,272	1,270	483	409	708	984
Real Estate Tax		1,146	3,120	4,028	4,819	4,809	1,827	1,551	2,678	3,731
Insurance		735	1,995	2,578	3,084	3,077	1,171	993	1,715	2,388
Misc.		138	375	484	579	576	220	186	322	447
Total Reimbursement Revenue		$6,849	$18,625	$24,036	$28,696	$28,573	$10,871	$9,244	$15,982	$22,211
Misc Income	3,526	3,632	3,740	3,853	3,968	4,087	4,210	4,336	4,466	4,600
Total Potential Gross Revenue	3,526	161,509	488,422	522,012	518,127	529,940	476,712	571,064	594,658	618,247
General Vacancy		(22,654)	(55,927)	(34,589)	(12,142)	(7,794)		(37,924)	(37,924)	(37,924)
Effective Gross Revenue	**$3,526**	**$138,855**	**$432,495**	**$487,423**	**$505,985**	**$522,146**	**$476,712**	**$533,140**	**$556,734**	**$580,323**
Operating Expenses										
Electric	23,464	32,011	41,145	42,380	42,857	43,978	43,535	47,699	49,129	50,603
Utilities: Water/Sewer//Trash	6,399	8,730	11,221	11,558	11,688	11,994	11,873	13,009	13,399	13,801
Janitorial		14,026	19,979	20,579	20,617	21,116	20,466	23,161	23,856	24,572
Repairs & Maintenance		28,206	28,206	29,052	29,924	30,821	31,746	32,698	33,679	34,690
Landscaping		5,876	5,876	6,053	6,234	6,421	6,614	6,812	7,017	7,227
Management & Admin.		16,454	16,454	16,947	17,456	17,979	18,519	19,074	19,646	20,236
Maintenance Fees		8,227	8,227	8,474	8,728	8,990	9,259	9,537	9,823	10,118
Real Estate Tax	29,381	30,263	31,171	32,106	33,069	34,061	35,083	36,135	37,219	38,336
Insurance	18,804	19,368	19,949	20,548	21,164	21,799	22,453	23,127	23,820	24,535
Misc.	3,526	3,632	3,740	3,853	3,968	4,087	4,210	4,336	4,466	4,600
Legal	2,821	2,905	2,992	3,082	3,175	3,270	3,368	3,469	3,573	3,680
Ground Lease	204,023	210,144	216,448	222,942	229,630	236,519	243,615	250,923	258,451	266,204
Marketing	7,052	7,263	7,481	7,705	7,937	8,175	8,420	8,672	8,933	9,201
Total Operating Expenses	**$295,470**	**$387,105**	**$412,889**	**$425,279**	**$436,447**	**$449,210**	**$459,161**	**$478,652**	**$493,011**	**$507,803**
Net Operating Income	**-$291,944**	**-$248,250**	**$19,606**	**$62,144**	**$69,538**	**$72,936**	**$17,551**	**$54,488**	**$63,723**	**$72,520**
Debt Service										
Interest Payments	69,393	67,752	66,039	64,253	62,389	60,444	58,415	56,298	54,089	51,785
Principal Payments	37,871	39,512	41,225	43,011	44,875	46,820	48,849	50,966	53,175	55,480
Total Debt Service	**$107,264**	**$107,264**	**$107,264**	**$107,264**	**$107,264**	**$107,264**	**$107,264**	**$107,264**	**$107,264**	**$107,265**
Leasing & Capital Costs										
Tenant Improvements	105,660	459,200	99,150			110,889	211,393			
Leasing Commissions	20,847	86,659	14,395			42,874	81,732			
Building to Code	850,000	850,000								
Capital Reserve	4,701	4,842	4,987	5,137	5,291	5,450	5,613	5,782	5,955	6,134
Total Leasing & Capital Costs	**$981,208**	**$1,400,701**	**$118,532**	**$5,137**	**$5,291**	**$159,213**	**$298,738**	**$5,782**	**$5,955**	**$6,134**
Cash Flow After Debt Service But Before Taxes	**($1,380,416)**	**($1,756,215)**	**($206,190)**	**($50,257)**	**($43,017)**	**($193,541)**	**($388,451)**	**($58,558)**	**($49,496)**	**($40,879)**

Evaluation Supporting Executive Summary

The Prospective Resale of 400 Central Avenue

ARGUS SOFTWARE

Prospective Resale of 400 Central Avenue

For the Years Ending	Year 1 May-2017	Year 2 May-2018	Year 3 May-2019	Year 4 May-2020	Year 5 May-2021	Year 6 May-2022	Year 7 May-2023	Year 8 May-2024	Year 9 May-2025	Year 10 May-2026
Resale Amount										
Gross Proceeds from Sale	($3,243,822)	($2,758,333)	$217,844	$690,489	$772,644	$810,400	$195,011	$605,422	$708,033	$805,778
Commissions & Adjustments	(97,315)	(82,750)	(6,535)	(20,715)	(23,179)	(24,312)	(5,850)	(18,163)	(21,241)	(24,173)
Net Proceeds From Sale	**($3,341,137)**	**($2,841,083)**	**$211,309**	**$669,774**	**$749,465**	**$786,088**	**$189,161**	**$587,259**	**$686,792**	**$781,605**
Outstanding Debt Retirement										
Total Principal Balances	(1,612,130)	(1,572,616)	(1,531,392)	(1,488,379)	(1,443,505)	(1,396,685)	(1,347,835)	(1,296,869)	(1,243,693)	(1,188,214)
Net Resale Proceeds After Debt	**($4,953,267)**	**($4,413,699)**	**($1,320,083)**	**($818,605)**	**($694,040)**	**($610,597)**	**($1,158,674)**	**($709,610)**	**($556,901)**	**($406,609)**

Unleveraged Annual IRR **-16.86%**

Evaluation Supporting Executive Summary

ARGUS ASSUMPTIONS

The Financial Analysis was conducted using ARGUS and the following assumptions:

Property:	400 Central Avenue St. Petersburg, FL 33701
Analysis Time:	Start Date: June 2016 Period: 10 Years
Rentable Square Footage:	23,508[t] SF *(estimated)*
General Inflation:	3% Annually
Misc. Revenues:	$0.15 per SF
Reimbursement Expenses:	Operating Expenses modeled after 2014 actual expenses. Adjustments were made to accommodate a new ownership and occupancy.
Non-Reimbursable Expenses:	Legal, marketing and land lease payments
Capital Expenditures:	General Upgrades: 1st Year: $36.15 per SF 2nd Year: $36.15 per SF
Capital Reserves:	$0.20 per SF
Vacancy Loss:	1st Year: 15% 2nd Year: 15% 3rd Year: 12% 4th - 10th Years: 7%

RENT ROLL

General Assumptions on Vacancy or Speculative Square Footage:

Market Rates:	$18.00 to $20.00 per SF
Rent Escalations:	3% Annually
Lease Term:	3 to 5 Years
Rent Abatement:	2 to 3 Months

Leasing Costs:

Tenant Improvements:	$25.00 to $30.00 per SF
Commissions:	6% - New Leases

MARKET LEASING ASSUMPTIONS	
	General < 5,000 sf
Rental Probability:	70%
Market Rent:	$19.50/SF
Months Vacant:	9 Months
Tenant Improvements:	
New Tenant	$20.00/SF
Renewal	$8.00/SF
Leasing Commissions:	
New Tenant	6%
Renewal	4%
Rent Change (per annum):	3%
Reimbursement:	Base Year
Term:	5 Years

Purchase Price:	N/A - Economically infeasible *(for sample purposes used $800,000)*
Debt Financing:	Will not support mortgage *(for sample purposes used $1,650,000)*
Present Value Discounting:	Primary Discount Rate: 9% Increment: 0.5 point Number of Calculations: 3

Evaluation Supporting Executive Summary

CONCLUSION

There is no scenario based on today's market conditions that allows for the property located at 400 Central Avenue in St. Petersburg, FL to be upgraded to meet codes for the purpose of supporting tenancy and produce a positive cash flow. The financial analysis demonstrates the inability of the subject property to be a viable investment whether improved in its entirety or in part. Further assuming removal of all structures the land value is negative provided the land leases remain in place under their existing terms.

A very important consideration is the "STRUCTURAL OBSOLESCENCE" of the present improvements. Regardless of capital expenditures, the overall structure will remain obsolete in today's market. Examples of structural inefficiency and substandard qualities are:

- Inefficient and small floor plates
- Loss of rentable square footage to meet government codes
- 10' Columns
- Low ceiling height

These obsolete qualities will dictate smaller tenants requiring higher tenant improvement and lower rent. It should be noted 400 Central Avenue is not financially feasible with or without the ground lease.

Finally, under a long-term (10 years) financial analysis (ARGUS) the first two (2) years from beginning property upgrades culminate in a financial loss of over $3,136,000. The negative cash flow continues throughout the term of the 10-year analysis. The negative cash flow does not take into account land lease payments for additional land for parking.

Given the factors identified herein, it is the conclusion of this evaluation any attempt to produce an economically viable investment for the subject property under present conditions would result in an economic disaster finishing with a product that will not meet market standards.

As an alternative; the land value was reviewed assuming all structures were removed. As demonstrated under the *Comparable Sales Approach*, when taking into account the land leases, the conclusion is a negative land value.

Finally, there are questions as to square footage and load factors. 400 Central Avenue is connected to other buildings. Services will need to be added as the connected improvements are demolished. Parking needs to be accommodated therefore land must be allocated. This will all result in further capital expenditures and more land being committed.

Comparable Property Sales in Downtown St. Petersburg

	PROPERTY	BLDG CLASS	SIZE (SQ FT)	STORIES	SALE PRICE	PRICE/SF	CURRENT OCCUPANCY	SALE DATE
1	MORGAN STANLEY TOWER 150 2nd Ave S	A	207,469	17	$20,012,200	$96.46	99.2%	8/2013
2	100 CENTRAL AVENUE 100 Central Ave	A	133,950	2	$10,500,000	$78.39	Vacant	9/2014
3	FIRST CENTRAL TOWER 360 Central Ave	A	250,426	17	$29,150,000	$116.40	86.4%	11/2014
4	LABCORP BUILDING 33 6th St S	B	35,821	7	$2,500,000	$69.79	100%	6/2013
5	696 1ST AVENUE 696 1st Ave	B	30,104	4	$2,250,000	$74.74	80.2%	8/2014
6	COURTHOUSE SQUARE 600 N 1st Ave	C	28,083	3	$1,700,000	$60.53	87.9%	6/2013
7	AAA PLAZA 800 2nd Ave	C	41,935	3	$3,600,000	$85.85	100%	11/2014

Comparable Properties for Lease in Downtown St. Petersburg

	PROPERTY	ADDRESS	BLDG CLASS	RENT PER SF
1	MORGAN STANLEY TOWER	150 2nd Ave N	A	$22.50/fs
2	FIRST CENTRAL TOWER	350 Central Ave	A	$21.00 - $25.00/fs
3	CITY CENTER	100 2nd Ave S	A	$22.50/fs
4	3RD STREET SOUTH - BLDG 2	3rd Street S	B	$14.50/fs
5	CHAMBER OF COMMERCE BLDG	100 2nd Ave	B	$18.50/mg
6	PLAZA TOWER AND COURTYARD	111 2nd Ave NE	B	$18.00/fs
7	SUNTRUST BUILDING	300 1st Ave S	B	$20.00/fs
8	240-244 DR MLK BOULEVARD	240-244 DR MLK Blvd.	C	$12.00 - $15.00/mg
9	COURTHOUSE SQUARE	600 1st Avenue N	C	$16.00/fs
10	THE FLORIDA ARCADE	449 Central Ave	C	$12.00/mg

Comparable Land Sales in Downtown St. Petersburg

	PROPERTY	ACRES	SALE PRICE	PRICE/SF	SALE DATE	COMMENTS
1	333 3rd Avenue	1	$4,875,000	$111.91	1/2014	Purchased for parking garage; superior location
2	700-712 1st Avenue	1.85	$5,250,000	$65.00	4/2014	Purchased for a multifamily development
3	810 2nd Avenue North	0.37	$1,100,000	$68.23	4/2014	Purchased for multifamily development
4	330 3rd Avenue South	3	$7,500,000	$57.39	4/2014	Purchased for commercial use
5	930 Central Avenue	1.52	$1,650,000	$25.00	6/2014	Purchased and held for development
6	0 2nd Avenue North	0.23	$1,100,000	$109.79	9/2014	Purchased for commercial use; superior location
7	1st Avenue & 11th Street	0.45	$575,000	$29.48	11/2014	Purchased for commercial use
8	176 4th Avenue NE	0.46	$3,500,000	$174.67	3/2015	Purchased for multifamily development
9	5th Ave S & 2nd Street	1	$3,900,000	$89.53	1/2015	Purchased for multifamily development

Colliers INTERNATIONAL

Tampa Bay Florida

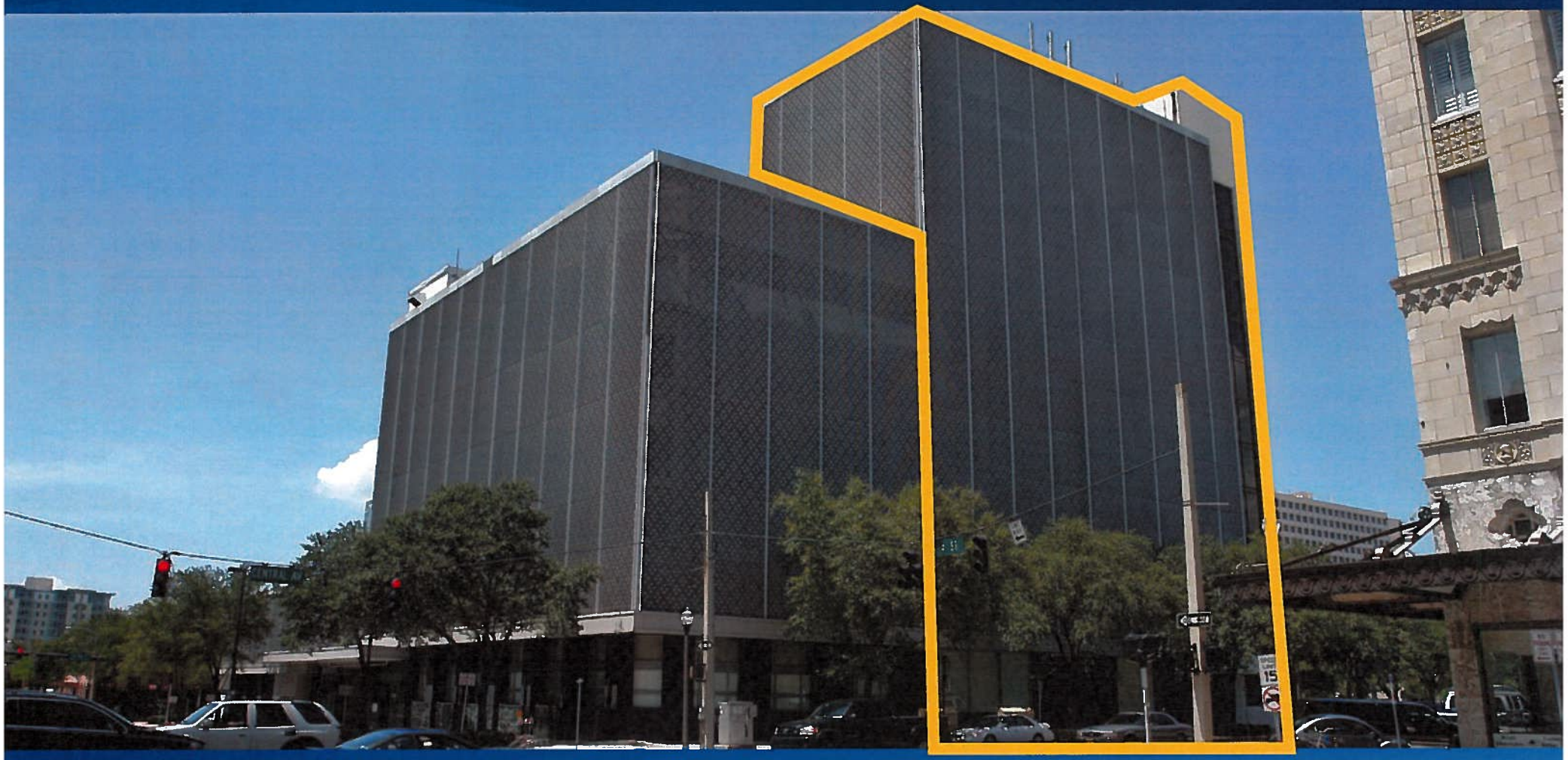
Disclaimer: THIS IS NOT AN APPRAISAL

This Real Estate Broker's Opinion of Value is intended for the sole and exclusive use of the Owner(s) of 400 Central Avenue in St. Petersburg, Florida and may not be relied upon any person or entity other than the Client for any purpose whatsoever. This Real Estate Broker's Opinion of Value represents only the opinion of Colliers International as to the value of the Subject Property, subject to the assumptions and qualifications set forth herein. Colliers International is not licensed to perform real property appraisals. Accordingly, this Real Estate Broker's Opinion of Value does not constitute an appraisal of the Subject Property and has not been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The Real Estate Broker's Opinion of Value set forth herein is specifically qualified by, and based solely upon, the relevant facts, circumstances, and market conditions that exist as of the date of this Real Estate Broker's Opinion of Value, and we undertake no obligation to update, modify, or supplement this Real Estate Broker's Opinion of Value to the extent that such facts, circumstances or market conditions subsequently change.

Broker Opinion of Value
March 2016

410 Central Avenue

St. Petersburg, Florida 33701



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Property Highlights

BUILDING SIZE:	33,058± Gross SF
STORIES:	11
LOT SIZE:	0.19± Acres *Additional land is required for parking*
YEAR BUILT:	1920
VACANCY:	100%

A tour of the property was conducted on April 24, 2015 revealing a property with extensive functional obsolescence.

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Executive Summary

Colliers International Tampa Bay Florida is pleased to present this Broker Opinion of Value for 410 Central Avenue in St. Petersburg, Florida. We have had the opportunity to review the property and based on the information provided and market data, a certain projected range of values has been concluded. The range of value assumes present market conditions and state of the property. ***This report separates the buildings to inlcude only the 11-story facility on the southwest corner of Central Avenue and 4th Street.*** This analysis assumes contiguous land included for parking (1.4 acre).

VALUATION METHODS AND OPINION

LOCATION SUMMARY

410 Central Avenue is well located in downtown St. Petersburg, Florida and is easily accessible from several major highways. Downtown St. Petersburg continues in a growth mode and attracting a population looking for an urban lifestyle.

Location Analysis Rating:	*(1) Outstanding* *(2) Good* *(3) Fair* *(4) Subpar* *(5) Poor*		
2	Livability (quality of life for tenants or users)	2	Transportation (easy access to freeways and public transit)
2	Amenities (dining, entertainment, cultural, sports)	2	Visibility (quality and identity)
2	Labor Pool (education, abundance)	2	Housing (availability for workers and executives)
2.0	**Location Rating** (average score)		

SUBMARKET SUMMARY

410 Central Avenue's position in the downtown St. Petersburg submarket is very good and the business environment is supportive. The downtown St. Petersburg submarket is presently one of the most active markets in Tampa Bay.

Submarket Dynamics Rating:	*(1) Outstanding* *(2) Good* *(3) Fair* *(4) Subpar* *(5) Poor*		
2	Size of Submarket (established vs. new or small)	2	Business Environment (supportive, cost effective)
2	Position in Submarket (quality of building vs. competition)	3	Absorption/Vacancy (vacancy rate vs. norm)
2	Barriers to Entry (high BTE's support value)	3	Demand Drivers (strength and diversity)
2.3	**Submarket Rating** (average score)		

Executive Summary

INVESTMENT SUMMARY

The current structure has significant functional obsolescence and requires extensive capital improvements. It has been determined through investment analysis, regardless of the capital improvements invested, the functional obsolescence (such as small floor plates, column placement and low ceilings) of the existing structure does not allow for a viable investment. This coupled with the in place land leases does not qualify the subject property as an investment property under any existing market conditions.

Investment Rating:	*(1) Outstanding* *(2) Good* *(3) Fair* *(4) Subpar* *(5) Poor*		
5	Current cash flow in the market (relative to market, below is good)	5	Development cost
5	Absorption (sustainable vs. unstable)	5	Expenses (relative to benchmarks for similar properties)
5	Tenant Mix/Profile (minimal roll and strong tenants)	5	Yield Profile (sustainability of future income and returns)
5	Investment Rating (average score)		

COLLIERS PROPERTY RATING (COMBINED AVERAGE SCORE)

Methodology

The rating system uses the following criteria to evaluate each component of the property:

(1) Outstanding (2) Good (3) Fair (4) Subpar (5) Poor

The BOV ratings are based on the broker's knowledge and understanding of that component as it relates to the competitive product in the market. These ratings are then translated into an average score for each section and an overall score. The property is "graded" in terms of the outlook for its investment profile with minimal additional investment. The grading scale is based on the following:

- A = STRONG highly likely to increase
- B = POSITIVE likely to maintain / improve marginally
- C = NEUTRAL should maintain value if key components are not compromised
- D = WEAK likely to sustain value deterioration
- **F = POOR continued value deterioration is certain**

Executive Summary

GENERAL COMMENTS:

Given the need for extensive capital improvements to bring the property into current compliance with government codes and the structural inefficiencies that create a functionally obsolete building, the property is incapable of supporting any positive cash flow under current market conditions. The property was reviewed in whole and in part; the conclusion is the same whether the property is revitalized in whole or in part. This evaluation will focus on the 11-story building on the southwest corner of Central Avenue and 4th Street (410 Central Avenue).

Adding to the complications of creating a viable investment are the land leases that are presently in place and will be for another 42 years. The land leases add $16.70 per square foot (estimated) to the operating expenses of the subject property. This negatively impacts the ability of the property to create a positive cash flow under any scenario.

NOTE: The $16.70 per square foot represents the larger land lease (Phiel Hotel Lease). The smaller land lease was not included however will need to be considered to accommodate parking.

As an example to a viable investment:

Market Rental Rates: *Considers architectural challenges*	$18.00 to $20.00 gross rent
LESS:	
Operating Expense (estimated):	$8.25
Land leases:	$16.70 - larger lease
Operating Expenses (with land leases):	$24.95
Potential Net Operating Income:	-$6.95 to -$4.95

Once the additional cost of bringing the property up to code, tenant improvements, commissions, marketing and potential debt service are taken into consideration the subject property is incapable of supporting a positive cash flow and, therefore, does not constitute a viable investment. This conclusion holds true if the property is upgraded in whole or in part.

In conclusion, the four major issues preventing 410 Central Avenue from becoming a viable investment in today's market are:

1) Capital improvements required to modernize the facility;
2) Tenant improvement dollars required to build out tenant specifications;
3) Structural/Architectural inefficiencies: (small floor plates, column placement, ceiling height);
4) Land leases payments prohibits investment viability.

Evaluation Supporting Executive Summary

The intent of the evaluation is to assist in developing a reasonable expectation as to the probable value range assuming the property were adequately exposed to the open market.

When evaluating properties, the three approaches to value are considered:

- **Cost/Replacement Approach**
- **Comparable Sales Approach**
- **Income Approach**

COST REPLACEMENT APPROACH TO VALUE

Given the age and the functional obsolesces of the property it is unrealistic to compare a replacement cost to the existing structure. The alternative is to review a modernization of the property as a whole and in part. The cost of modernization will then be applied to market rates concluding with a reasonable return to Owner and a reasonable value range.

COMPARABLE SALES APPROACH TO VALUE

Comparable sales have been reviewed; however do not apply to the existing structure since, for the most part, the sale of similar properties resulted in a teardown concluding with land value. Therefore, comparable sales will assist in determining a value range based land with no improvements.

INCOME APPROACH TO VALUE

For purposes of this analysis, the *Income Approach to Value* will be used to determine a value range of the property assuming an "AS IS" structure and a partial tear down of the existing structure. ***This analysis will be for the improved property on the southwest corner of Central Avenue and 4th Street (410 Central Avenue).***

COMPARABLE SALES APPROACH TO VALUE

The *Comparable Sales Approach* provides insight to a reasonable range of values assuming new ownership removes existing structures.

The number of recent comparable land sales to 410 Central Avenue in St. Petersburg is limited. Generally, the price per square foot for mixed use land ranges from $75.00 psf to $100.00 psf. This assumes a strong B grade mixed use product.

Considering the 410 Central Avenue location, condition and overall market, based on comparable land sales in the market, the range of values is summarized as follows:

Range of values per sq. ft. based on comparable sales:	$85 to $95 per SF
LESS: Cost to remove structure with asbestos:	$9.50 per SF
Value range after removal of improvements:	$75.50 to $85.50 per SF
Overall value range of vacant property: *(Note: before allocation of land leases)*	$6,906,438 to $7,821,198
LESS: Present value of land leases: *Present value of future rent payments discounted at 9% annum*	$7,800,000
Value range of land in today's market less cost of removing structures and accounting for land leases:	(-$893,562) to $21,198

IN CONCLUSION: Assuming all structures were removed from the subject property, the market could not afford to absorb ownership of the land based on today's market conditions primarily due to the responsibility of paying the land leases over the remaining 42 years. The cost of the land leases inhibit the land value resulting in a negative overall value for the land.

Evaluation Supporting Executive Summary

INCOME APPROACH TO VALUE

The *Income Approach to Value* will be the primary source relied on by the current market and, therefore, will be the principal source in this evaluation. In general, 410 Central Avenue has an office and land component that will be reviewed as an investment property. The *Income Approach to Value* reviews the following sources:

- Capital requirement to modernize the facility and bring up to code.
- Capital required for tenant improvements, leasing commissions and marketing.
- Projected cash flow assuming market conditions.
- Impact on cash flow after annual land leases payments.

The *Income Approach to Value* is based on the present value of future benefits of ownership. Future benefits are defined as the net operating income an informed investor can assume the property would produce over its remaining economic life.

MARKET CRITERIA FOR INVESTMENT PROPERTY:

Required Investment Rates of Return:

Capitalization Rates:	10% to 12%

Internal Rate of Return (IRR):

Unleveraged IRR:	14% to 16%
Leveraged IRR:	20% to 24%

NOTE: Investor expectations are subject to a number of issues from general economic conditions to the availability of financing and risk associated with cash flow. Financing was used in this analysis however financing may not be an option for the majority of the investment market. Capitalization Rates and Internal Rates of Return were increased to accommodate the "risk assessment" associated with stabilizing the building.

Obviously the quoted rates of return assume the project is capable of cash flow. The analysis on the following pages identify 410 Central Avenue as incapable of cash flowing under any scenario. Only through an alternative use will 410 Central Avenue become a viable project. For any alternative use to have a measure of success it is paramount to renegotiate or remove the land leases.

The amount of parking needed to accommodate the 410 Central Avenue property is estimated to be 130 to 160 spaces. This requirement will be met through the use of 1.3 to 1.6 acres or through the use of a new parking garage. This land will need to be taken from the overall property consisting of 2.1 acres.

Evaluation Supporting Executive Summary

Value Range Based on Income Approach to Value

Based on market criteria and property status, **410 Central Avenue** will support the following:

Estimated Improvements Necessary to Meet Government Codes		
Soft Cost: architect/engineer/permits:	$ 3.50	$ 115,703.00
Decommission interior:	$ 4.50	$ 148,761.00
Add for asbestos:	$ 5.50	$ 181,819.00
White box interior (ADA):	$ 12.00	$ 396,696.00
Roof:	$ 1.25	$ 41,322.50
Water prove & paint exterior:	$ 1.20	$ 39,669.60
HVAC:	$ 4.25	$ 140,496.50
Elevators:	$ 1.75	$ 57,851.50
Electric upgrade:	$ 2.75	$ 90,909.50
Parking requirement:	$ 22.00	$ 727,276.00
Remove exterior decoration:	$ 0.70	$ 23,140.60
Repair structure:	$ 6.50	$ 214,877.00
(columns - walkways - window)		
Misc. Contingencies:	$ 5.00	$ 165,290.00
Estimated Total before Tenant Improvements	$ 70.90	$ 2,343,812.20

NOTES: Basic structure is obsolete
Inefficient floor plates
Small floor plates
10 Foot columns
Low ceiling height
Square footage required to meet ADA

CONCLUSION: Rentable square footage will decrease due to penetrations and insufficient floor plates.

Projected Cash Flow with Upgrades *This Analysis assumes an average 5-year lease term*				
Rentable SF *Using 100% as rentable SF*	33,058	100.00%	33,058	100.00%
Occupied SF	-	0.00%	-	0.00%
Vacant SF	33,058	100.00%	33,058	100.00%
Analysis Assumed Market Rental Rate for 410 Central	**$ 18.00**		**$ 20.00**	

Leasable Square Footage		
Leasable % of Westlinks	100.00%	100.00%
Leasable square footage	33,058	33,058
Leased or Occupied sq ft	-	-
Vacant sq ft available	33,058	33,058

Projected Operating (5 yr term)	Projected Operating at $18.00 psf	Projected Operating at $20.00 psf
Average Rent	$ 18.00	$ 20.00
Expense Pass through	$ 0.25	$ 0.25
RE Tax Pass through	$ 0.15	$ 0.15
Misc Income	$ 0.15	$ 0.15
Total Income	**$ 18.55**	**$ 20.55**
LESS: Operating Expenses	$ 8.25	$ 8.25
LESS: Land Lease Obligation *(assume larger land lease remains in place.) $46,000 per mo. Or $16.70 psf*	$ 16.70	$ 16.70
Net Operating Income	**$ (6.40)**	**$ (4.40)**
Value Range using Capitalization Rate:		
Capitalization Rate	10.00%	10.00%
Estimated Value Range	$ (64.00)	$ (44.00)
LESS: Capital Improvements:		
Est. Capital Improvements: $70.90 psf (see attached)	$ 70.90	$ 70.90
LESS: Leasing Cost		
Tenant Improvments	$ 30.00	$ 30.00
Commissions	$ 5.40	$ 5.40
Marketing & Misc.	$ 0.60	$ 0.60
Total Leasing Cost	**$ 36.00**	**$ 36.00**
Estimated Value Range:	**$ (170.90)**	**$ (150.90)**

Based on condition of property and market data, 410 Central Ave. has a negative value. There remains a question as to land necessary to accommodate parking. This will result in the potential of additional capital and land to accommodate parking requirement.

Evaluation Supporting Executive Summary - Operating Expense Analysis

Data based on entire 87,754± RSF project

OPERATING EXPENSE ANALYSIS						
	Actual 2013	$ per SF	Actual 2014	$ per SF	Budgeted As Stabilized	$ per SF
Operating Expense						
Electric	$ 20,329.00		$ 20,394.00	$ 0.23	$ 144,794.10	$ 1.65
Utilities: Water/Sewer/Trash	$ 23,904.00		$ 20,660.00	$ 0.24	$ 39,489.30	$ 0.45
Janitorial	$ 672.00		$ 996.00	$ 0.01	$ 74,590.90	$ 0.85
Repairs & Maintenance	$ 5,134.00		$ 10,066.00	$ 0.11	$ 105,304.80	$ 1.20
Landscaping	$ 7,770.00		$ 6,011.00	$ 0.07	$ 30,713.90	$ 0.35
Mangement & Administration	$ 81,283.00		$ 79,682.00	$ 0.91	$ 61,427.80	$ 0.70
Ground Lease	$ 719,575.00		$ 686,085.00	$ 7.82	$ 715,000.00	$ 8.15
Legal	$ 316,641.00		$ 177,062.00	$ 2.02	$ 10,530.48	$ 0.12
Professional Fees/Maintenance	$ -		$ 152,162.00	$ 1.73	$ 30,713.90	$ 0.35
Real Estate Tax	$ 83,970.00		$ 81,454.00	$ 0.93	$ 109,692.50	$ 1.25
Insurance (Liability)	$ 30,195.00		$ 29,901.00	$ 0.34	$ 70,203.20	$ 0.80
Total Operating Expenses	$ 1,289,473.00	$ 14.69	$ 1,264,473.00	$ 14.41	$ 1,392,460.88	$ 15.87

NOTES: Operating Expenses will adjust upon occupancy

Analysis allocates Operating Expenses from the entire project and applies to the 410 Central Avenue building.

Prospective Cash Flow

Value Range Based on Internal Rate of Return (IRR)

ARGUS

Schedule Of Prospective Cash Flow
In Inflated Dollars for the Fiscal Year Beginning 6/1/2016

For the Years Ending	Year 1 May-2017	Year 2 May-2018	Year 3 May-2019	Year 4 May-2020	Year 5 May-2021	Year 6 May-2022	Year 7 May-2023	Year 8 May-2024	Year 9 May-2025	Year 10 May-2026
Potential Gross Revenue										
Base Rental Revenue		$35,278	$415,869	$693,840	$714,655	$737,913	$756,458	$767,872	$772,139	$772,139
Absorption & Turnover Vacancy					(5,507)	(73,545)	(52,415)	(60,177)		
Base Rent Abatements		(30,238)	(98,165)	(10,636)						
Scheduled Base Rental Revenue		5,040	317,704	683,204	709,148	664,368	704,043	707,695	772,139	772,139
CPI & Other Adjustment Revenue							3,402	15,314	34,902	59,112
Expense Reimbursement Revenue										
Electric			3,129	8,356	10,029	8,310	6,728	2,968	4,177	6,266
Utilities: Water/Sewer//Trash			854	2,278	2,734	2,266	1,835	811	1,139	1,708
Janitorial			1,512	4,050	4,862	4,015	3,242	1,436	2,026	3,040
Repairs & Maintenance			2,163	5,756	6,908	5,763	4,680	2,059	2,870	4,309
Landscaping			448	1,199	1,442	1,203	975	429	598	895
Management & Admin.			1,260	3,354	4,030	3,363	2,730	1,199	1,674	2,515
Maintenance Fees			630	1,677	2,016	1,683	1,365	601	837	1,255
Real Estate Tax			2,394	6,359	7,632	6,369	5,172	2,273	3,173	4,762
Insurance			1,533	4,071	4,885	4,077	3,312	1,455	2,029	3,046
Misc.			287	763	916	764	618	273	382	570
Total Reimbursement Revenue			14,210	37,863	45,454	37,813	30,657	13,504	18,905	28,366
Misc. Income	4,959	5,107	5,261	5,419	5,581	5,748	5,921	6,099	6,282	6,470
Total Potential Gross Revenue	4,959	10,147	337,175	726,486	760,183	707,929	744,023	742,612	832,228	866,087
General Vacancy		(756)	(38,124)	(47,824)	(44,519)		(537)		(54,050)	(54,050)
Effective Gross Revenue	**$4,959**	**$9,391**	**$299,051**	**$678,662**	**$715,664**	**$707,929**	**$743,486**	**$742,612**	**$778,178**	**$812,037**
Operating Expenses										
Electric	32,727	34,903	48,944	59,604	61,205	60,744	63,356	65,048	69,097	71,170
Utilities: Water/Sewer//Trash	8,926	9,519	13,348	16,256	16,692	16,567	17,279	17,740	18,845	19,410
Janitorial			21,600	28,942	29,675	28,892	30,334	31,091	33,552	34,559
Repairs & Maintenance			39,670	40,860	42,085	43,348	44,648	45,988	47,368	48,789
Landscaping			8,265	8,512	8,768	9,031	9,302	9,581	9,868	10,164
Management & Admin.			23,141	23,835	24,550	25,286	26,045	26,826	27,631	28,460
Maintenance Fees			11,570	11,917	12,275	12,643	13,022	13,413	13,816	14,230
Real Estate Tax	41,323	42,562	43,839	45,154	46,509	47,904	49,341	50,821	52,346	53,916
Insurance	26,446	27,240	28,057	28,899	29,766	30,659	31,578	32,526	33,502	34,507
Misc.	4,959	5,107	5,261	5,419	5,581	5,748	5,921	6,099	6,282	6,470
Legal	3,967	4,086	4,209	4,335	4,465	4,599	4,737	4,879	5,025	5,176
Land Lease	552,069	568,631	585,690	603,260	621,358	639,999	659,199	678,975	699,344	720,324
Marketing	9,917	10,215	10,521	10,837	11,162	11,497	11,842	12,197	12,563	12,940
Total Operating Expenses	**$680,334**	**$702,263**	**$844,115**	**$887,830**	**$914,091**	**$936,917**	**$966,604**	**$995,184**	**$1,029,239**	**$1,060,115**
Net Operating Income	**($675,375)**	**($692,872)**	**($545,064)**	**($209,168)**	**($198,427)**	**($228,988)**	**($223,118)**	**($252,572)**	**($251,061)**	**($248,078)**
Debt Service										
Interest Payments	98,412	96,084	93,656	91,122	88,479	85,720	82,843	79,841	76,708	73,440
Principal Payments	53,708	56,036	58,464	60,998	63,642	66,400	69,277	72,280	75,412	78,680
Total Debt Service	**$152,120**	**$152,120**	**$152,120**	**$152,120**	**$152,121**	**$152,120**	**$152,120**	**$152,121**	**$152,120**	**$152,120**
Leasing & Capital Costs										
Tenant Improvements		270,990	630,900	89,850		161,843	124,368	128,871	44,245	
Leasing Commissions		47,325	100,269	11,197		62,573	48,085	49,827	17,107	
Building to Code	1,170,000	1,170,000								
Capital Reserve	6,612	6,810	7,014	7,225	7,441	7,665	7,895	8,131	8,375	8,627
Total Leasing & Capital Costs	**$1,176,612**	**$1,495,125**	**$738,183**	**$108,272**	**$7,441**	**$232,081**	**$180,348**	**$186,829**	**$69,727**	**$8,627**
Cash Flow After Debt Service But Before Taxes	**($2,004,107)**	**($2,340,117)**	**($1,435,367)**	**($469,560)**	**($357,989)**	**($613,189)**	**($555,586)**	**($591,522)**	**($472,908)**	**($408,825)**

Evaluation Supporting Executive Summary

The Prospective Resale of 410 Central Avenue

ARGUS SOFTWARE

Prospective Resale
of 410 Central Avenue

For the Years Ending	Year 1 May-2017	Year 2 May-2018	Year 3 May-2019	Year 4 May-2020	Year 5 May-2021	Year 6 May-2022	Year 7 May-2023	Year 8 May-2024	Year 9 May-2025	Year 10 May-2026
Resale Amount										
Gross Proceeds from Sale	($7,504,167)	($7,698,578)	($6,056,267)	($2,324,089)	($2,204,744)	($2,544,311)	($2,479,089)	($2,806,356)	($2,789,567)	($2,756,422)
Commissions & Adjustments	(225,125)	(230,957)	(181,688)	(69,723)	(66,142)	(76,329)	(74,373)	(84,191)	(83,687)	(82,693)
Net Proceeds From Sale	**($7,729,292)**	**($7,929,535)**	**($6,237,955)**	**($2,393,812)**	**($2,270,886)**	**($2,620,640)**	**($2,553,462)**	**($2,890,547)**	**($2,873,254)**	**($2,839,115)**
Outstanding Debt Retirement										
Total Principal Balances	(2,286,292)	(2,230,256)	(2,171,791)	(2,110,793)	(2,047,152)	(1,980,752)	(1,911,476)	(1,839,196)	(1,763,784)	(1,685,104)
Net Resale Proceeds After Debt	**($10,015,584)**	**($10,159,791)**	**($8,409,746)**	**($4,504,605)**	**($4,318,038)**	**($4,601,392)**	**($4,464,938)**	**($4,729,743)**	**($4,637,038)**	**($4,524,219)**

Evaluation Supporting Executive Summary

ARGUS ASSUMPTIONS

The Financial Analysis was conducted using ARGUS and the following assumptions:

Property:	410 Central Avenue St. Petersburg, FL 33701
Analysis Time:	Start Date: June 2016 Period: 10 Years
Rentable Square Footage:	33,058± SF *(estimated)*
General Inflation:	3% Annually
Misc. Revenues:	$0.15 per SF
Reimbursement Expenses:	Operating Expenses modeled after 2014 actual expenses. Adjustments were made to accommodate a new ownership and occupancy.
Non-Reimbursable Expenses:	Legal, marketing and land lease payments
Capital Expenditures:	General Upgrades: 1st Year: $35.40 per SF 2nd Year: $35.40 per SF
Capital Reserves:	$0.20 per SF
Vacancy Loss:	1st Year: 15% 2nd Year: 15% 3rd Year: 12% 4th - 10th Years: 7%

RENT ROLL

General Assumptions on Vacancy or Speculative Square Footage:

Market Rates:	$18.00 to $20.00 per SF
Rent Escalations:	3% Annually
Lease Term:	3 to 5 Years
Rent Abatement:	2 to 3 Months

Leasing Costs:

Tenant Improvements:	$25.00 to $30.00 per SF
Commissions:	6% - New Leases

MARKET LEASING ASSUMPTIONS	
	General < 5,000 sf
Rental Probability:	70%
Market Rent:	$19.50/SF
Months Vacant:	9 Months
Tenant Improvements:	
New Tenant	$20.00/SF
Renewal	$8.00/SF
Leasing Commissions:	
New Tenant	6%
Renewal	4%
Rent Change (per annum):	3%
Reimbursement:	Base Year
Term:	5 Years

Purchase Price:	N/A - Economically infeasible *(for sample purposes used $1,157,030)*
Debt Financing:	Will not support mortgage *(for sample purposes used $2,340,000)*
Present Value Discounting:	Primary Discount Rate: 9% Increment: 0.5 point Number of Calculations: 3

Evaluation Supporting Executive Summary

CONCLUSION

There is no scenario based on today's market conditions that allows for the property located at 410 Central Avenue in St. Petersburg, FL to be upgraded to meet codes for the purpose of supporting tenancy and produce a positive cash flow. The financial analysis demonstrates the inability of the subject property to be a viable investment whether improved in its entirety or in part. Further assuming removal of all structures the land value is negative provided the land leases remain in place under their existing terms.

A very important consideration is the "STRUCTURAL OBSOLESCENCE" of the present improvements. Regardless of capital expenditures, the overall structure will remain obsolete in today's market. Examples of structural inefficiency and substandard qualities are:

- Inefficient and small floor plates
- Loss of rentable square footage to meet government codes
- 10' Columns
- Low ceiling height

These obsolete qualities will dictate smaller tenants requiring higher tenant improvement and lower rent. It should be noted 410 Central Avenue is not financially feasible with or without the ground lease.

Finally, under a long-term (10 years) financial analysis (ARGUS) the first two (2) years from beginning property upgrades culminate in a financial loss of over $4,344,224. The negative cash flow continues throughout the term of the 10-year analysis. The negative cash flow does not take into account land lease payments for additional land for parking.

Given the factors identified herein, it is the conclusion of this evaluation any attempt to produce an economically viable investment for the subject property under present conditions would result in an economic disaster finishing with a product that will not meet market standards.

As an alternative; the land value was reviewed assuming all structures were removed. As demonstrated under the *Comparable Sales Approach*, when taking into account the land leases, the conclusion is a negative land value.

Finally, there are questions as to square footage and load factors. 410 Central Avenue is connected to other buildings. Services will need to be added as the connected improvements are demolished. Parking needs to be accommodated therefore land must be allocated. This will all result in further capital expenditures and more land being committed.

Comparable Property Sales in Downtown St. Petersburg

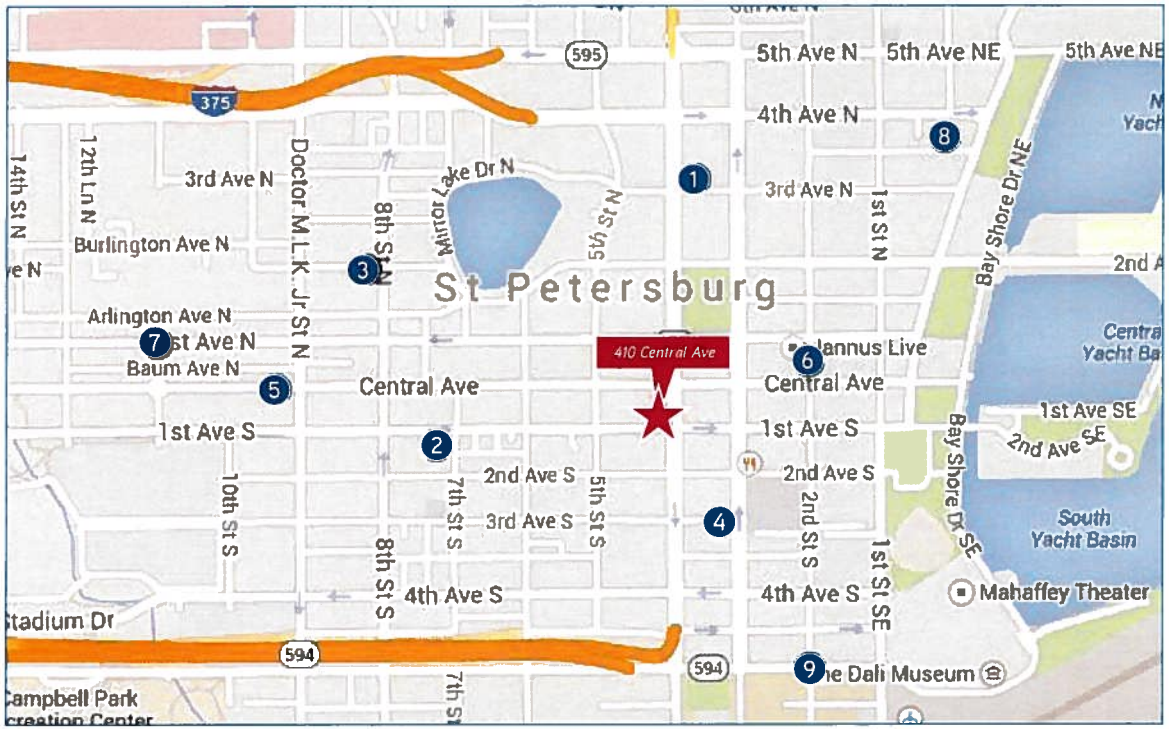
	PROPERTY	BLDG CLASS	SIZE (SQ FT)	STORIES	SALE PRICE	PRICE/SF	CURRENT OCCUPANCY	SALE DATE
1	MORGAN STANLEY TOWER 150 2nd Ave S	A	207,469	17	$20,012,200	$96.46	99.2%	8/2013
2	100 CENTRAL AVENUE 100 Central Ave	A	133,950	2	$10,500,000	$78.39	Vacant	9/2014
3	FIRST CENTRAL TOWER 360 Central Ave	A	250,426	17	$29,150,000	$116.40	86.4%	11/2014
4	LABCORP BUILDING 33 6th St S	B	35,821	7	$2,500,000	$69.79	100%	6/2013
5	696 1ST AVENUE 696 1st Ave	B	30,104	4	$2,250,000	$74.74	80.2%	8/2014
6	COURTHOUSE SQUARE 600 N 1st Ave	C	28,083	3	$1,700,000	$60.53	87.9%	6/2013
7	AAA PLAZA 800 2nd Ave	C	41,935	3	$3,600,000	$85.85	100%	11/2014

Comparable Properties for Lease in Downtown St. Petersburg

	PROPERTY	ADDRESS	BLDG CLASS	RENT PER SF
1	MORGAN STANLEY TOWER	150 2nd Ave N	A	$22.50/fs
2	FIRST CENTRAL TOWER	350 Central Ave	A	$21.00 - $25.00/fs
3	CITY CENTER	100 2nd Ave S	A	$22.50/fs
4	3RD STREET SOUTH - BLDG 2	3rd Street S	B	$14.50/fs
5	CHAMBER OF COMMERCE BLDG	100 2nd Ave	B	$18.50/mg
6	PLAZA TOWER AND COURTYARD	111 2nd Ave NE	B	$18.00/fs
7	SUNTRUST BUILDING	300 1st Ave S	B	$20.00/fs
8	240-244 DR MLK BOULEVARD	240-244 DR MLK Blvd.	C	$12.00 - $15.00/mg
9	COURTHOUSE SQUARE	600 1st Avenue N	C	$16.00/fs
10	THE FLORIDA ARCADE	449 Central Ave	C	$12.00/mg

Comparable Land Sales in Downtown St. Petersburg

	PROPERTY	ACRES	SALE PRICE	PRICE/SF	SALE DATE	COMMENTS
1	333 3rd Avenue	1	$4,875,000	$111.91	1/2014	Purchased for parking garage; superior location
2	700-712 1st Avenue	1.85	$5,250,000	$65.00	4/2014	Purchased for a multifamily development
3	810 2nd Avenue North	0.37	$1,100,000	$68.23	4/2014	Purchased for multifamily development
4	330 3rd Avenue South	3	$7,500,000	$57.39	4/2014	Purchased for commercial use
5	930 Central Avenue	1.52	$1,650,000	$25.00	6/2014	Purchased and held for development
6	0 2nd Avenue North	0.23	$1,100,000	$109.79	9/2014	Purchased for commercial use; superior location
7	1st Avenue & 11th Street	0.45	$575,000	$29.48	11/2014	Purchased for commercial use
8	176 4th Avenue NE	0.46	$3,500,000	$174.67	3/2015	Purchased for multifamily development
9	5th Ave S & 2nd Street	1	$3,900,000	$89.53	1/2015	Purchased for multifamily development



Colliers INTERNATIONAL

Tampa Bay Florida

Disclaimer: THIS IS NOT AN APPRAISAL

This Real Estate Broker's Opinion of Value is intended for the sole and exclusive use of the Owner(s) of 410 Central Avenue in St. Petersburg, Florida and may not be relied upon any person or entity other than the Client for any purpose whatsoever. This Real Estate Broker's Opinion of Value represents only the opinion of Colliers International as to the value of the Subject Property, subject to the assumptions and qualifications set forth herein. Colliers International is not licensed to perform real property appraisals. Accordingly, this Real Estate Broker's Opinion of Value does not constitute an appraisal of the Subject Property and has not been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The Real Estate Broker's Opinion of Value set forth herein is specifically qualified by, and based solely upon, the relevant facts, circumstances, and market conditions that exist as of the date of this Real Estate Broker's Opinion of Value, and we undertake no obligation to update, modify, or supplement this Real Estate Broker's Opinion of Value to the extent that such facts, circumstances or market conditions subsequently change.

CITY OF ST. PETERSBURG
APR 28 2016
PLANNING & ECONOMIC DEVELOPMENT

APPRAISAL REPORT OF

CBD BLOCK CENTRAL AVENUE TO 1ST AVENUE SOUTH BETWEEN
4TH AND 5TH STREETS
ST. PETERSBURG, FLORIDA 33701
(6114)

FOR

FIRST STATE INVESTORS 3300, LLC
C/O R. DONALD MASTRY, ATTORNEY
521 – 5TH AVENUE
NEW YORK, NY 10175

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- Area Calculations
- Measure Master Plans
- Engagement Letter
- Appraisers' Licenses

April 25, 2016

First State Investors 3300, LLC
c/o R. Donald Mastry, Attorney
521 – 5th Avenue
New York, NY 10175

Dear Mr. Mastry:

Re: Appraisal Report of a CBD block Central Avenue to 1st Avenue South between 4th and 5th Streets, St. Petersburg, Florida 33701

As requested, we have made a detailed investigation, analysis, and appraisal of the fee simple interest of the referenced property, legally described later in the report. This appraisal report has been prepared for our client, First State Investors 3300, LLC. The intended users are First State Investors 3300, LLC (client), The Pheil Family, and the City of St. Petersburg.

Included within the attached report are: Appraisal Certification, exhibits, and documented data in support of our value conclusions. The reader is advised to review the assumptions and limiting conditions included in this report.

In my opinion, the fee simple interest of appraised property, CBD block Central Avenue to 1st Avenue South between 4th and 5th Streets, St. Petersburg, Florida 33701, had a **market value** "AS VACANT", as of the effective date, April 6, 2016, of FIFTEEN MILLION FIVE HUNDRED THOUSAND DOLLARS ($15,500,000).

The Appraisal was based on the *Hypothetical Condition* that the site is vacant, in fee simple interest, and available for development At the effective date of valuation the property was marginally improved with obsolete structures, ownership was split between various parties, and some of the block's parcels subject to long term, ground leases Had these ground leases been considered, my opinion of market value would have been significantly reduced. *Hypothetical Condition* is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis

I have also performed two alternative valuations (see pages 44-50) of the subject block within the context of the highest and best use analysis; these analyses addressed the values of the block (a) with the bank building (400 Central Avenue) left in place; and (b) with bank and office building (410 Central Avenue) in place. Under these scenarios the value of the remainder land in the block was reduced due to the loss of its "whole-block" status, the 4th Street frontage, and the otherwise gained land area within the east/west public alley.

Alternative Valuation (a) resulted in a conclusion of property value (fee simple interest), as of April 6, 2016, of ELEVEN MILLION SEVEN HUNDRED TEN THOUSAND DOLLARS ($11,710,000).

Alternative Valuation (b) resulted in a conclusion of property value (fee simple interest), as of April 6, 2016, of TEN MILLION THREE HUNDRED SIXTY-FIVE THOUSAND DOLLARS ($10,365,000).

Respectfully submitted,

TOBIAS REALTY ADVISORS, LLC

C. Richard Tobias

C. Richard Tobias, MAI
State-Certified General
Real Estate Appraiser RZ705

APPRAISAL CERTIFICATION

This is to certify that, upon request for valuation by First State Investors 3300, LLC, I have personally inspected, collected and analyzed various data, and appraised the fee simple interest of a CBD block Central Avenue to 1st Avenue South between 4th and 5th Streets, St. Petersburg, Florida 33701. The purpose of this appraisal is to estimate the market value of the subject property. The property is more fully described in the attached report.

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias 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.
- This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount which would result in the approval of a loan.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event; nor was the appraisal assignment based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- My analyses, opinions, and conclusions were developed and this report have been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made an interior and exterior personal inspection of the property that is the subject of this report.

- No one provided significant professional assistance to the persons signing this report.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I had previously appraised subject property for the same client as of April 7, 2015.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

Hypothetical Condition:

This appraisal is made of the fee simple interest of subject property, although some of the parcels are encumbered by underlying land leases, they are not considered in this appraisal. <u>If the land leases were considered, my opinion of market value would be significantly reduced</u>.

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report.

C. Richard Tobias

Digitally signed by C. Richard Tobias
DN: cn=C. Richard Tobias, o=Tobias Realty Advisors, LLC, ou, email=ctobias@aol.com, c=US
Date: 2016.04.28 10:19:57 -04'00'

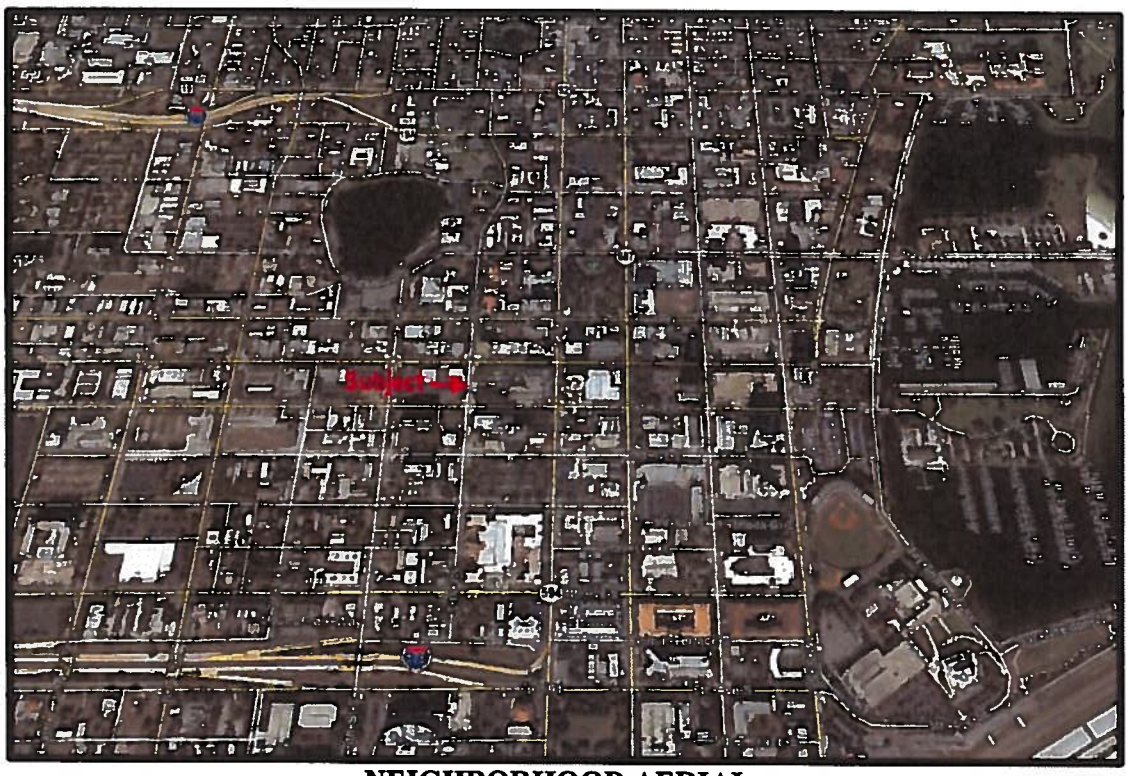
C. Richard Tobias, MAI
State-Certified General
Real Estate Appraiser RZ705

EXECUTIVE SUMMARY

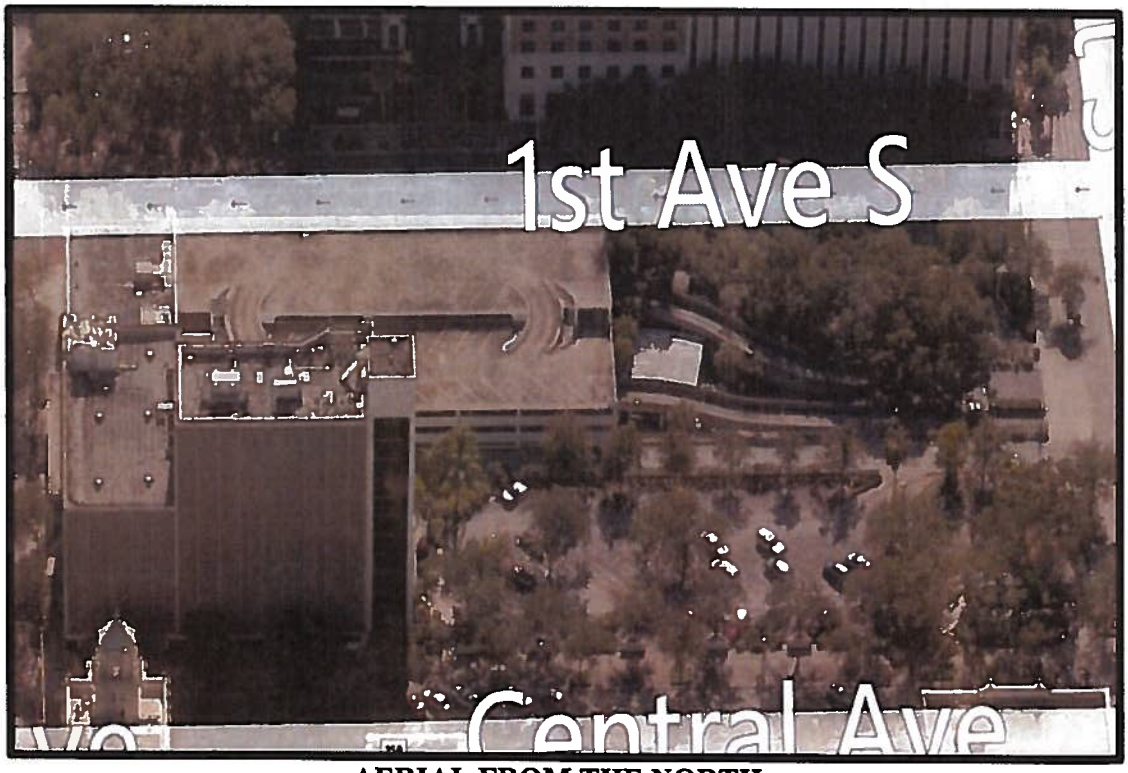
Property Identification:	Subject is a CBD block Central Avenue to 1st Avenue South between 4th and 5th Streets, St. Petersburg, Florida 33701.
Parcel Identification No:	19-31-17-74466-030-0001, and other parcels on the same block. All of the parcel numbers are shown in the "property assessment and taxes" section of this report.
Purpose of Appraisal:	Estimate the market value of the fee simple interest as of April 6, 2016.
Client:	First State Investors 3300, LLC, the property owner.
Neighborhood:	St. Petersburg's CBD, which includes government and business offices, as well as financial institutions. Residential properties include rental apartments and condominiums.
Zoning:	DC-C, Downtown Center-Core, by the City of St. Petersburg
Land Use Plan:	CBD, Central Business District, and Activity Center by the City of St. Petersburg
Property Assessment (2015):	$3,926,587
Millage Rate (2015):	22.7869
Real Estate Taxes (2015):	$89,474.74
Site Data:	Entire city block with frontage on Central Avenue, 1st Avenue South, and 4th and 5th Streets. Total site area is 99,000± square feet, which includes the 8,000-square foot, public alley (subject to vacation)

Flood Plain Data:	X(unshaded), an area outside of the 500 year flood plain.
Improvement Data:	Two connected, multi-story buildings (Bank and Office) built in 1912, 1920 & 1960. The buildings have a gross area of 112,793± square feet and a leasable area of 74,922± square feet.
Highest and Best Use:	As Vacant—Develop with a mixed use development including retail, hotel, and residential uses which take advantage of subject's location in the downtown core area As Improved—Raze existing improvements and redevelop subject site in a manner consistent with its highest and best use "As Vacant."

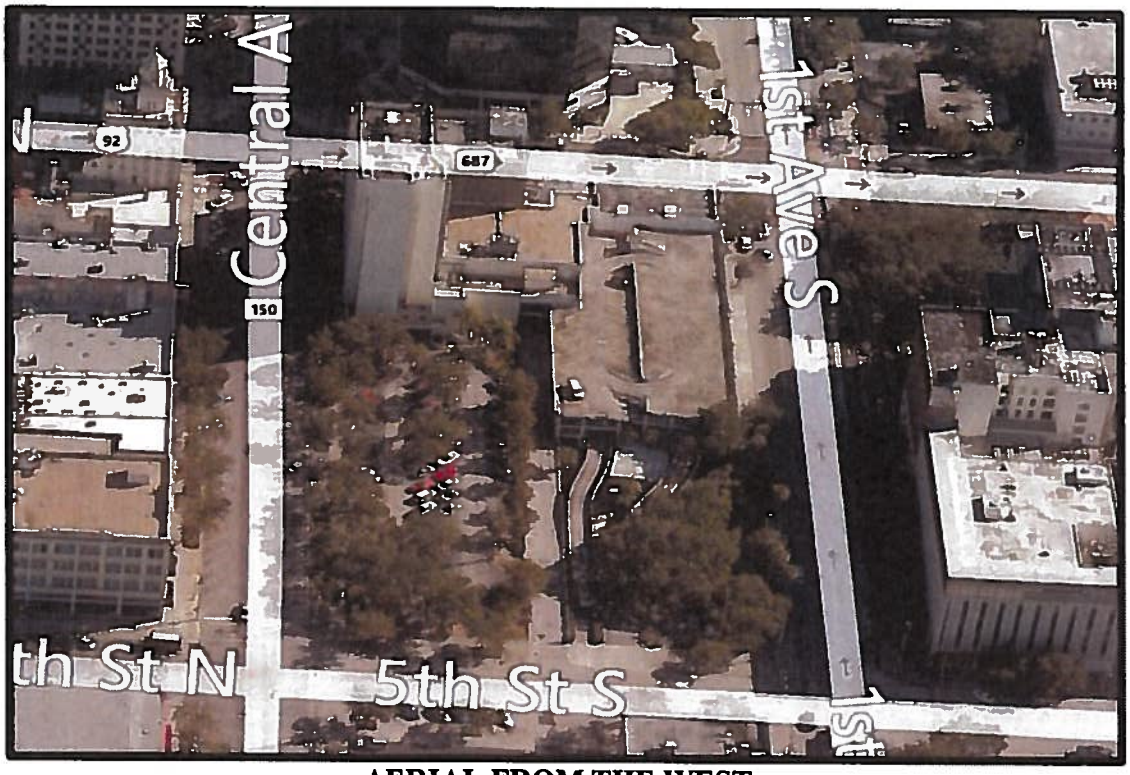
Market Value Estimate:	
"As Vacant/Fee Simple"	
Cost Approach –	N.A.
Sales Comparison Approach –	$15,500,000
Income Capitalization Approach –	N.A
Alternative Valuation Conclusions –	
Block Value (a); with Bank in place-	$11,710,000
Block Value (b); with Bank and Office-	$10,365,000



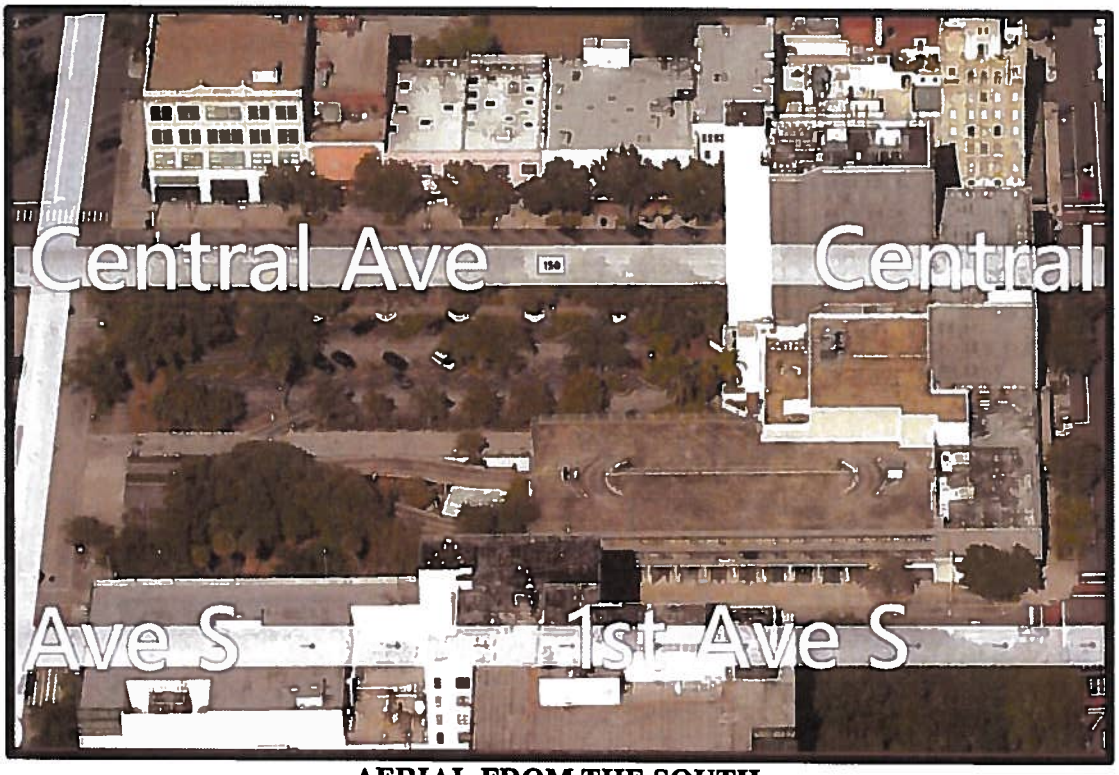
NEIGHBORHOOD AERIAL



AERIAL FROM THE NORTH



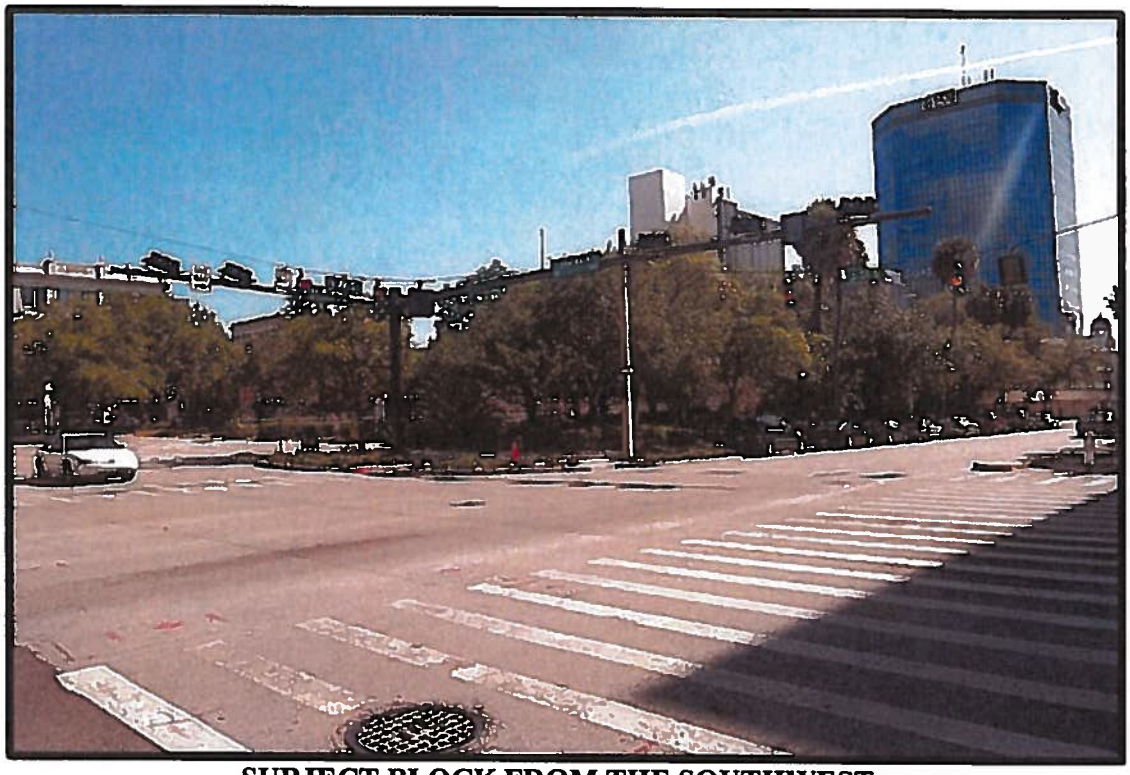
AERIAL FROM THE WEST



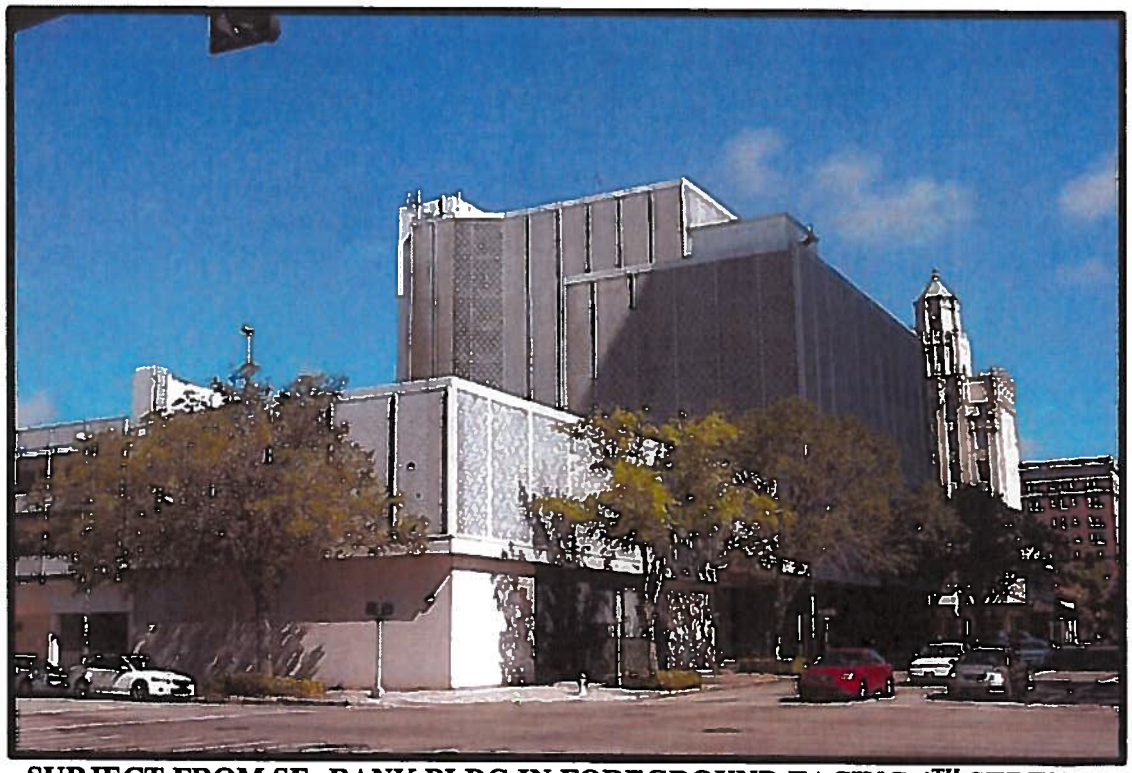
AERIAL FROM THE SOUTH

SUBJECT BLOCK FROM NE; BANK BLDG (FRONT) AND OFFICE (REAR)

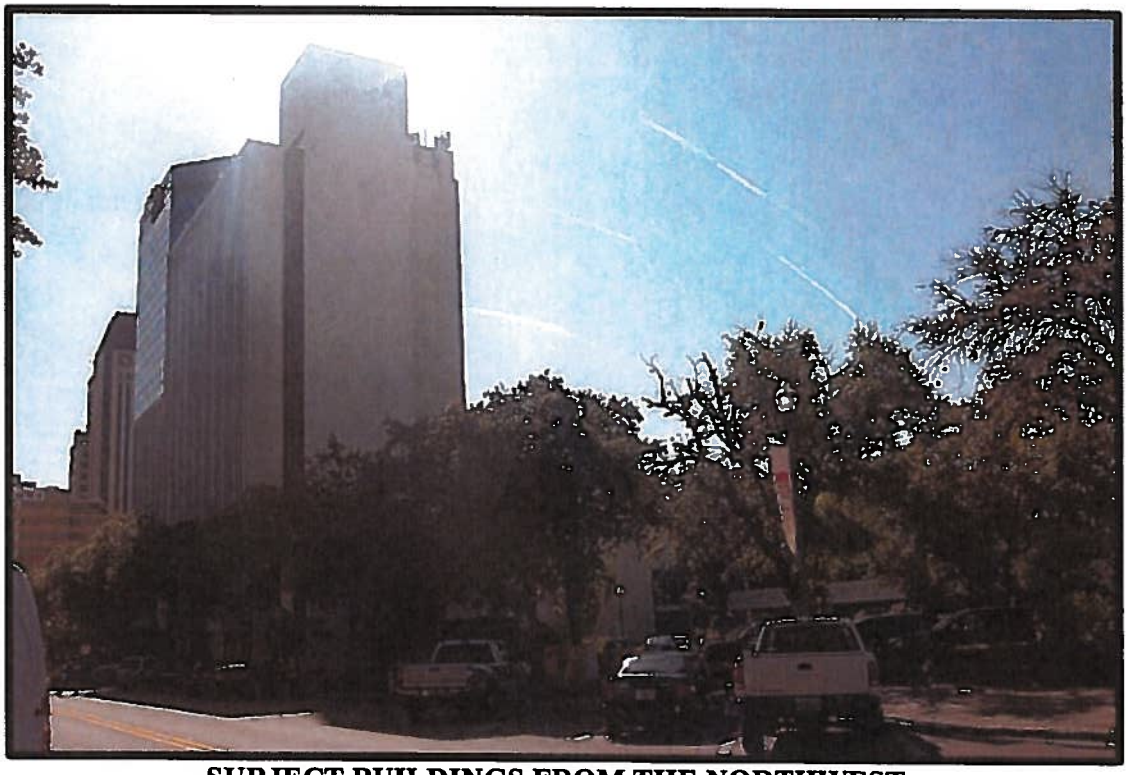
SUBJECT BLOCK FROM NW; OFFICE BLDG AT LEFT



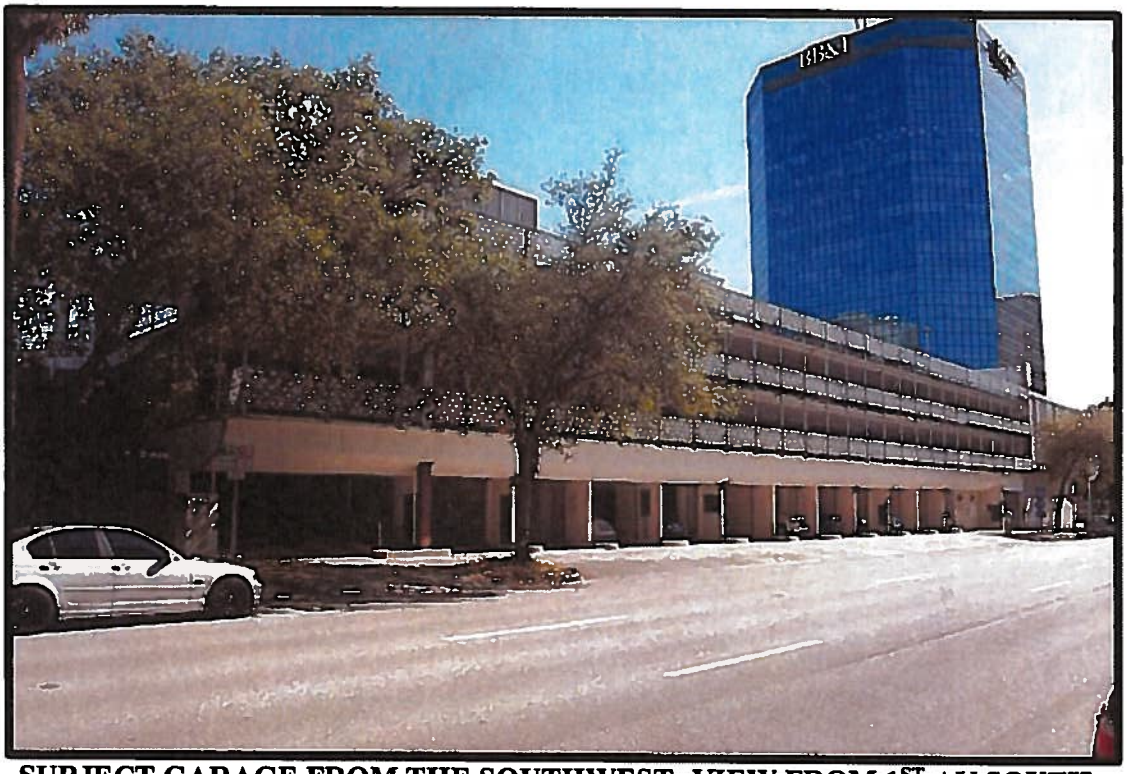
SUBJECT BLOCK FROM THE SOUTHWEST



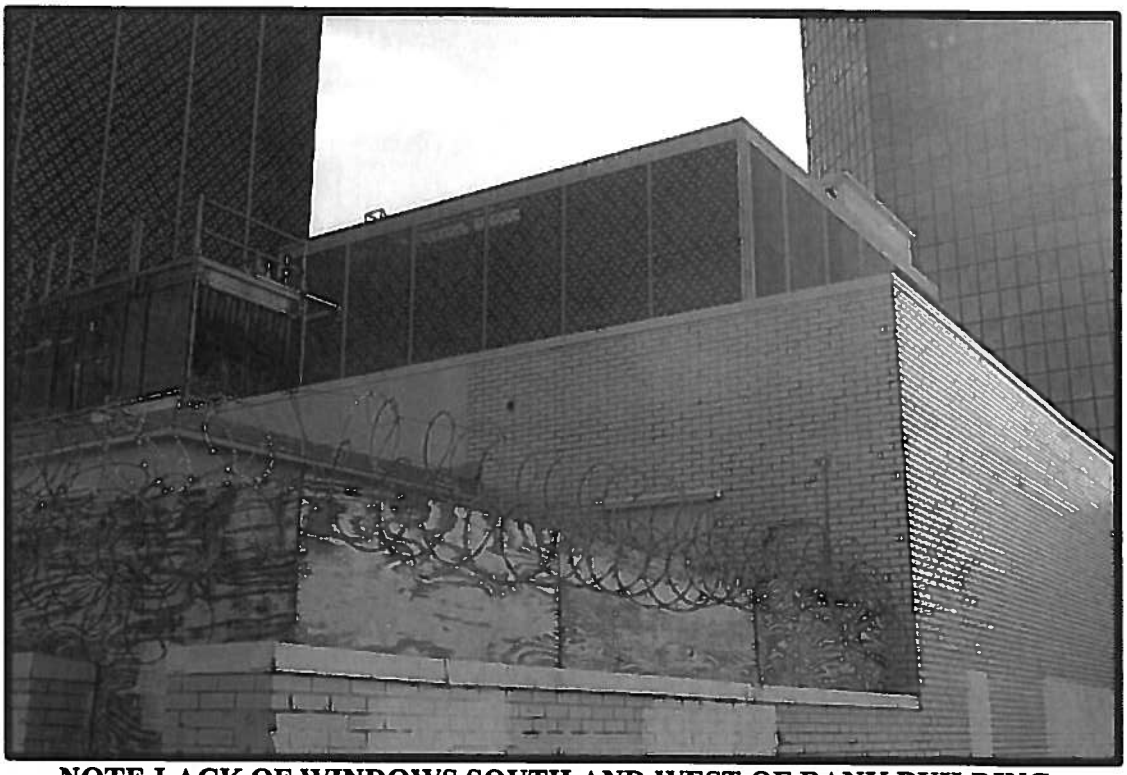
SUBJECT FROM SE; BANK BLDG IN FOREGROUND FACING 4TH STREET



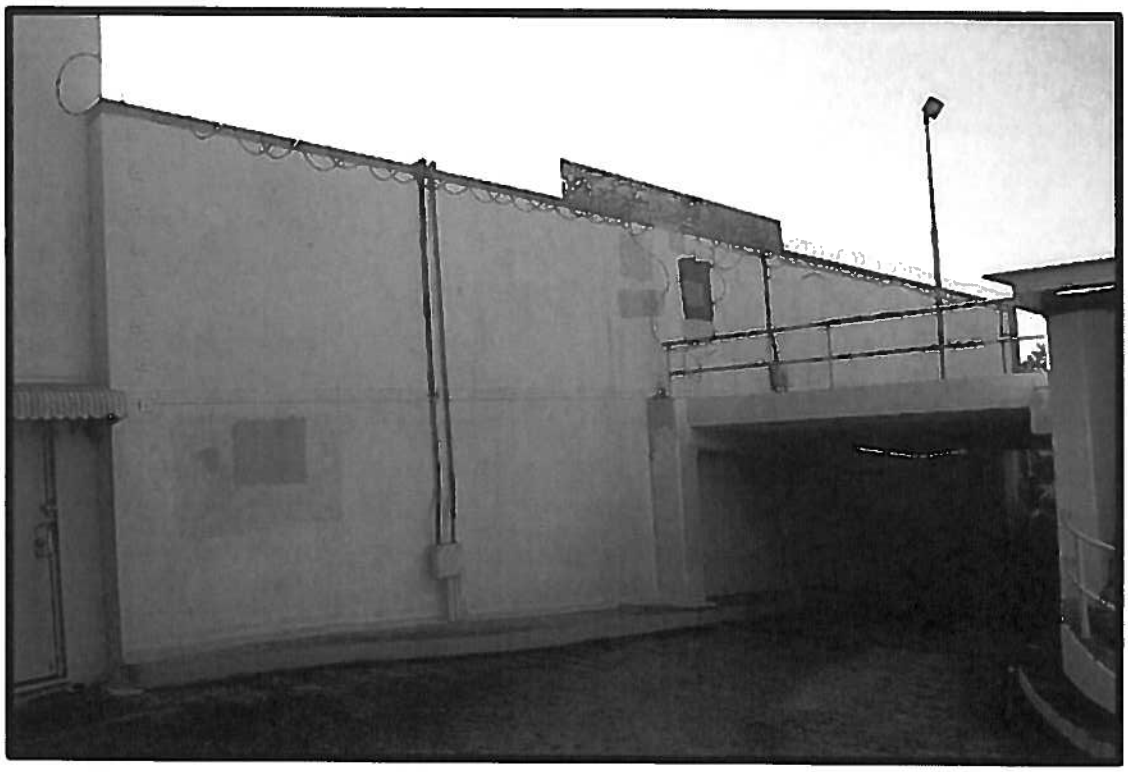
SUBJECT BUILDINGS FROM THE NORTHWEST



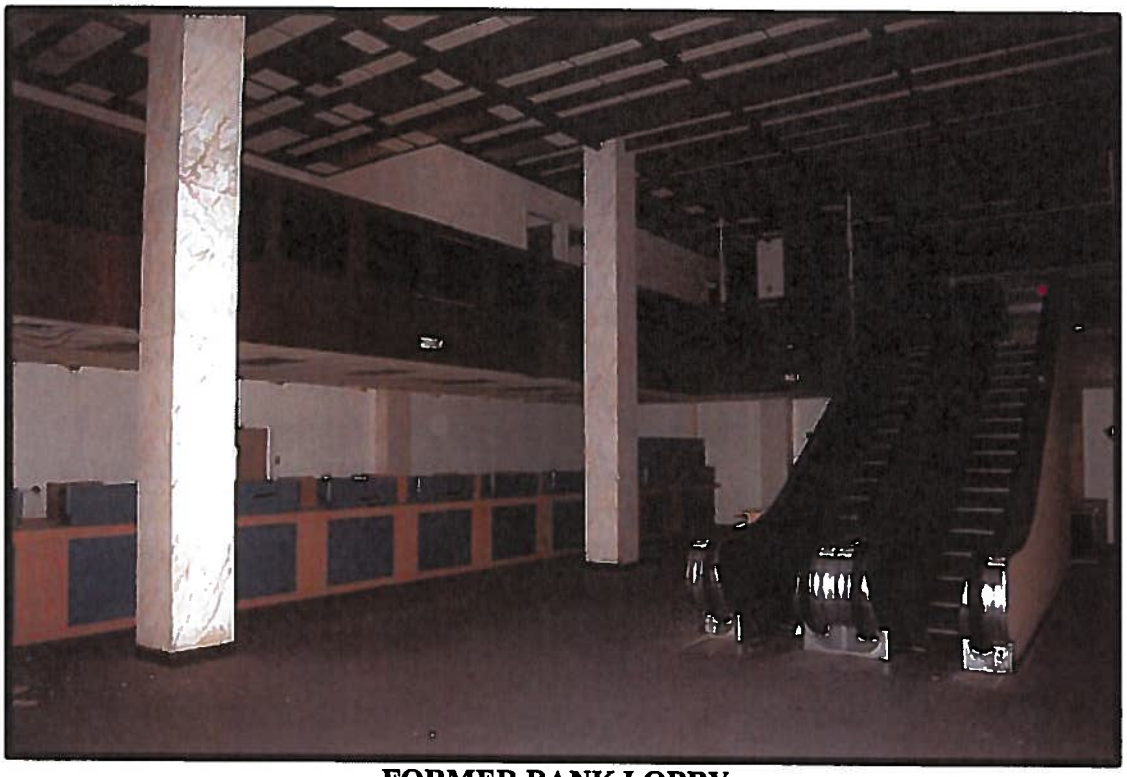
SUBJECT GARAGE FROM THE SOUTHWEST; VIEW FROM 1ST AV SOUTH



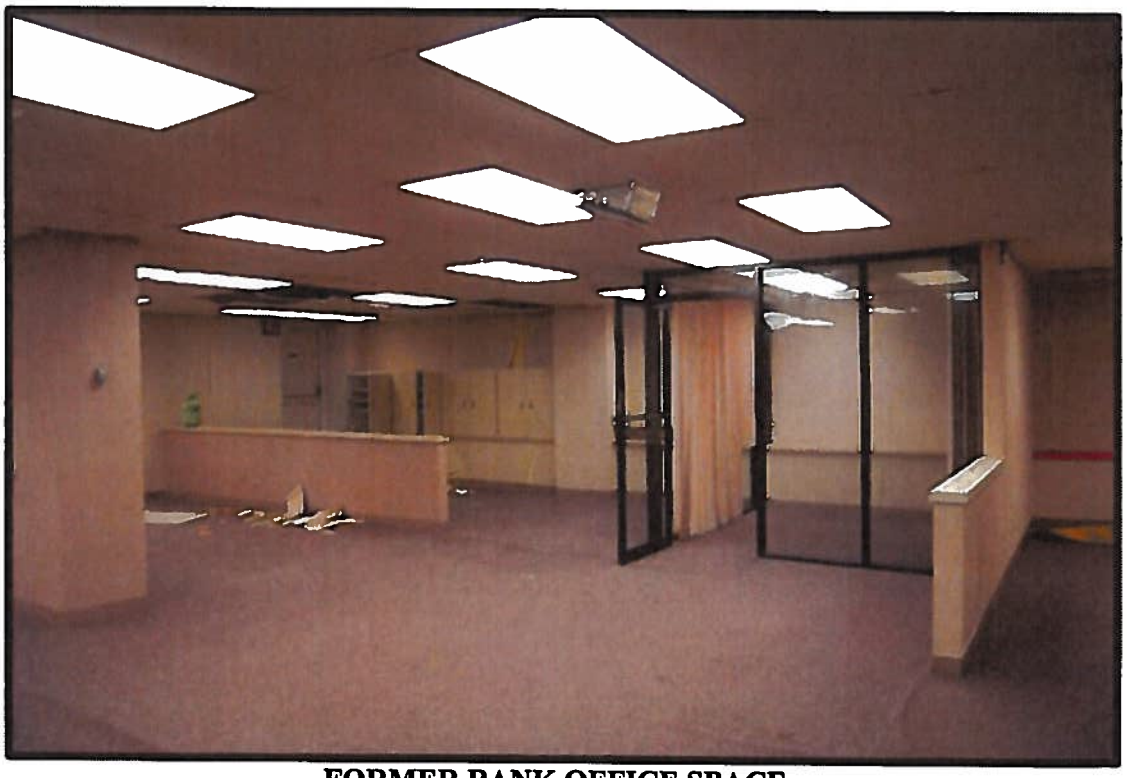
NOTE LACK OF WINDOWS SOUTH AND WEST OF BANK BUILDING



NOTE LACK OF WINDOWS 1ST & 2ND FLOOR SOUTH WALL OF BANK BUILDING

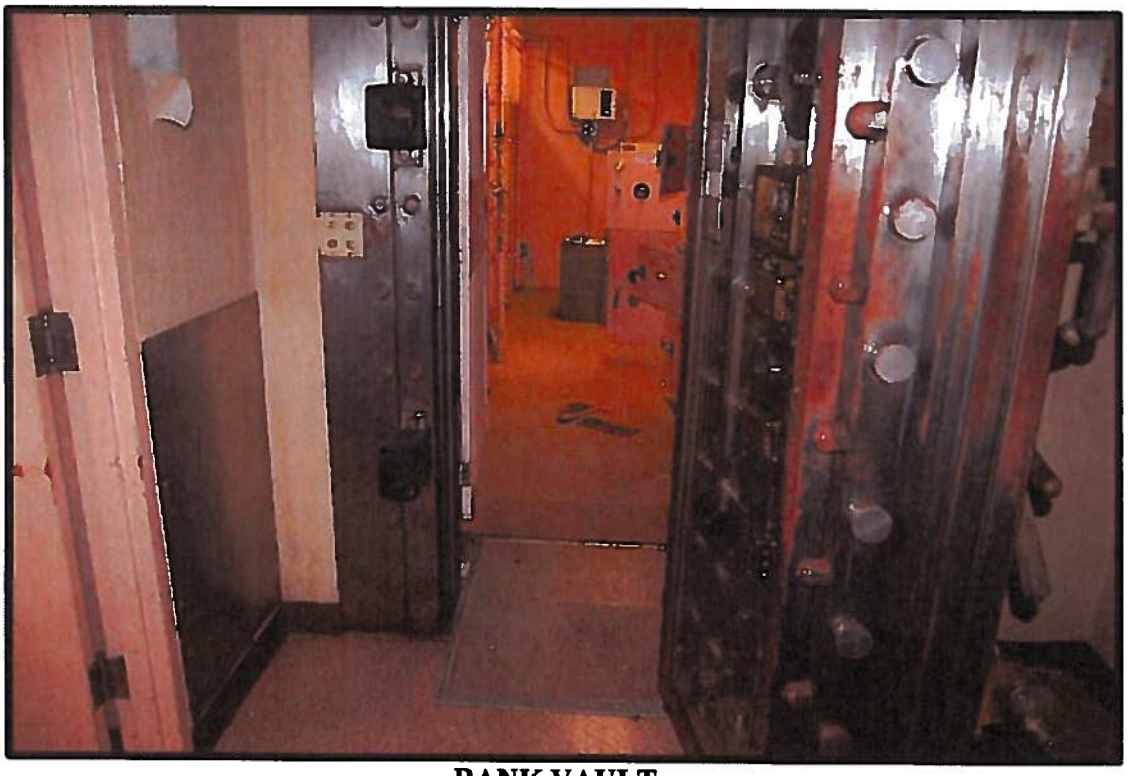


FORMER BANK LOBBY

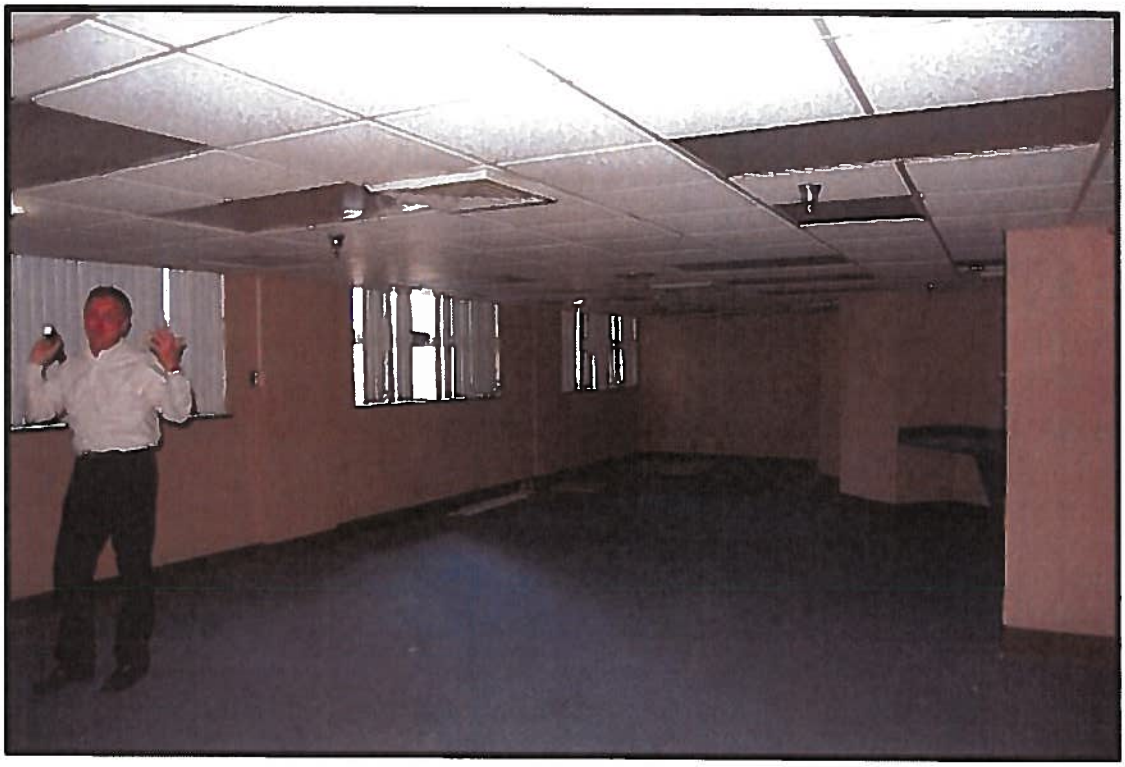


FORMER BANK OFFICE SPACE

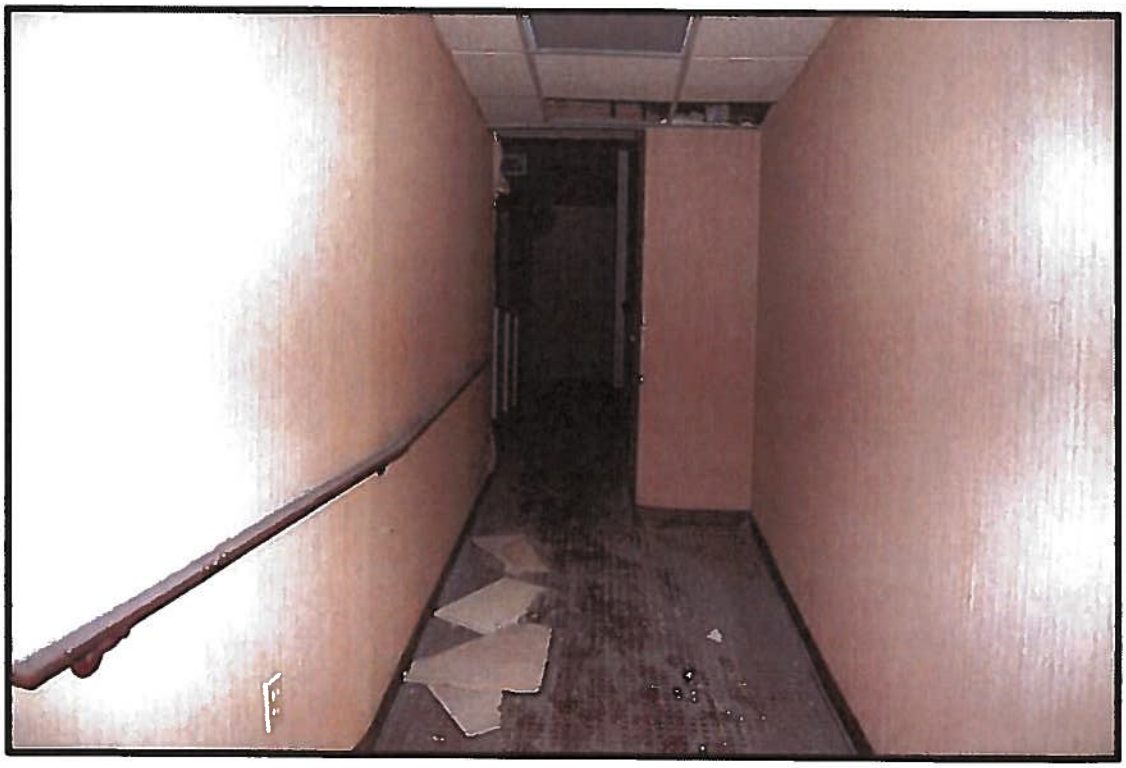
FORMER BANK OFFICES



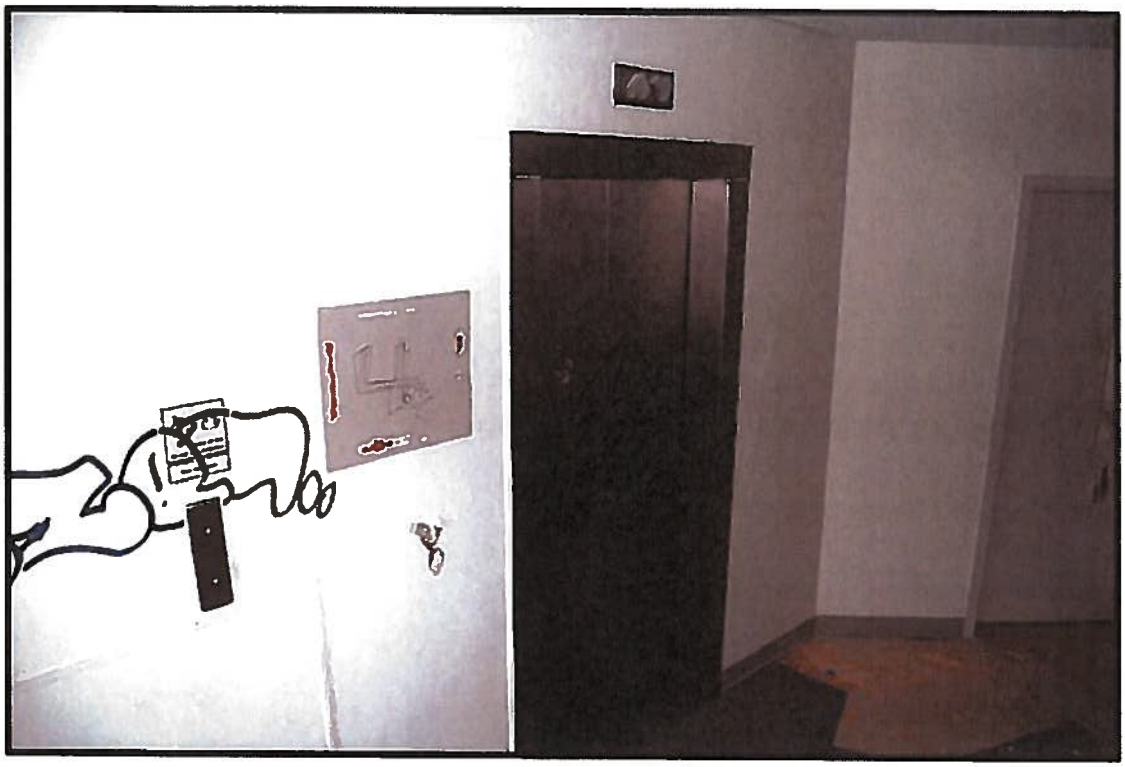
BANK VAULT



LOW CEILING IN 2ND FLOOR OF BANK

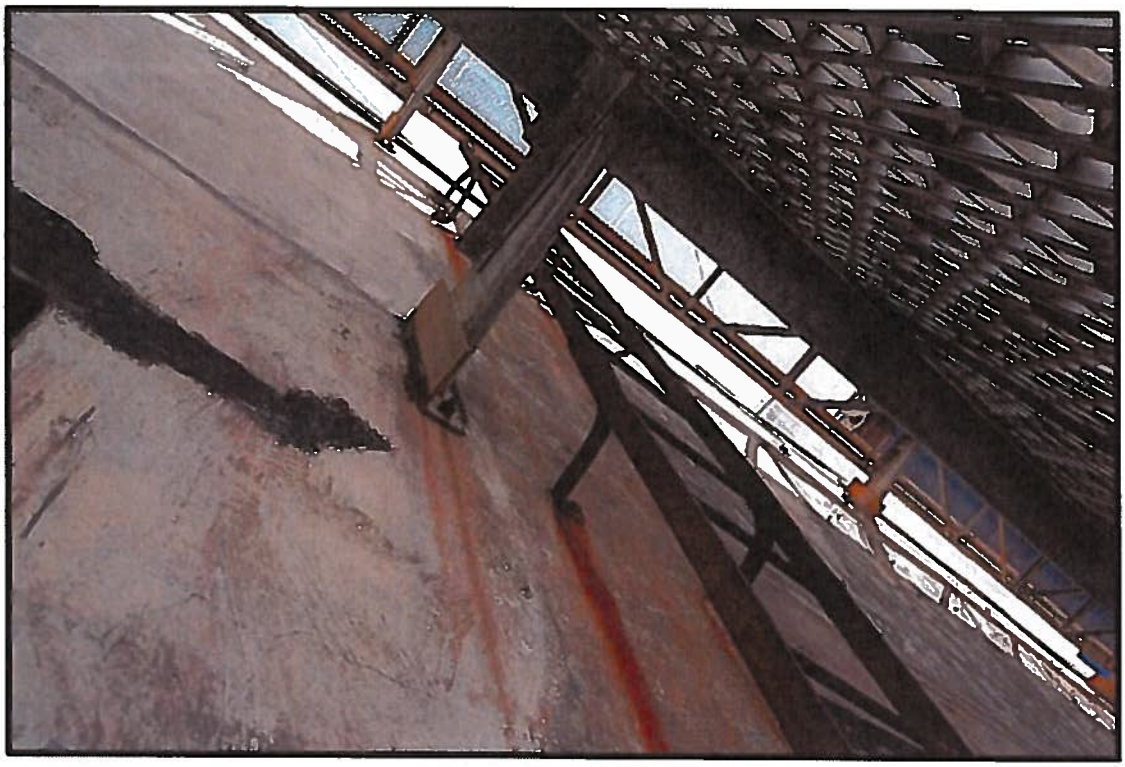


SLOPED CORRIDOR IN SOUTH SECTION OF BANK



4TH FLOOR ELEVATOR LOBBY IN BANK

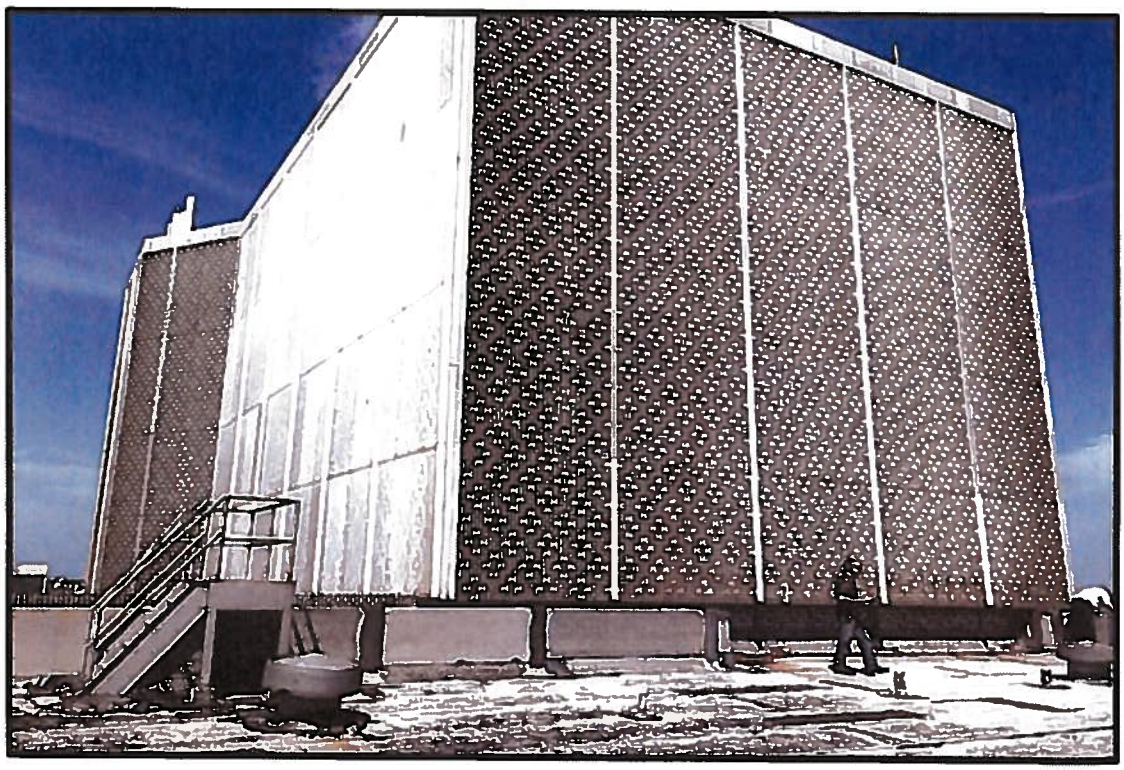
OPEN CEILING TO ROOF IN BANK; NOTE HOLLOW TILE WALL STRUCTURE



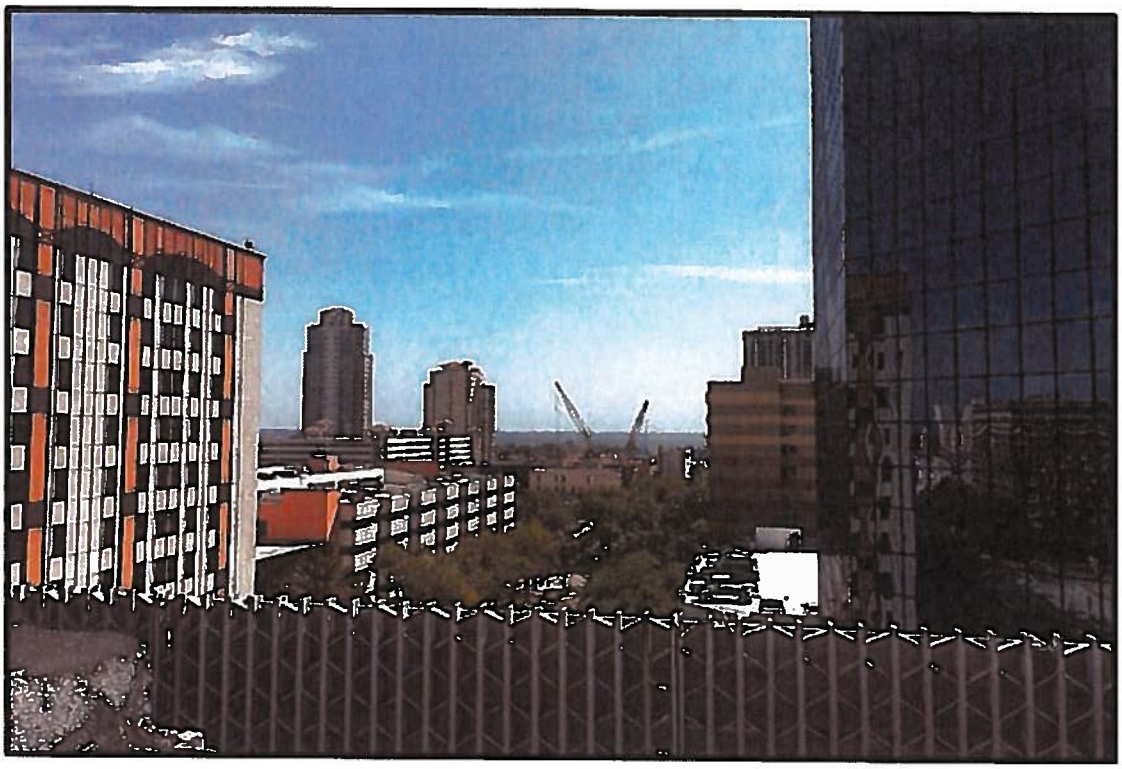
EXTERIOR BANK WALL SHOWING ALUMINUM FAÇADE STRUCTURE

1960S ERA AWNING WINDOWS IN UPPER FLOOR OF BANK

POOR CONDITION OF BANK ROOF

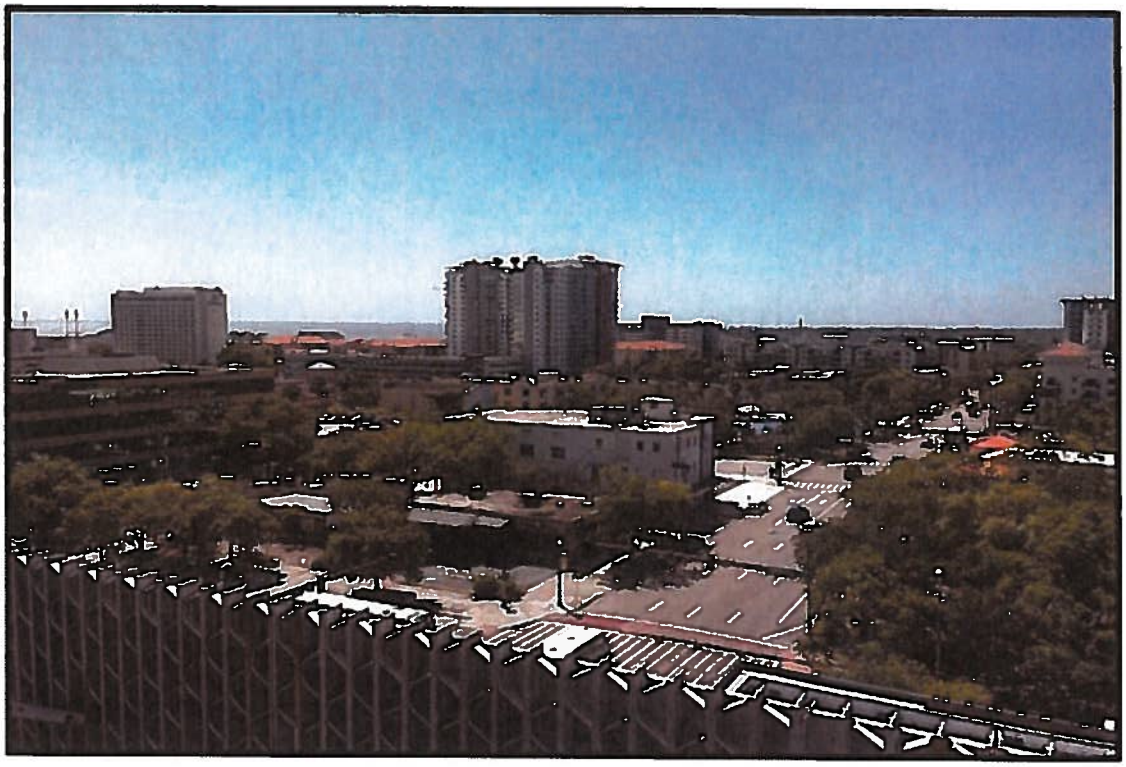


UPPER FLOORS OF OFFICE TOWER FROM BANK ROOF

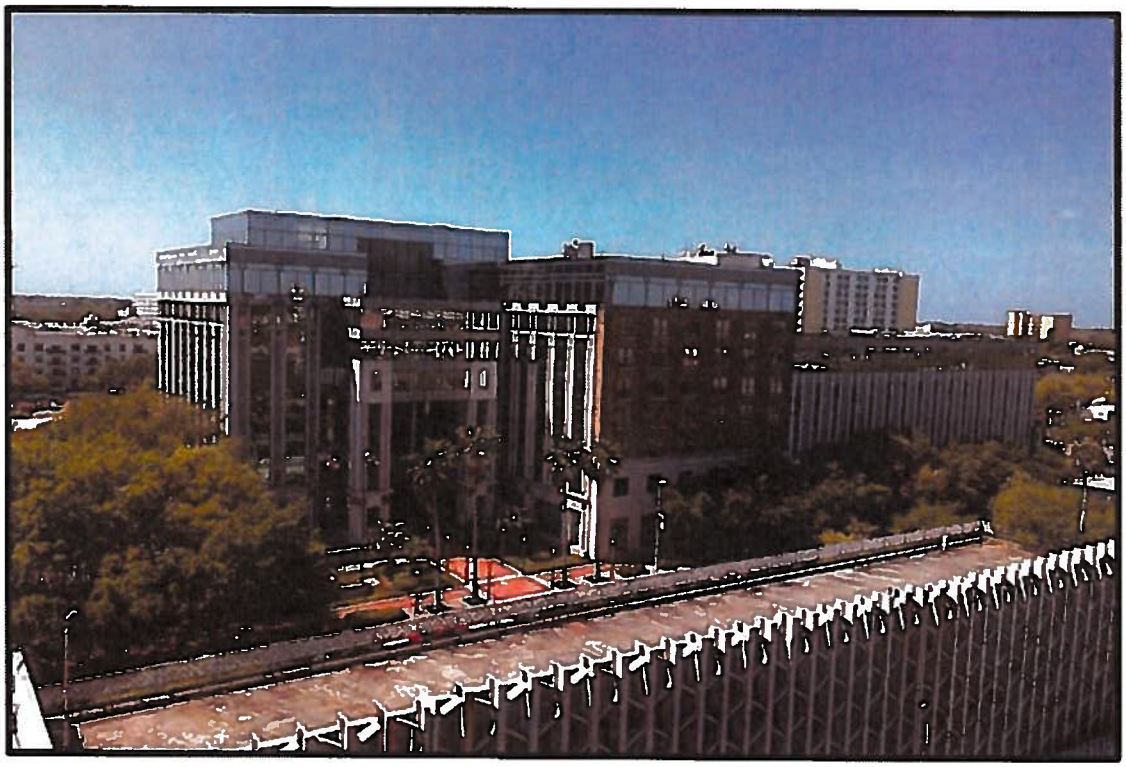


VIEW EAST TOWARD "ONE" PROJECT AND TAMPA BAY

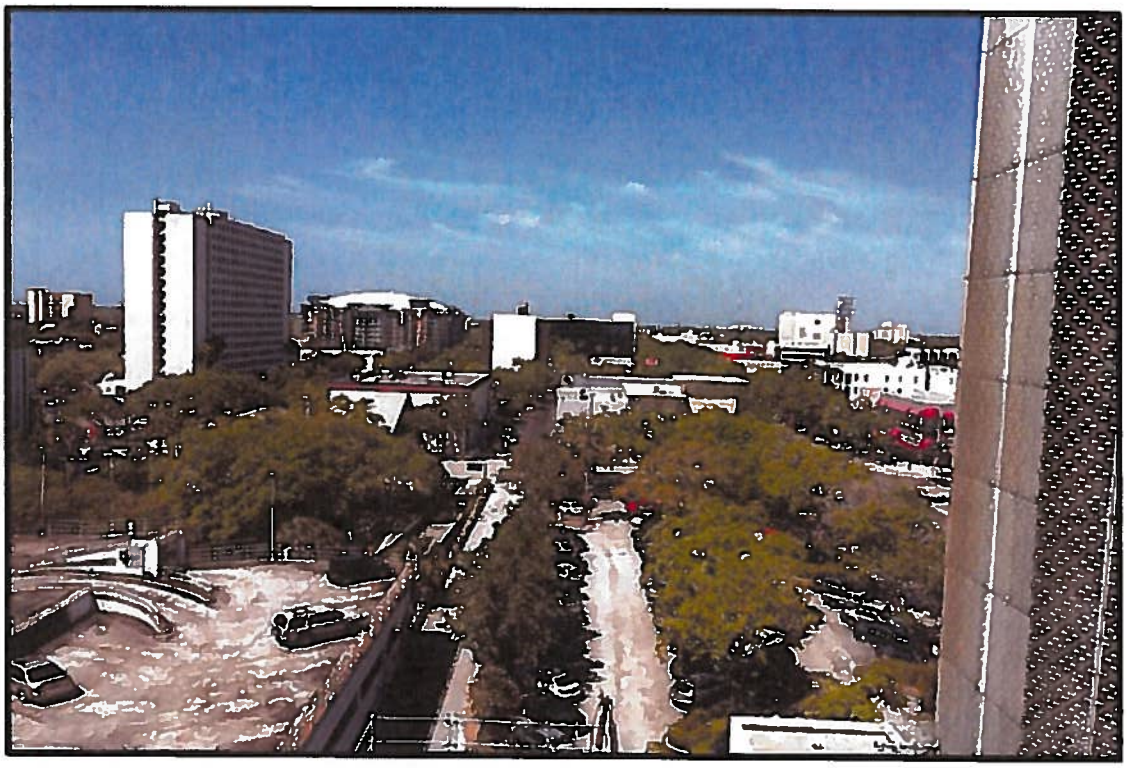
SNELL ARCADE DUE NORTH OF BANK



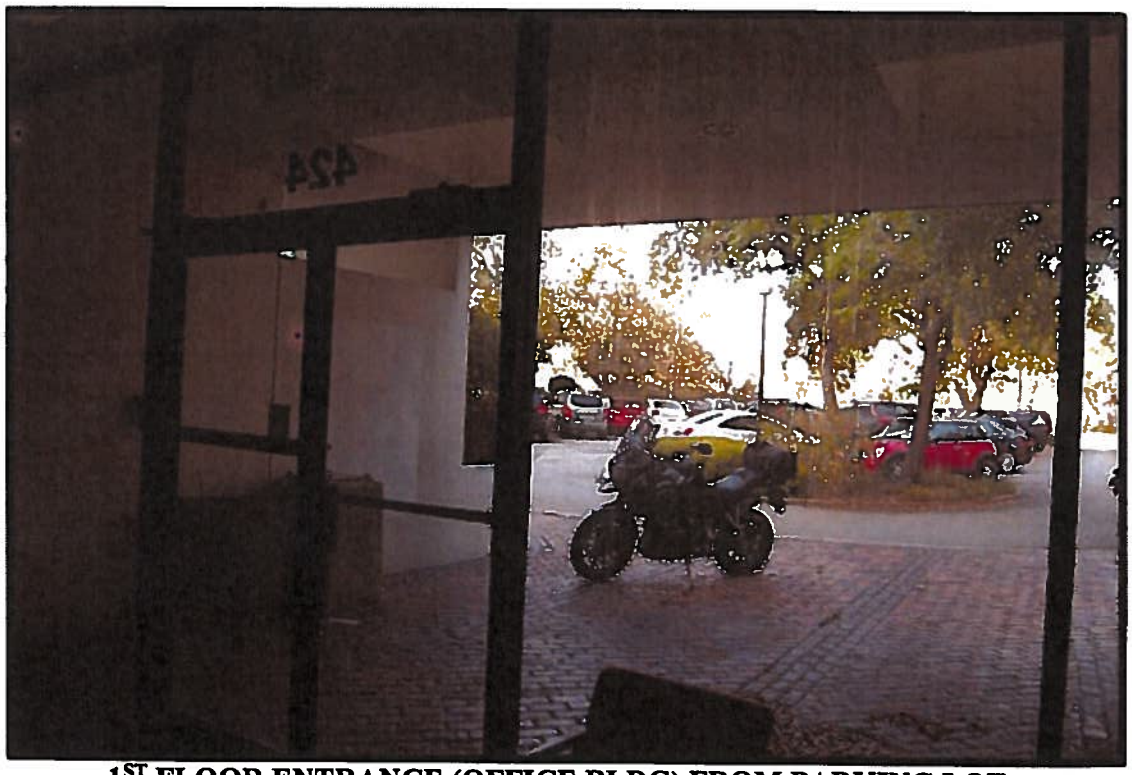
VIEW SE TOWARD HILTON INN AND NEW APARTMENT BUILDING



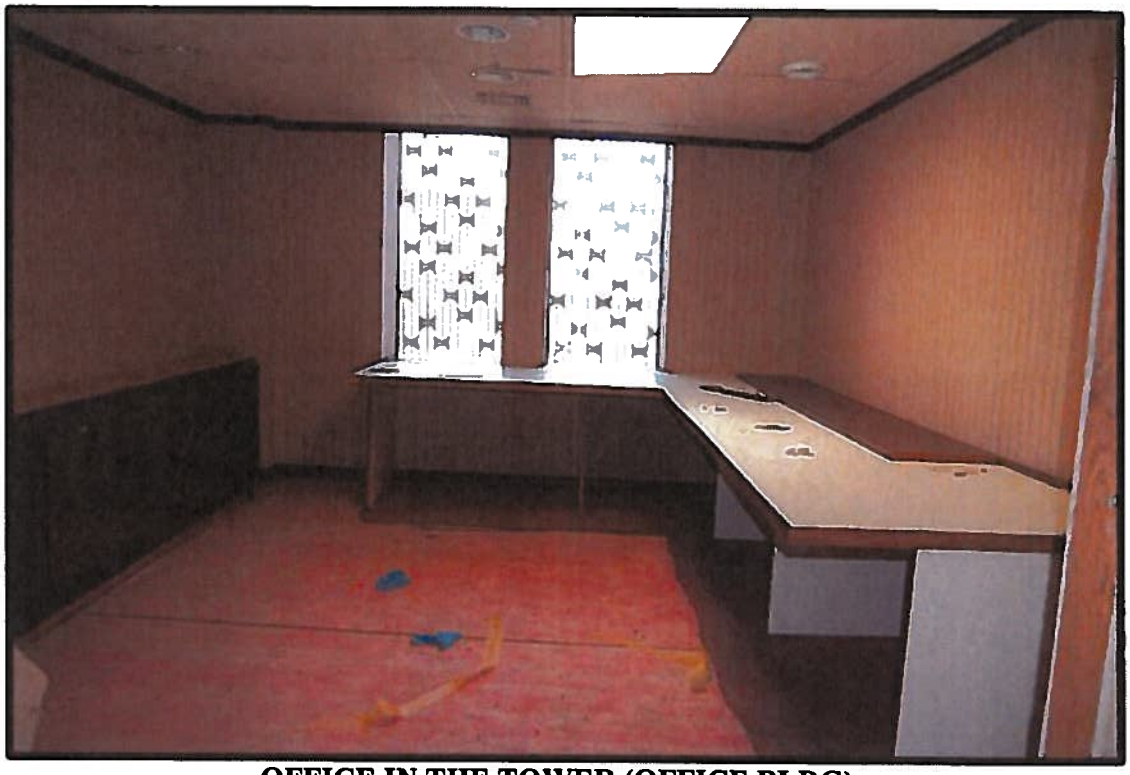
TAMPA BAY TIMES OFFICE DUE SOUTH OF SUBJECT



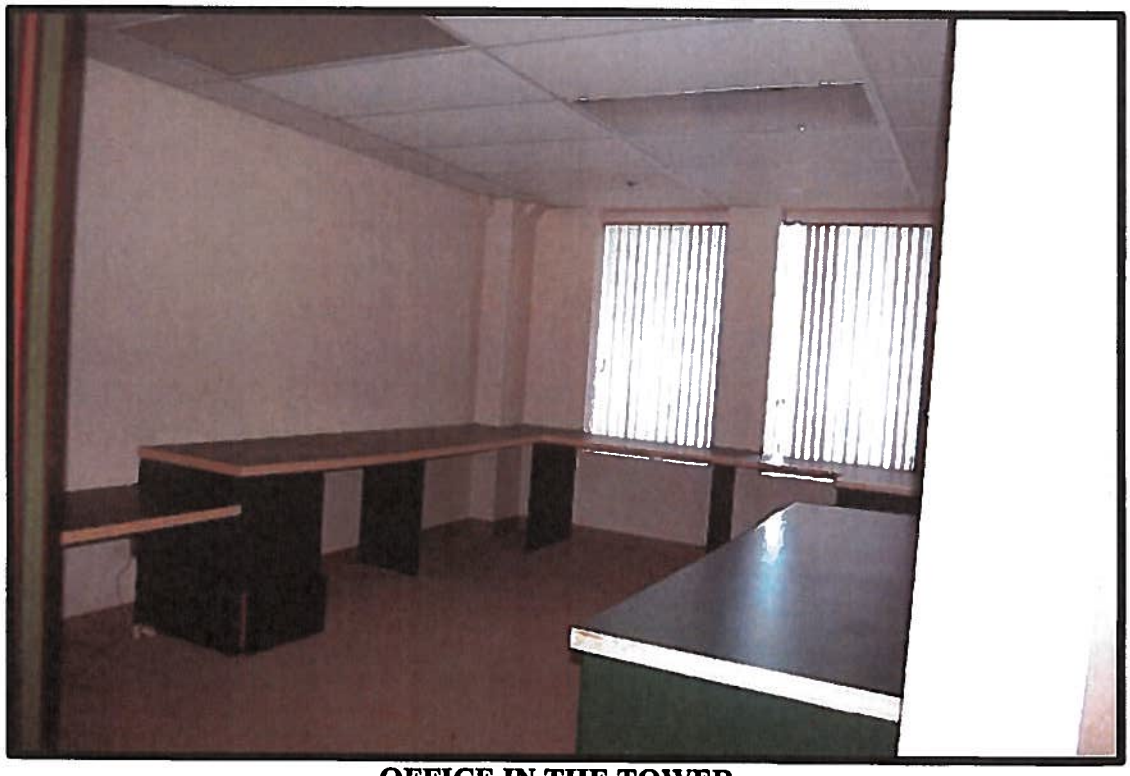
VIEW WEST SHOWING GARAGE (LEFT) AND BALANCE OF SUBJECT BLOCK; HERMITAGE PROJECT AND TROPICANA FIELD BEYOND



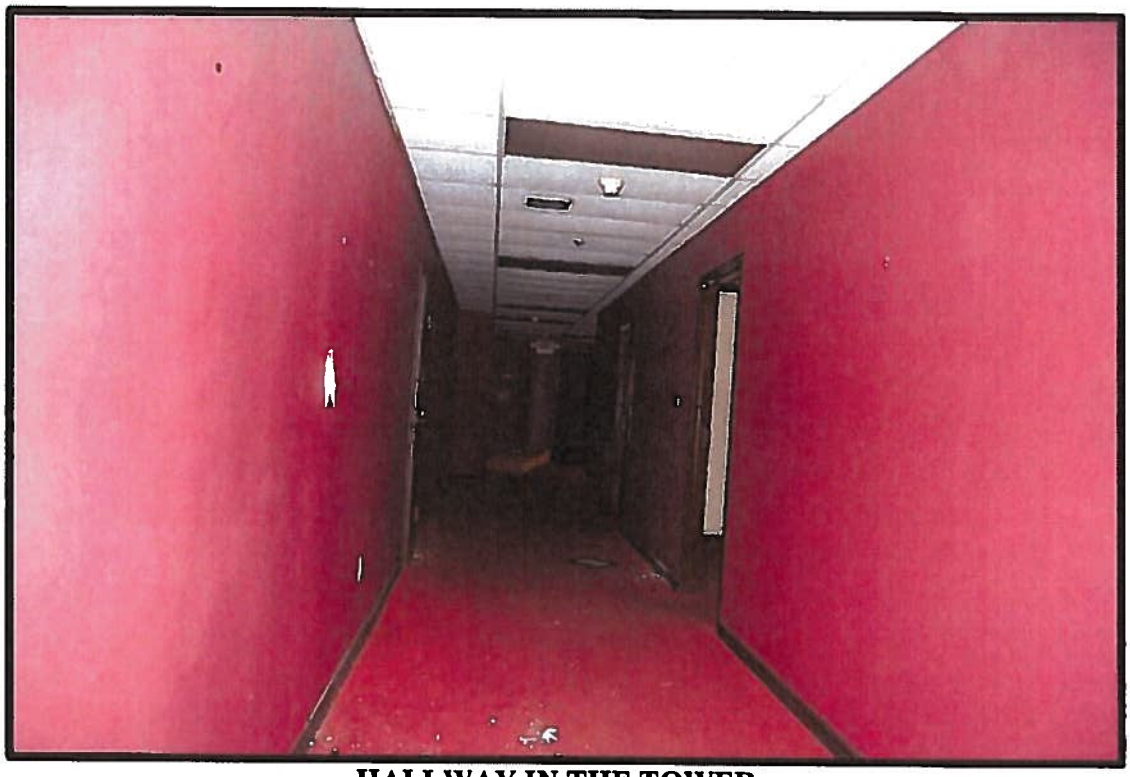
1ST FLOOR ENTRANCE (OFFICE BLDG) FROM PARKING LOT



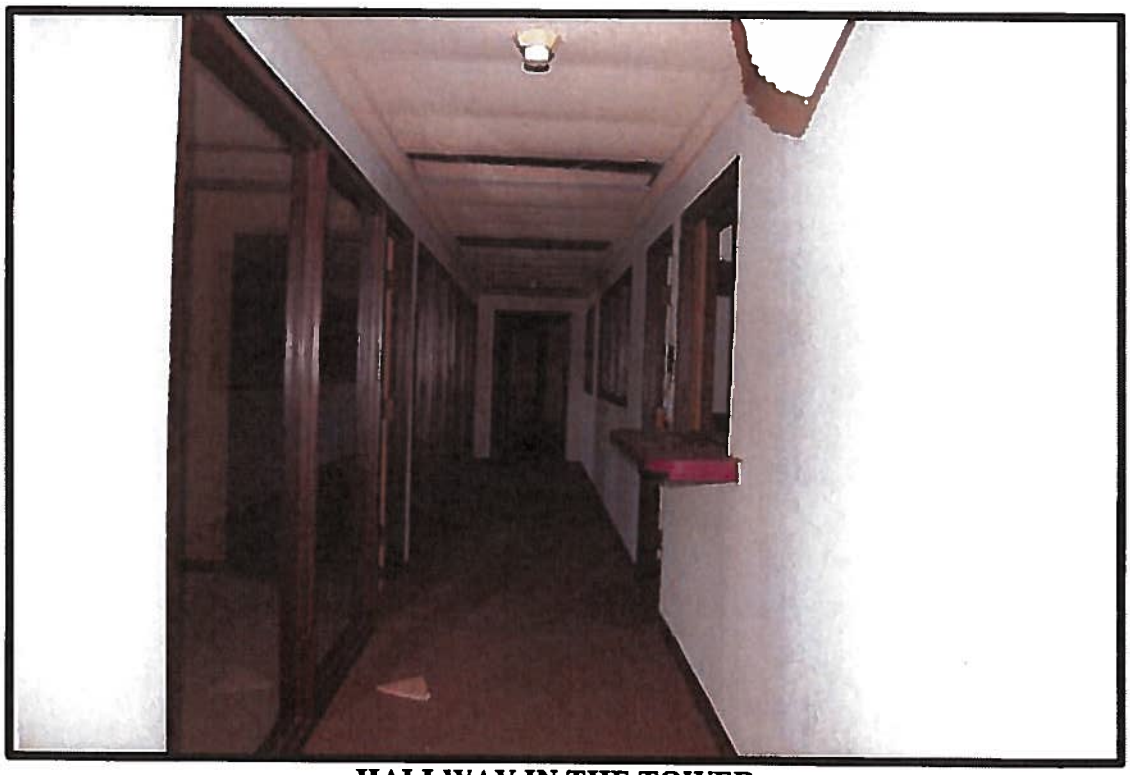
OFFICE IN THE TOWER (OFFICE BLDG)



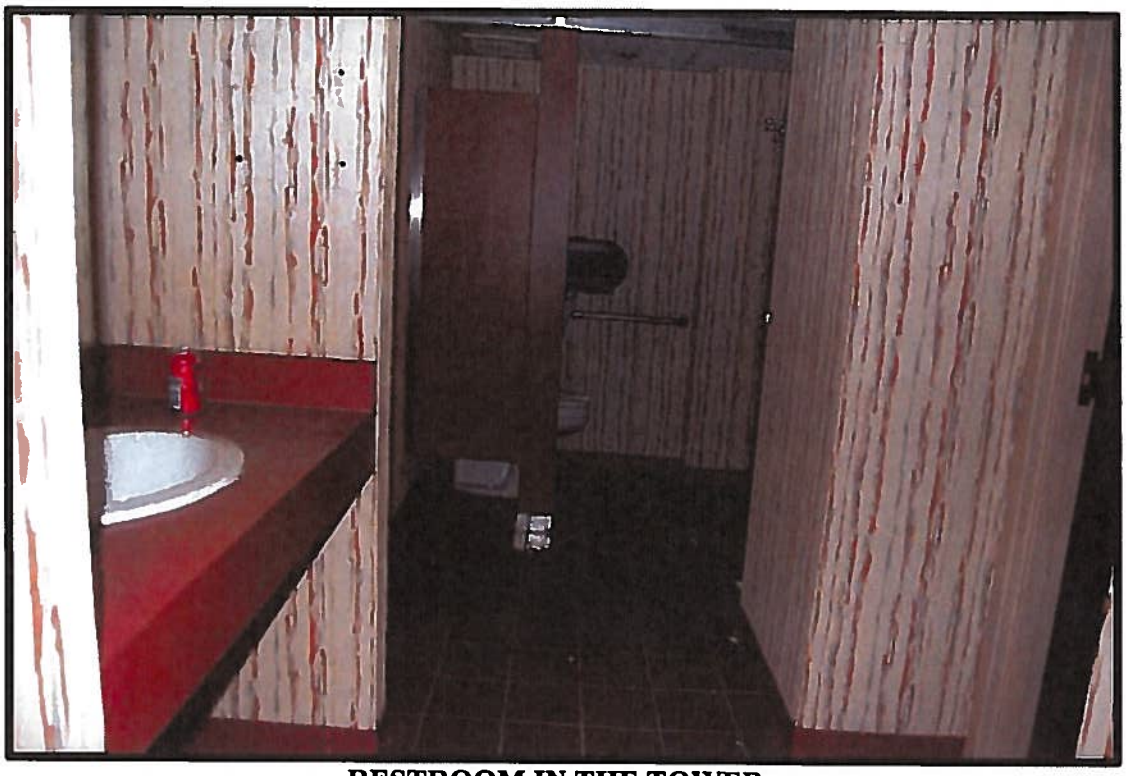
OFFICE IN THE TOWER



HALLWAY IN THE TOWER



HALLWAY IN THE TOWER

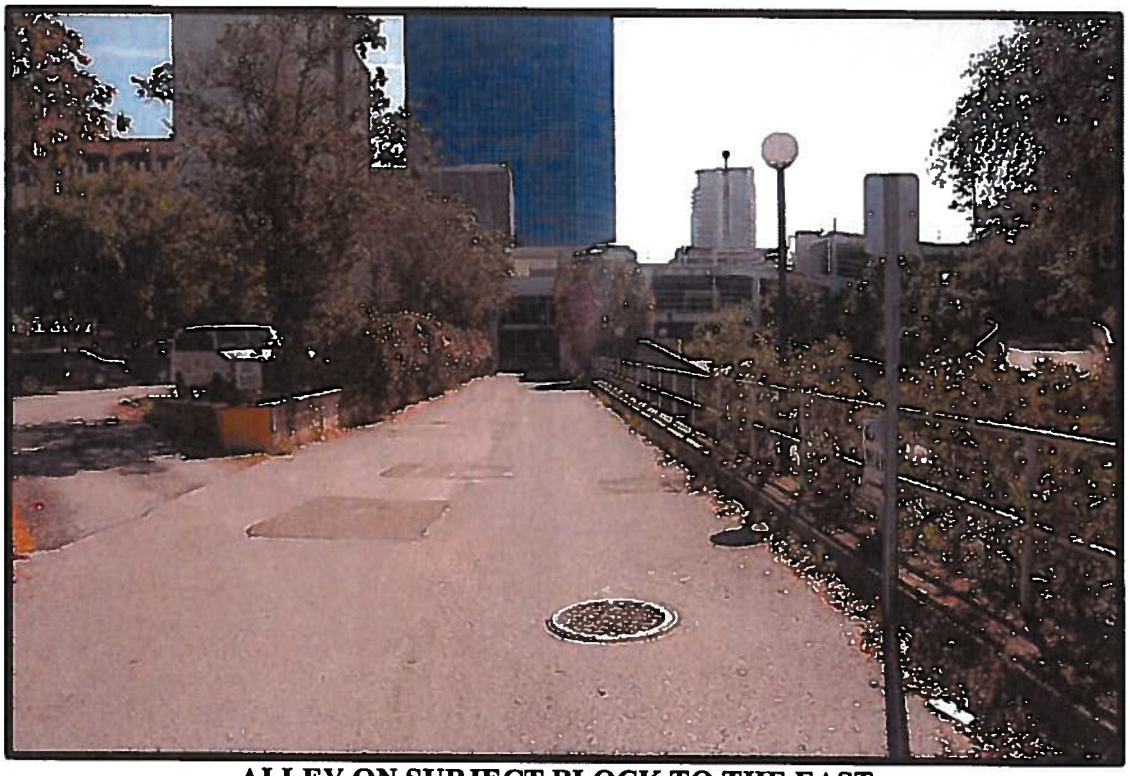


RESTROOM IN THE TOWER

VIEW OF PARKING GARAGE FROM 2ND FLOOR FORMER BANK AREA

PARKING GARAGE

CENTRAL AVENUE TO THE EAST



ALLEY ON SUBJECT BLOCK TO THE EAST

ASSUMPTIONS AND LIMITING CONDITIONS

1. The conclusions as to market value contained herein represent the opinion of the undersigned and are not to be construed in any way as a guarantee or warranty; either expressed or implied, that the property described herein will actually sell for the market value contained in this opinion.

2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

3. No furniture, furnishings, or equipment, unless specifically indicated herein, has been included in my value conclusions. Only the real estate has been considered.

4. The property is appraised free and clear of all encumbrances, unless otherwise noted.

5. No survey of the property was made or caused to be made by the appraiser. It is assumed the legal description closely delineates the property. It was checked with public records for accuracy. Drawings in this report are to assist the reader in visualizing the property and are only an approximation of grounds or building plans.

6. It is assumed that there are no hidden or unapparent conditions of the property's subsoil or structure that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon buildability. Appraiser recommends due diligence be conducted through the local building department or municipality to investigate buildability and whether property is suitable for intended use. Appraiser makes no representations, guarantees or warranties.

8. Subsurface rights (minerals, oil, or water) were not considered in this report.

9. Description and condition of physical improvements, if any described herein, are based on visual observation. As no engineering tests were conducted, no liability can be assumed for soundness of structural members.

10. The appraiser has inspected improvements. Unless otherwise noted, subject improvements are assumed to be free of termites, dry rot, wet rot, or other infestation. Inspection by a reputable pest control company is recommended for any existing improvement.

11. All value estimates have been made contingent on zoning regulations and land use plans in effect as of the date of appraisal, and based on information provided by governmental authorities and employees.

12. It is assumed that there is full compliance with all applicable federal, state, and local environmental laws and regulations, unless noncompliance is stated, defined, and considered in the appraisal report.

13. It is assumed that all applicable zoning and land use regulations and restrictions have been complied with, unless a non conformity has been stated, defined, and considered in the appraisal report.

14. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any 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.

15. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. The appraiser cannot guarantee that the property is free of encroachments or easements, and recommends further investigation and a survey.

16. Appraisal does not constitute an inspection for compliance with local building, fire, or zoning codes. Reader is advised to contact local government offices to ensure compliance with applicable ordinances.

17. This appraisal report covers only the premises herein; and no figures provided, analysis thereof, or any unit values derived therefrom are to be construed as applicable to any other property, however similar they may be.

18. Certain data used in compiling this report was furnished by the client, his counsel, employees, and/or agent, or from other sources believed reliable. However, no liability or responsibility may be assumed for complete accuracy.

19. An effort was made to verify each comparable sale noted in the report. There are times when it is impossible to confirm a sale with the parties involved in the transaction; however, all sales are confirmed through public records.

20. The appraiser, by reason of this report, is not required to give testimony in court with reference to the property herein, nor obligated to appear before any governmental body, board, or agent, unless arrangements have been previously made therefore.

21. This appraisal has been prepared solely for the exclusive benefit of the client and listed intended users of this report.

22. Estimates of expenses, particularly as to assessment by the County Property Appraiser and subsequent taxes, are based on historical or typical data. Such estimates are based on assumptions and projections which, as with any prediction, are affected by external forces, many unforeseeable. While all estimates are based on the appraiser's best knowledge and belief, no responsibility can be assumed that such projections will come true.

23. Responsible ownership and competent property management are assumed.

24. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, were not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser 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. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field.

25. It is my recommendation that the client obtain a qualified engineer, architect, or other ADA expert to inspect the subject, determine the level of ADA compliance/non-compliance, and estimate the cost to bring the property into compliance. Any non-conformity could have an effect on the market value conclusion. Unless otherwise stated, the value conclusion of this appraisal is based on the assumption the property is in ADA compliance.

26. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

27. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

28. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report.

29. The Appraisal was based on the *Hypothetical Condition* that the site is vacant, in fee simple interest, and available for development. At the effective date of valuation the property was marginally improved with obsolete structures, ownership was split between various parties, and some of the block's parcels subject to long term, ground leases. *Hypothetical Condition* is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

PURPOSE, DATE OF APPRAISAL, AND SCOPE:

The purpose of this appraisal is to estimate, with the highest degree of accuracy possible, the market value of the fee simple interest of the CBD block Central Avenue to 1st Avenue South between 4th and 5th Streets, St. Petersburg, Florida 33701. Subject property was inspected on April 6, 2016. Date of this appraisal is April 6, 2016.

Market value is: "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 are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
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." [1]

Fee simple estate is defined as: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." [2]

The client for this appraisal is First State Investors 3300, LLC represented by R. Donald Mastry, Attorney. Intended use of this appraisal is to estimate the contributory value of building improvements. The intended users of the appraisal are the client, First State Investors 3300, LLC, The Pheil Family, and the City of St. Petersburg. The appraiser has experience in appraising office buildings and vacant land in the Tampa Bay area. The appraiser as qualified per USPAP to render a professional opinion for this assignment.

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[1] *Federal Interagency Appraisal and Evaluation Guidelines.* (Washington, DC: December 2010).

[2] Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago, Illinois: 2010), page 78.

The scope of the appraisal includes:

- Subject property "As Improved" is appraised utilizing the Sales Comparison approach. The value of the underlying site is appraised using the Sales Comparison approach;
- Inspection of the property being appraised and review engineering reports on the construction and condition of the building;
- Analysis of the markets for downtown office land and office buildings;
- Description of the property, including researching information on zoning, taxes, the underlying site, the building improvements, and the site improvements;
- Analysis of highest and best use of subject "as improved" and "as vacant";
- Search of land and improved sales of similar properties in the downtown core and improved sales in St. Petersburg that have occurred since January 2013. Sales search included Loopnet and Pinellas Realtor Organization and Florida Gulfcoast Commercial Association of Realtors Multiple Listing Service records. The purpose of the search was to locate representative sale properties, not to identify all potential comparables. Additional sales were taken from our files;
- Analyze the land sales to estimate the market value of subject site using the Sales Comparison approach;
- Review the sales and select those most comparable office buildings to subject property, making adjustments for their physical characteristics and conditions of the sale. This process will provide an indication of the market value of subject property utilizing the Sales Comparison approach;
- Reconciliation of the independent value indications of the property "as improved" and "as vacant" for final market value opinion.

LEGAL DESCRIPTION:

Subject property is legally described as:

> Lots A, B, and 1 through 20 inclusive, Block 30, Revised Map of St. Petersburg, as recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Subject legal description is based on a survey which was unattributed and undated, provided by the client. This legal description was checked against plat maps and is believed to be accurate but is not warranted.

Property Ownership and Transfers:

Based on information from the client and a review of Pinellas County Public Records, subject property has not transferred within the past 3 years. The current property owners of various parcels in this block are: First State Investors 3300, LLC, Clarence E. Pheil Bypass Trust, and Robert F. Pheil.

Although this information is believed to be accurate, it is not warranted. No title search was made or caused to be made as a result of this appraisal assignment.

Neighborhood Description:

Subject property is located at the southwest corner of Central Avenue and 4th Street in the core area of St. Petersburg's CBD. St. Petersburg is Pinellas County's largest city, where population increased by 4% during the 1990's to 248,232, according to the 2000 Census. The population in 2010 was 244,769, a slight decrease over the last decade; but then edged up to 245,960 in 2015 (+0.9%).

1st Avenue South, which lies adjacent south, is the inbound, 3-lane (one-way) artery serving the CBD; it carries 10,082 cars per day; 1st Avenue North, which lies one block north of Central Avenue, is the outbound CBD artery; the outbound road carries approximately 10,800 cars per day.

Interstate 275, which extends north and south through St. Petersburg, lies 1.0 miles west of the subject; I-375 is the short spur section flanking the north limits of the CBD; I-175 is the spur at the south limits, which lies just south of Tropicana Field; Tropicana Field, home of the Tampa Bay Rays (MLB) is situated 0.3 miles southwest of the subject property.

The CBD is home to many large, corporate employers and the city's largest office facilities. Progress Energy (now Duke Energy) purchased the downtown site of the Florida International Museum from the city and constructed a 200,000-square foot office complex in the northeast quadrant of the CBD.

Luxury, waterfront units continue to be developed along St. Petersburg's Bayfront area. Anchoring the east central section of the subject neighborhood is Bayfront Tower (258 units), a 29-story residential condominium built in the 1970's which has a commanding view of St. Petersburg's waterfront. After several decades as

the only luxury condominium in downtown, there are now four major residential projects recently completed in the northeast sector of the CBD. These include Florencia, a 50-unit, 21-story condominium (2000); Cloisters, a 14-story, 32-unit condominium (1999); and Vinoy Place and City Homes adjacent to the resort on 5th Avenue NE (105 units). Parkshore Plaza is a 29-story condominium tower with townhouse units over commercial space at the perimeter, located at Beach Drive and 3rd Avenue North; the 120-unit project was completed in 2006. Three additional condominium projects, Ovation, Signature Place, and 400 Beach, were completed at the end of the boom period in the 2000's. The five-star, Vinoy Renaissance Resort Hotel is located on the bayfront at 5th Avenue NE.

The table below illustrates the geographic dispersion of condominium development in the CBD in the 40-year period 1975 through 2014:

Condo Projects	Bldgs	Units
Bayfront Area	8	503
CBD Core	3	620
CBD Fringe	12	735
Totals	23	1,858

This table chronicles the pace of condominium development in Downtown St. Petersburg over the last four decades:

Period	Yrs	Total Units Developed	Units Per Year	Variance from 40-yr Rate
1975- 2014	40	1,858	46	0
1980- 2014	35	1,600	46	0
1990- 2014	25	1,504	60	+30.4
2000- 2014	15	1,442	96	+108.7
2000- 2007	8	1,063	133	+189.1
2008- 2014	7	379	54	+17.4

We can see the increasing velocity of development that commenced in the 1990s with an initial jump of 30.4%, which was then followed by the exuberant boom of the early 2000s decade. The most recent period is impressive in that it followed the devastating shakeout in 2007 and 2008, where many of the units last developed were wholesaled by lenders at greatly reduced prices.

If we assume a ratio of 1.5 persons per new condominium unit developed, the population increase since 2000 would be +2,163. Factoring in the price levels of these units, it is obvious that this population surge is likely in the upper 10% of Pinellas County residents in terms of household income.

The southwest CBD near Tropicana Field also participated in the recent boom period (2000 to 2006) residential renaissance in Downtown St. Petersburg. 1010 Central is a 116-unit, 5-story condominium with parking garage in the center of the complex; it also features retail units at street level along Central Avenue. The residential units in 1010 sold out quickly after completion in 2007 at prices from $200,000 to $400,000 MOL; however, many of the units were purchased by investors anticipating a spike in re-sale prices that never came. In fact, re-sales in 1010 suffered substantial declines (40%+) in the depths of the collapse (2009 through 2012). There were several other condominium and townhouse projects planned and approved in the west CBD during the boom period. A number of the smaller projects were developed in the immediate subject vicinity.

Somewhat earlier, in 2012, the CBD core market began a strong resurgence with a total of $20

million of land purchases; these transactions involved 8 prime CBD parcels, which were acquired for apartments, mixed-use projects, bank, restaurants, and one future project.

The largest entry into the **Edge** market was the 358-unit, rental apartment complex (Fusion 1560), which was completed in 2011 on a 3.24-acre site at Central Avenue and 16th Street, adjacent north of Tropicana Field. This ambitious project by an Ohio-based developer is a 5-story structure surrounding a massive, concrete parking garage. The property was acquired in 2007 at a land cost of $68.75 per square foot (including engineering plans, etc.). There were also some extraordinary land development costs for this site, which abuts Brooker Creek. This property was recently purchased by a Chicago-based investment fund for $57.5 million, or $160,615 per unit.

A similar sized apartment complex in the CBD, Beacon 430 (326 units), was acquired in September 2015 for $84.5 million ($259,202 per unit). This was one of the major downtown land acquisitions of 2012 involving the Times Publishing Company parking lot at the southwest corner of 4th Street and 3rd Avenue South; it closed in December 2012 at $6.0 million for the 4.3-acre site ($32.03 per square foot).

Four blocks west of the subject site The Hermitage is nearing completion; this 348-unit apartment project is 8 stories with adjacent parking garage; the 2-acre, city block site was purchased in April 2014 for $5.25 million, or $59.66 per square foot.

Just south of the CBD is the city's largest concentration of health care facilities; Bayfront Health St. Petersburg (502 beds) is 0.4 miles

south of the subject and All Children's Hospital (216 beds) had adjoining campuses along 6th Street South; All Children's then abandoned its old facility and constructed a new, 240-bed, 1M-square foot hospital just north of Bayfront (0.3 miles south of subject); the $300M project, which includes a 1,000-space parking garage, was completed in late 2009. All Children's is now associated with Johns Hopkins Medical Center.

Sembler Co. and ZOM Development, Inc. in 2003 completed construction of a 28,000-square foot Publix grocery store, CVS drugstore and local retail shops at 3rd Avenue and 3rd Street South, site of the former Dew Cadillac dealership (0.2 miles southeast). A larger Publix store is now under construction in the 700 block of Central Avenue.

Bay Walk, a $30 million, 130,000-square foot entertainment and retail complex, had been very successful from its opening in 2000 through 2007; after that time the center lost some key tenants and later fell into foreclosure. A local businessman, Bill Edwards, has since purchased the complex and completely rebuilt it with a new design and tenant mix; it is now known as Sundial at St. Pete; tenants include Ruth's Chris Steak House, Locale Market, Sea Salt (from Naples), Diamonds Direct, Marilyn Monroe Spa, Tracy Negoshian (designer fashions), Chico's, White House Black Market, and Muvico (cinema).

Another important attractor for the CBD is St. Anthony's Hospital (member of Baycare health network), a 395-bed facility located between 9th Avenue and 5th Avenue North (west of M.L. King Street). It should be noted that the newest addition to the St. Anthony's campus is a 3-story medical office (Suncoast Medical Group), which

is a LEED project with solar energy array mounted on its roof. In 2011 the hospital completed a 3-story emergency department; a 6-story parking garage was added on the south side of the campus.

The largest and most dramatic project in the CBD is One St. Petersburg, a 41-story, mixed-use development located on a city block (same size as subject) and 2 blocks east; this site was purchased by Kolter Development in July 2014 at the historic price of $196.02 per square foot; the project commenced earlier than anticipated due to robust advanced sales of the condominium units (253 total); the west end of the block will house a 173-room, Hyatt hotel.

The St. Petersburg CBD is an area that has been completely transformed in the last 10 years. The most dramatic change has been the introduction of several hundred multi-family housing units in the form of townhouses, city homes, high-rise condominiums, and rental apartments. The majority of these units are high quality, high cost homes that have attracted upper income residents from the Tampa Bay area and far beyond.

Land values in the CBD escalated dramatically from the $25.00 to $100.00+ per square foot range in the final years of the boom. Following the credit collapse of 2008 there was the expected decline in land values, consistent with other areas of Pinellas. There were very few transactions from 2009 through 2011 as owners with high bases in sites waited for a market turnaround. Some properties could not wait and fell into foreclosure; many of these were then sold in 2012, as noted earlier ($20.0 million in transactions in 2012).

Since 2012 the downtown St. Petersburg market has been explosive in its recovery. In fact, prime CBD land prices ($175.00 to $196.00 per square foot) have easily eclipsed the levels of the 2004-2005 boom. St. Petersburg's CBD has reached a critical mass in the last 10 years in terms of new residents, employers, entertainment venues, and international reputation such that, it is now leading the county and Tampa Bay area in the emerging market recovery.

DeLorme

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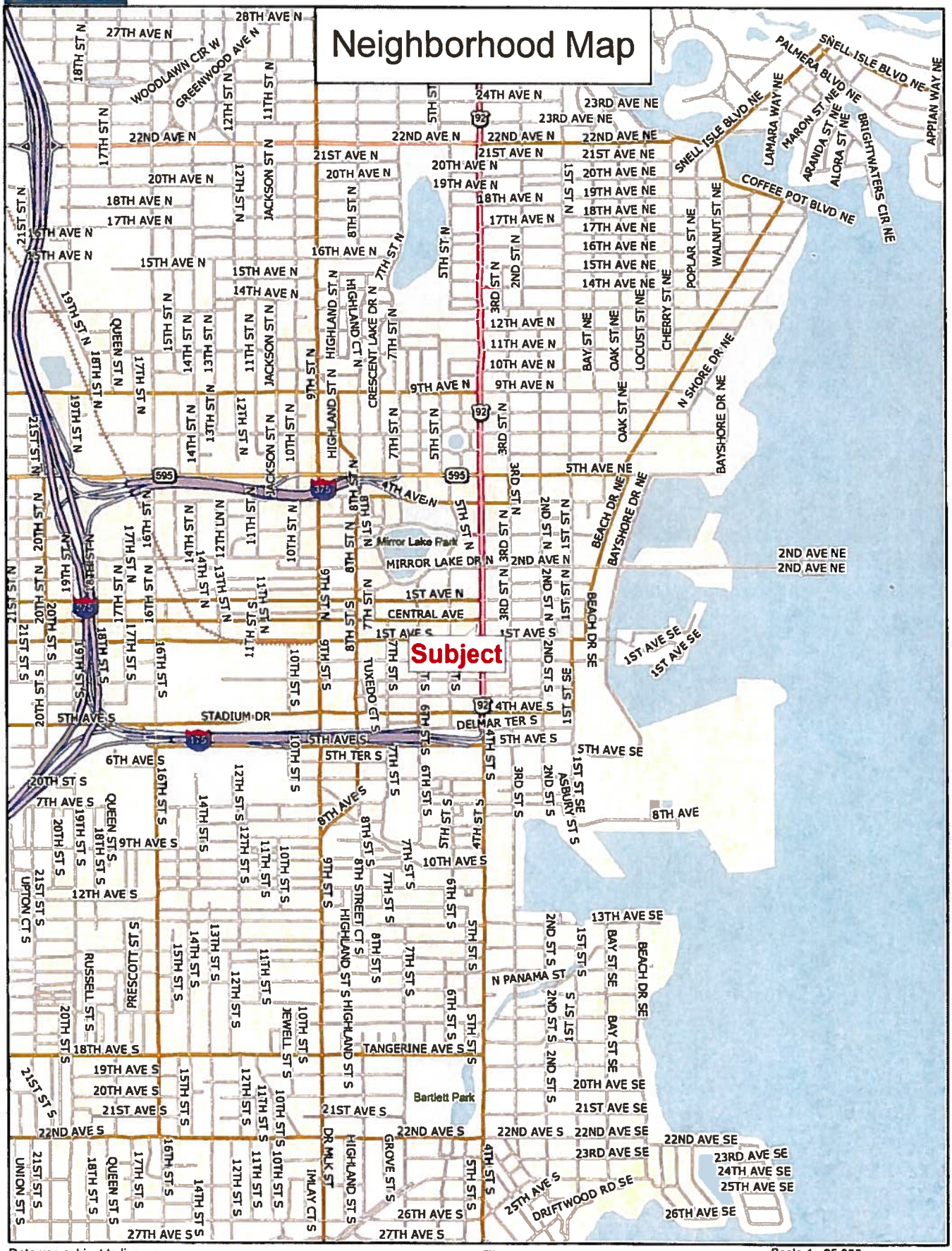
Neighborhood Map



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TN

MN (6.2°W)

Scale 1 : 25,000

1" = 2,083.3 ft

Data Zoom 13-0

PUBLIC SERVICES AND UTILITIES:

The following public services and utilities are available to subject site:

Electricity:	Duke Energy Florida
Telephone:	Frontier Communications
Water:	City of St. Petersburg
Sewer:	City of St. Petersburg
Police Protection:	St. Petersburg Police Department
Fire Protection:	St. Petersburg Fire & Rescue
Public Transportation:	Pinellas Suncoast Transit Authority (PSTA)

Public services and utilities for subject property appear to be adequate to support existing, or a wide range of potential uses for subject property.

ZONING:

District:	DC-C, Downtown Center-Core, by the City of St. Petersburg
Purpose:	To require the base all buildings to create and maintain a strongly defined street edge, while allowing and encouraging larger and taller buildings to be constructed above and stepped back into the property.
Permitted Uses (Selected):	Permitted uses include: Multi-family residential, hotel, office, restaurant/bar, retail sales and services businesses, museums, child care facility, schools, and government buildings.
Special Exception (Selected):	Special exception uses include: Assisting living facility, group homes, and nursing homes.
Use Regulations:	Each of the zoning sub-districts is subject to compliance with regulations governing appearance from adjacent streets. There is provision for bonus density for meeting certain development goals.

Floor Area Ratios (F.A.R.):

	DC-C	DC-1, E. of MLK	DC-1, W. of MLK	DC-2	DC-3
Base F.A.R.	4.0	3.0	3.0	3.0	2.0
Bonus—Streamline	4.0 – 8.0	3.0 – 7.0	3.0 – 5.0	3.0 – 5.0	2.0 – 3.0
Bonus—Public Hearing	> 8.0	> 7.0	5.0 – 7.0	5.0 – 7.0	3.0 – 4.0

Floor Area Ratio Bonuses: All projects within the Downtown Center districts may utilize bonuses to receive greater development rights. These bonuses are specifically written to provide public amenities and to mitigate secondary impacts associated with the additional development rights. Sites receiving bonus FAR

shall not exceed the Maximum Intensity allowed for the site. The bonuses vary between sub-districts and types. Please consult the zoning code for specific details.

Setbacks: The setbacks vary between zoning sub-districts and do not lend themselves to being easily summarized. Minimum setback on street face is 0 feet, which increases to 10 or 20 feet as the building height increases. The height triggering the greater setbacks varies from 20 to 200 feet. Minimum setbacks between buildings range from 0 to 80 feet, depending on the specific district, the abutting wall, and the building height.

Off-Street Parking: Parking varies depending on use and location. For example, offices are required to have one parking space for each 500 square feet in the "Downtown Center."

In the "Downtown Center," parking requirements for various uses are (1 space per):

General Office	500 square feet
Medical Office	500 square feet
Restaurant	500 square feet
Retail Sales	500 square feet

Comprehensive Land Use Plan Designation: CBD, Central Business District, and Activity Center by the City of St. Petersburg

Zoning Conformity: Subject improvements are consistent with the underlying zoning.

Comments:

As indicated in the above description, the City of St. Petersburg's Development

Code is quite complex. It includes information on ensuring that development is compatible with surrounding properties and contributes to the character of the neighborhood. There may be additional requirements for some permitted or special exception uses in this zoning classification. The above information is intended to provide a brief overview of the code; however, the reader is advised to consult the actual code and the City of St. Petersburg for a more complete understanding of rights and restrictions of this Land Development Regulation.

PROPERTY ASSESSMENT AND TAXES:

Property under appraisal is in Tax District SP, City of St. Petersburg, which had a 2015 millage rate of 22.7869. One mill is equivalent to $1.00 of tax for each $1,000 of assessed value. The property is identified by the Pinellas County Property Appraiser's Office as follows:

#	Parcel #	Owner	Ass'd. Value	Taxes
1	19-31-17-74466-030-0001	First State Investors 3300, LLC	$415,000	$9,456.56
2	19-31-17-74466-030-0002	First State Investors 3300, LLC	$162,000	$3,691.48
3	19-31-17-74466-030-0010	Clarence E. Pheil Bypass Trust	$725,000	$16,520.50
4	19-31-17-74466-030-0030	Robert F. Pheil	$287,512	$6,551.51
5	19-31-17-74466-030-0050	First State Investors 3300, LLC	$762,025	$17,364.19
6	19-31-17-74466-030-0081	First State Investors 3300, LLC	$46,750	$1,065.29
7	19-31-17-74466-030-0090	First State Investors 3300, LLC	$374,000	$8,522.30
8	19-31-17-74466-030-0110	First State Investors 3300, LLC	$510,000	$11,621.32
9	19-31-17-74466-030-0160	First State Investors 3300, LLC	$102,000	$2,324.26
10	19-31-17-74466-030-0170	Clarence E. Pheil Bypass Trust	$306,000	$6,972.79
11	19-31-17-74466-030-0200	First State Investors 3300, LLC	$236,300	$5,384.54
		Totals	$3,926,587	$89,474.74

Taxes are due in November, when a 4% discount is allowed; discount decreases by 1% per month until March, when there is no discount. The Pinellas County Tax Collector reports that 2014 taxes have been paid.

Analyzing the assessments provides an understanding of the County Property Appraiser's analysis of subject property. First considering the vacant parcels we have:

Vacant Parcels

Parcel Lot	Ass'd. Value	Adjusted Value	Ass'd Val./ Adj'd. Val.
0030	$287,512	$369,000	77.92%
0050	$762,025	$978,000	77.92%
0081	$46,750	$60,000	77.92%
0090	$374,000	$480,000	77.92%
0110	$510,000	$640,000	79.69%
0160	$102,000	$128,000	79.69%
0170	$306,000	$384,000	79.69%
Totals	$2,388,287	$3,039,000	

The tax cards indicated an "adjusted value" for the land, which reflects the Property Appraiser's estimate of its market value. Under Florida law the assessment is adjusted for the "8th Criteria", which requires the assessor to estimate the net proceeds of a sale of the property after deduction of all normal fees and costs..." When considering the assessed value of vacant land as a percentage of the adjusted value, it was 77.92% for parcels 0030 through 0090, which front on Central Avenue. The vacant parcels fronting on 1st Ave South being parcels 0002 and 0110 through 0170, have assessed values representing 79.69% of their Adjusted Values. Considering the total assessments of the improved parcels and applying these ratios to the "Adjusted Values" of their underlying land, it is possible to calculate the assessed values of the underlying sites. Deducting the land assessment from the total assessment provides that portion of the assessment attributable to the building improvements. This is shown as follows:

Improved Parcels:

Parcel Lot	Ass'd. Value	Land Adj'd. Value	Ass'd. Val.\ Adj'd. Val.	Assessed Value (A.V.) Land	Assessed Value (A.V.) Bldg.	Bldg. Area S.F.	Bldg. A.V./ Sq. Ft.
Office Buildings							
0001	$415,000	$300,000	77.92%	$233,760	$204,100	30,000	$6.80
0002	$162,000	$160,000	79.69%	$127,504	$34,496	8,205	$4.20
0010	$725,000	$513,000	77.92%	$399,730	$325,270	62,190	$5.23
Totals	$1,302,000	$973,000		$760,994	$563,866	100,395	$5.62
Parking Garage							
0200	$236,300	$128,000	79.69%	$102,003	$134,297	64,104	$2.09

The above analysis shows that after deducting the assessed values of the land from the total assessed values for the individual parcels, the amount of the assessed values of building and site improvements remains. Based on these assessments, using the building areas from the County Property Appraiser tax parcels, the property tax assessment attributable to office building improvements can be calculated on a per square foot basis. This shows that the office building assessments, exclusive of land, average $5.62 per square foot of office area; the parking garage improvements, exclusive of land, have an assessment of $2.09 per square foot. These assessments of obsolete improvements are consistent with our independent market research.

SITE DESCRIPTION:

Physical Location:	Subject property is the CBD block from Central Avenue to 1st Avenue South from 4th Street to 5th Street, St. Petersburg, Florida 33701.
Land Area:	Subject property has a total land area of 99,000± square feet, including alley (8,000± square feet).
Data Sources:	Information was based on an unattributed and undated survey provided by the client and Pinellas County Property Appraiser plats and records.
Configuration:	Rectangular
Primary Frontage:	450± feet frontage on the south side of Central Avenue and north side of 1st Avenue South.
Secondary Frontage:	220± feet on the west side of 4th Street and east side of 5th Street.
Current FAR:	1.14
Zoning Base FAR:	4.00
Topography/Drainage:	Subject site is generally level and above road grade.
Flood Zone Designation:	Subject property is located in Flood Zone X(unshaded), an area outside of the 500 year flood plain, according to Federal Emergency Management Agency Map Panel 12103C-0219G dated September 3, 2003.
Tract Dimensions:	450± feet x 220± feet
Easements\Encroachments:	There is a 20± foot wide alley right-of-way extending from east to west through the

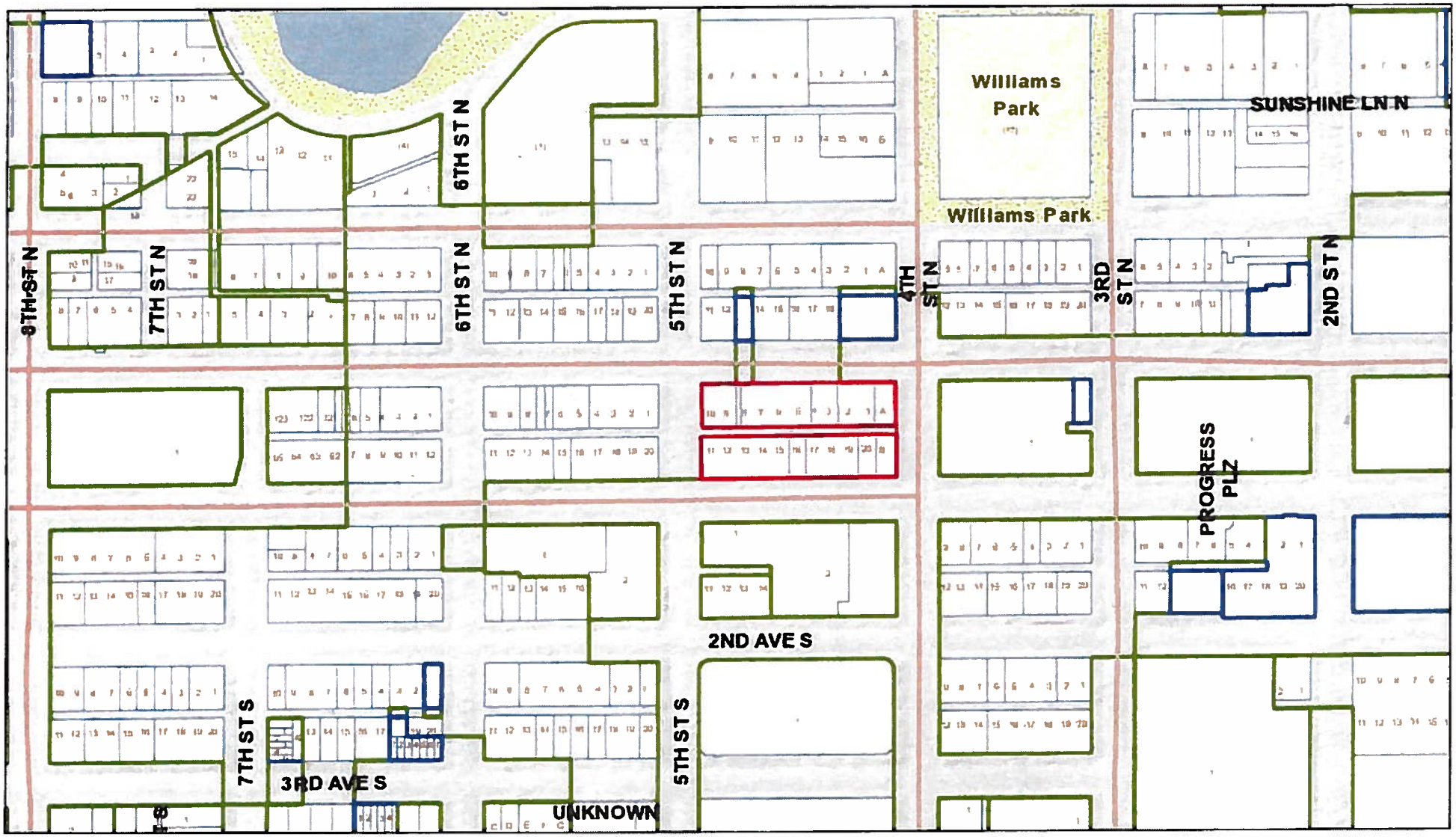
	middle of the block. Although this could likely be vacated in the event of redevelopment of the entire block, it is unknown what utilities are located within this right-of-way which may need to be relocated in the event the right-of-way was vacated. In some cases developers will maintain a utility easement in a vacated alley to avoid the cost of relocating utilities.
Soil Conditions:	Unknown. No unusual settling was noted with subject improvements. For purposes of this appraisal it is assumed there are no adverse subsoil conditions, although this is not warranted.
Visibility from Street:	Subject site has good visibility from all of its surrounding streets.
Access:	Vehicular access to the site is available from the alley right-of-way extending through the block, and curb cuts on Central Avenue, 1st Avenue South, and 5th Street.

Conclusion:

Subject is an entire block in downtown St. Petersburg located on the corner of Central Avenue and 4th Street. It is near the westerly edge of intensive development in the downtown area. Unlike most of the comparable sales, subject site is on Central Avenue, a street with a significant amount of pedestrian traffic. As a result, the site would support retail, commercial, or office uses as part of a mixed use development on the site. Many of the comparable properties are on secondary sites in the central business district which are most suitable for residential development only, although the other commercial uses may be legally permissible for these comparable sites.

It should also be noted that many of the developers in the area want to develop an entire block and don't have an interest in smaller sites. The fact that subject represents an entire block is a strong benefit to its value since developers don't have to assemble a block consisting of multiple ownerships.

Plat Map

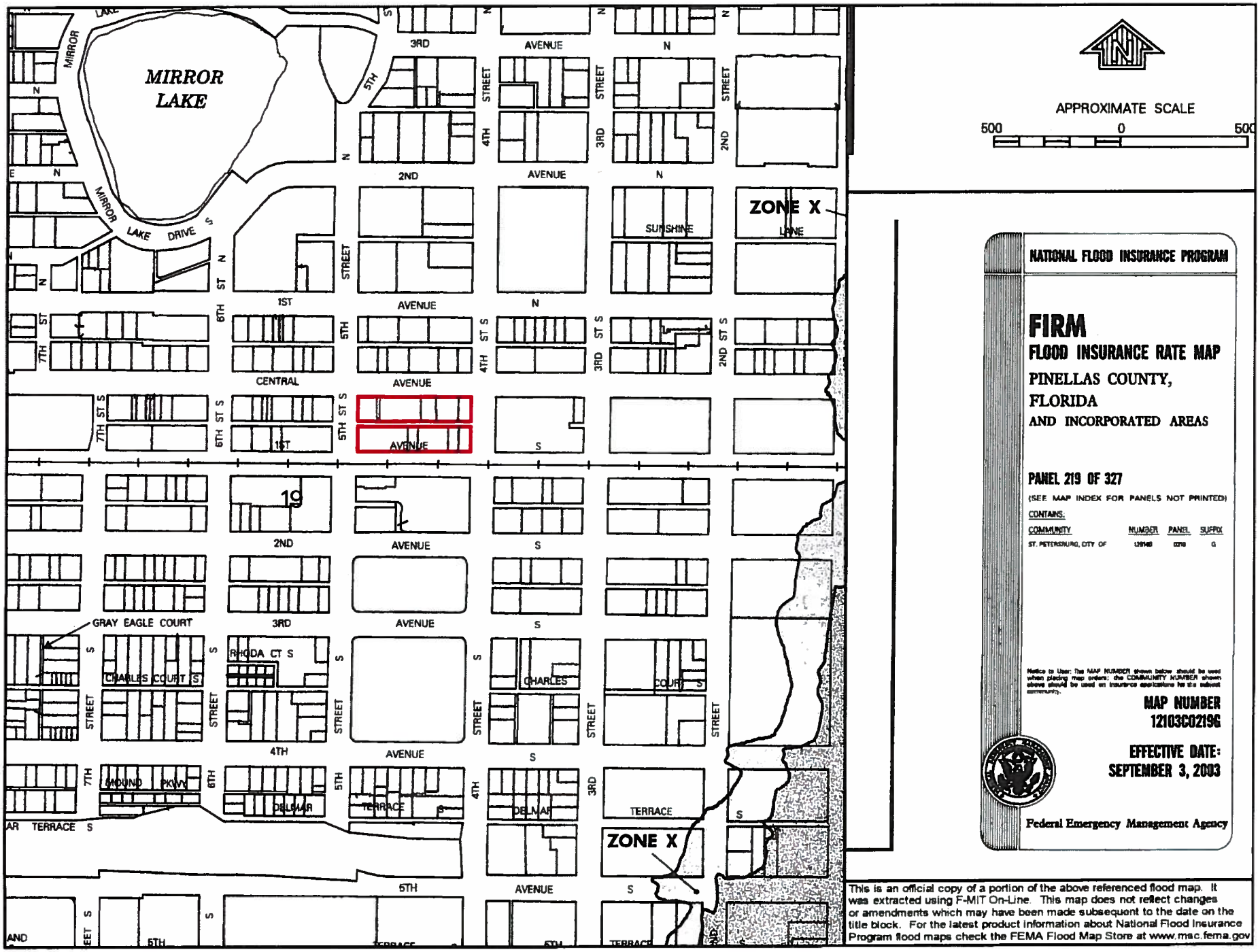


April 3, 2015

1:4,129

0 0.035 0.07 0.14 mi

0 0.05 0.1 0.2 km


MIRROR LAKE
MIRROR LAKE DRIVE
3RD AVENUE N
2ND AVENUE N
1ST AVENUE N
CENTRAL AVENUE
2ND AVENUE S
3RD AVENUE S
4TH AVENUE S
5TH AVENUE S
6TH AVENUE S
7TH AVENUE S
SUNSHINE LANE
ZONE X
GRAY EAGLE COURT
CHARLES COURT S
RHODA CT S
CHARLES COURT S
MOUND PKWY
DELMAR TERRACE S
ZONE X
APPROXIMATE SCALE
500 0 500
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
PINELLAS COUNTY, FLORIDA
AND INCORPORATED AREAS
PANEL 219 OF 327
(SEE MAP INDEX FOR PANELS NOT PRINTED)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
ST. PETERSBURG, CITY OF 125148 0219 G
MAP NUMBER
12103C0219G
EFFECTIVE DATE:
SEPTEMBER 3, 2003
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Flood Map

IMPROVEMENT DESCRIPTION:

Data Source:	Field inspection of the exterior and interior of subject improvements on April 6, 2016; analysis of a Property Condition Report, dated March 10, 2004, prepared by Eckland Consultants, Inc.; floor area measurements prepared by Reynolds, Smith, and Hills, Inc. dated 08/30/2004; and analysis of Pinellas County Property Appraiser's records.
General Description:	Office buildings constructed in stages between 1912 and 1960.
Year Built:	1912, 1920 & 1960
Improvement Age:	Actual, 56, 96 & 104 years Effective, 40 years
Remaining Economic Life:	0 Years
Building Size:	Subject improvements have a leasable area of 87,754± square feet. Gross area of the buildings is 112,793± square feet. A breakdown of these areas is included in the addenda.
Floor Plan:	The first floor of the buildings includes lobby and office areas. Upper floors are generally finished as offices. The former bank space consists of multiple office areas that are accessed by walking through other bank offices. To facilitate flow to the various spaces; a common corridor would be required through these areas, which would provide each work area with access to elevators, stairways, and restrooms (obsolescence issue).
Building Condition:	Fair to poor condition with extensive vandalism and deterioration. Existing finishes are dated and would have negative effect on the market rent and value of subject property.

Heat and Air-Conditioning:	Multiple split air conditioning systems through the buildings including some that utilized a cooling tower, which reduces operating costs; operational integrity of systems is uncertain as building has been vacant 10+ years.
Foundation:	Pinellas County Property Appraiser records indicate there are spread footers and "special" footers. These may include driven concrete piles.
Exterior Walls:	Exterior walls include bricks, concrete blocks, and hollow tile, with a stucco coat. There is a decorative aluminum screen around upper portions of the building and some marble located around some lower portions of the buildings. It should be noted that the masonry walls under the screening are in poor condition with a need to: tuck point the brick, seal and paint the stucco, seal the windows, and clean and repair the decorative aluminum screening. Structural integrity of exterior walls is questionable per building engineer.
Roof:	Based on Pinellas County Property Appraiser data the roof structure is reinforced concrete and the roof cover is built-up composition, or equivalent. The roof structure also includes some steel joists or beams. The Eckland Consultants report indicates the roof cover is a membrane. Bank roof was observed in poor condition.
Windows:	There are a variety of windows in the building including fixed pane, single hung, and awning windows. It should be noted that many areas of the building do not have sufficient windows, which results in a less favorable office environment. The areas on the south and west side of the 1st, 2nd and

	3rd floors of the buildings on Central Avenue and building on 1st Avenue South have virtually no windows.
Doors:	Aluminum and glass exterior doors at customer entrances, solid core utility doors at service entrances to the building. Interior doors are generally wood.
Floors:	Concrete on grade ground floor structure and elevated concrete floor structures for other floors. Floor covering includes a variety of finished including carpet and ceramic tile (poor condition in most areas).
Interior Walls:	There are a variety of interior walls which are estimated to be over wood or metal frames. They included paint or wallpaper over gypsum board, wood paneling, and fixed pane windows.
Ceilings:	There are painted gypsum board and suspended acoustical ceilings in finished portions of the building.
Electrical:	Electrical plans were not available. It appears that some electrical components have been changed over the years. It is assumed electrical service is adequate to support a wide range of light office or retail uses, although this is not warranted.
Plumbing:	There are men's and women's restrooms throughout the building.
Other Features:	There are 2 elevators providing access to the 6 story building and 2 elevators providing access for the 11 story building. There is also an escalator providing access from the 1st floor to the 2nd floor of the former bank.
Site Improvements:	There is a parking garage on the south side of the site. The building, which apparently

was constructed in 1960, steps up within each floor with a ½ story change in elevation between the north and south halves of the garage. This garage has a total of 176 spaces. In addition, the first floor of the garage has multiple drive-thru banking lanes. A surface parking lot is located in the northwest quadrant of the site that has a total of 55 parking spaces.

Design Factors:

The following are comments on the design of subject buildings:

- Subject property includes buildings that were designed and constructed between 1911 and the 1960s. The two towers are adjacent to each other, however, only connect on a few floors. As a result, each building has its own sets of elevators and restrooms on each floor. This also restricts the ability to have a common corridor to facilitate circulation through the buildings.

- The 11 story tower has gross dimensions of 42± feet by 85± feet on each floor. With a 5 foot hallway extending down the middle of the short side of the floor, there is a significant loss in usable space and each office is 17.5± feet deep. Newer buildings typically have a minimum width of 85 feet to provide 40±office spaces on each side of a 5 foot hallway. As a result, the load factor on these floors is nearly 1.6, versus 1.2 or less for most office buildings in this market.

- Load factor is the rentable area divided by the usable area. As a result a tenant pays rent on nearly 1.6 square feet versus paying rent on 1.2 feet for each usable square foot of office they occupy. It should be noted that if a single tenant occupies an entire floor the common hallway becomes usable space and the load factor declines.

- Large portions of the 1st, 2nd, and 3rd floors of the buildings have spaces designed divided into large tenancies. In addition, one of these spaces on the 3rd floor is accessed using an unfinished hallway\ramp from the elevator lobby in the east building, not a suitable entry for a firm's clients to use.

- There are virtually no windows along the south and west walls of the lowest 3 floors of the building, which creates undesirable office space. The upper stories of both buildings have more windows.

- The probability of finding a tenant to rent the 50,000+ square feet previously occupied as a bank in this building is zero. Many of the larger banks which had major offices in both downtown Tampa and St. Petersburg have consolidated their operations in Tampa and closed their larger downtown St. Petersburg offices. There is also no market demand for bank lobbies with wide rows of teller stations. As a result, there is a high probability that there is no demand for the former bank space as designed and the large office areas on the 1st, 2nd, and 3rd floors would have to be entirely reconfigured.

- First Central Tower, at 360 Central Avenue, was owned by a large insurance company that occupied a number of entire floors in the building which were used for back office operations. When Osprey S.P. Properties acquired the building, they converted the floors from single to multiple tenant occupancy by constructing a common hallway through the floor which provided access to each tenancy, restrooms, elevators, and stairwells, and divided the floors into multiple occupancies. The cost was $40± per square foot and the changes increased the load from 1.10 to 1.18. This occurred since the hallways that were part of the original units became part of the "common area" of the building. Dividing the first 3 floors into smaller units would be estimated to decrease the usable area by 10%± for the former bank space on the first 3 floors. The load for subject building is 1.22. If the 50,000± square feet of bank space were to be converted to multi-tenant space, at least 10% of the space would be converted from usable area to common area the load would increase to 1.32. When speaking with leasing agents, those with loads higher than 1.18 limited the load they capped their load 1.18 which they indicated was the maximum they could pass-thru in rent to tenants this market. As a result the leasable area was effectively reduced. This would likely occur if subject converted the former bank space to an area with smaller units.

- The original buildings were constructed when there were limitations on the distance that beams could span, resulting in far more support columns and narrower office suites than most modern mid-rise office building.

- The lack of demand for subject space was noted in a rent roll from January 2004 which showed that only 7,811 square feet of its 27,441 square feet of non-bank space was leased with a vacancy rate of 71.5%. This compares with a 7.5% vacancy reported in downtown St. Petersburg office space reported in the Maddux Report for that time period. Subject building was being managed by Colliers Arnold, a well-respected commercial real estate firm in this market.

Comments:

Subject property benefits from having a prime location in downtown St. Petersburg. The improvements are poorly designed and have little market demand based on the configuration of the large office suites in the majority of the buildings. Interior and exterior finishes are dated, and with large publicly held firms, such as banks, striving to create a positive image in the community, a branch or office in this building would not be appealing to them.

Demand for office space in the downtown area is increasing. After years of the majority of new tenants coming from other buildings in the downtown core, there is finally growth from outside of the market. Many of the new larger users moving into the market are selecting space in Class A offices in the market. This increased demand has also permitted rents to firm up or increase, and a reduced the amount of concessions landlords must make to lease out a space.

MARKETABILITY:

The market for sites and office space in downtown St. Petersburg has improved significantly over the past several years. If subject were listed with a knowledgeable Realtor near its market value, it would have been expected to sell within 18 months (Exposure Time). The time to close is longer than typical since the property will likely sell as a redevelopment site which takes longer for a purchaser to receive government approvals for their proposed plans, which they would require before closing on the transaction. Marketing time, the time anticipated to sell the property if it were listed today, is also estimated to be 18 months.

HIGHEST AND BEST USE:

Highest and best use is defined as: "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 legal permissibility, physical possibility, financial feasibility, and maximum profitability. Alternatively, the probably use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value." [3]

Highest and best use is based on several criteria, being:

1. Legally permissible—Subject is zoned DC-C, which permits a wide range of office, residential, and commercial uses. The DC-C zoning has a permitted Floor Area Ratio (F.A.R.) of 4.0 to 1, which can be increased to 8.0 to 1, with bonuses, for items such as including public art at the pedestrian sidewalk level, or screening parking from public view. This zoning district permits the most intensive development of all of St. Petersburg's zoning districts. With the basic F.A.R., subject would permit a development of 396,000 square feet, which could increase to 792,000 square feet with bonuses. This permitted density is far greater than the existing 112,793± square feet of office buildings, indicating existing improvements are not efficiently utilizing the site.

2. Physically possible–Consisting of the entire block, with a total of 99,000 square feet and frontage on 4 streets, the site is suitable for a wide range of potential uses. This site is similar in size to other blocks developed with of-

[3] Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago, Illinois: 2010), page 93.

fice buildings and residential units in St. Petersburg's Downtown Core Districts. One St. Petersburg, a 41-story, mixed-use project, is currently being developed on a similar, whole-block site two blocks east of the subject.

3. Financially feasible–As demonstrated by recent sales, a number of residential and mixed use developments have been completed over the past few years and there continues to be strong demand for sites in the Downtown Core.

   The existing buildings are financially infeasible. Such a use would generate little net operating income; the land alone would require a *net* building rent of $10.60 per square foot to return 6% on invested capital. If the property was assessed at 75% of current market value, the annual tax burden would be $265,000, or $3.02 per square foot of rentable area. The structures would have to generate full service rents of $20+ per square foot to achieve a minimal return. This rent level is only found in newer, Class A buildings in the "CBD. A relatively small Class C building on a large valuable site is similar to an older, small house on a premium waterfront lot; it is likely to be razed and the site redeveloped since the underlying land value exceeds the value of the lot with underdeveloped improvements.

   Class C offices typically receive rent that is 25% to 30% lower than Class A offices in the market, yet the operating expenses for such things as utilities, air conditioning, and maintenance are nearly as much as the better building. This is due to the fact that the equipment, such as air conditioning systems, tends to be older and less efficient. In addition, the building envelope is likely to experience more loss of conditioned air than a newer structure.

   The other factors with subject buildings are that much of the office space was configured for single tenant occupancy, while the market is likely to be tenants occupying significantly small units. As a result, there would be a high initial outlay to configure the floor plans with small office units. Such a reconfiguration would also result in the loss of several thousand square feet of leasable space.

Based on these factors the highest and best use of subject site "As Vacant" and "As Improved would be:

As Vacant—The highest and best use of subject property, as if vacant, would be for development with a mixed use project that would include retail, hotel, and residential uses.

As Improved—highest and best use of subject property is to raze existing improvements and redevelop the site with a use that would allow more intensive development consistent with the highest and best use "As Vacant."

INTRODUCTION TO THE APPRAISAL PROCESS:

In the appraisal of real estate, there are three traditional approaches which provide indications of value for a property. Ideally, each of these approaches should be used in the market value estimate. Practically, however, one or more of these approaches is often inappropriate or inapplicable in arriving at the market value conclusion. The three traditional approaches are the cost approach, sales comparison approach, and income capitalization approach. This is an Appraisal report in which only the sales comparison and income capitalization approaches are utilized.

SALES COMPARISON APPROACH—SUBJECT SITE AS IF VACANT:

The sales comparison approach is based on the principle of substitution; in other words, the value of a property should be no higher than the cost to acquire another property offering similar physical or location attributes. The procedure involves market research, to identify similar properties that have recently sold or are offered for sale, investigation of the sales transactions to ensure the validity and determine motivating forces, and comparison of the sold properties to the subject, adjusting prices paid for the various dissimilarities having a discernible effect on value. Adjustments are generally made for such factors as changes in market condition since time of sale, condition and construction of the properties, location, size, land area, income producing capabilities and, if available, terms of sale.

This analysis is usually processed on a "unit of comparison" basis. Unit of comparison most commonly employed for improved properties such as the subject is price paid per square foot of building area. A chart showing the salient data regarding each comparable sale follows. Although other sales may have been discovered in our search, the following sales are believed to be most similar to the subject property.

6114L5

Land Chart A:

Consolidated Block Analysis

Sale Number	Subject	1	2	3	4	5	6	7
Location	400 Central Av	SW Cor 3rd St & 4th Av N	N/S 2nd Av N. 100' E of 3rd St	146 4th Av NE	NW Cor 1 Av N & 2nd St	100 Central Av	NE Cor 4th Av S & 3rd St	SW Cor 8th St & 1st Av S
	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg
Date	Apr-16	Jan-14	Sep-14	Oct-13	Sep-15	Jul-14	Mar-14	Apr-14
OR Book/Page	N/A	18306/1663	18538/1127	18192/1058	18939/2497	18456/934	18427/631	18373/1121
GRANTOR	N/A	Synovus Bank	Heritage Hotel Assocs	G&T Holdings of Pinellas	Grand Bohemian SP, LLC	Tropicana Block St Pete, LLC	Osprey SP Properties, LLC	The ARC Group, Inc
GRANTEE	N/A	American Craftsman Museum	Accardi Development, LLC	Rowland Place, LLC	GM St Pete, LLC	KT First & First, LLC	CREA 330 Third, LLC	The Hermitage St. Pete, LLC
Parcel Number	19-31-17-74466-030-0001 etal	19-31-17-74511-000-0011	19-31-17-74466-016-0110	19-31-17-73432-002-0010	19-31-17-74466-021-0142 etal	19-31-17-92416-001-0010	19-31-17-93450-000-0030 etal	19-31-17-74466-041-0050
Price	N/A	$4,875,000	$1,100,000	$2,090,000	$8,750,000	$17,250,000	$8,402,000	$5,250,000
Size (AC)	2.27	2.20	0.46	0.54	1 15	2 02	2 87	2.02
Size (SF)	99,000	95,900	20,000	23,575	50,000	88 000	125 000	88,000
Price Per SF	N/A	$50.83	$55 00	$88 65	$175 00	$196 02	$67.22	$59.66
Zoning	DC-C	DC-2	DC-1	DC-3	DC-C	DC-C	DC-1	DC-1
Highest/Best Use	Mixed Use	Multi-Family	Multi-Family	Multi-Family	Mixed Use	Mixed Use	Multi-Family	Multi-Family
Current Use	Obsolete Structures (vacant)	Proposed Museum	Parking	Rowland Place Condo (20)	Undeveloped	One St Petersburg	Rental Apts (357)	Rental Apts (348)
Corner/Interior	Corner (4)	Corner (2)	Interior	Interior	Corner (1)	Corner (4)	Interior	Corner (4)
Frontage	450	274	100	118	250	400	338	400
Depth	220	350	200	200	200	220	400	220
Financing	N/A	Cash Sale	Cash Sale	A&D Loan; Regions Bank	Cash Sale	Wells Fargo	Chase Bank	Cash Sale
3-Year Sales History	None	Deed restriction vs any financial services use	None	Feb 2011; $770,000	None	Mar 2014; $12,000,000	None	None
Confirmed By	N/A	Tony Canelakes (Synovus)	Jason Accardi (Buyer)	Mike Cheezem (Buyer)	Don Mastry (Atty)	Mark Stroud (Seller)	Wendy Giffin (Broker)	Pete Apostolou (Seller)
Assessed Value	$3,926,587	$3,318,618	$598,266	$704,423	$1,905,170	$4,295,828	$3,811,088	$1 425 850
Ass'd Value Per SF	$39.66	$34.60	$29.91	$29.88	$38.10	$48.82	$30.49	$16.20
ADJUSTMENTS								
Financing	N/A	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Cash Price Per SF	N/A	$50.83	$55.00	$88.65	$175.00	$196.02	$67.22	$59.66
Market Conditions	N/A	20%	15%	25%	5%	15%	30%	25%
Location/Zoning	N/A	40%	40%	20%	-5%	-10%	30%	40%
Parcel Size	N/A	0%	15%	15%	5%	0%	0%	0%
Corner/Interior	N/A	10%	20%	20%	10%	0%	10%	0%
Physical Factors	N/A	0%	15%	15%	0%	0%	10%	0%
Other	N/A	10%	0%	0%	0%	0%	0%	0%
Total Adjustment	N/A	80%	105%	95%	15%	5%	80%	65%
Adjusted Price/SF	N/A	$91 50	$112 75	$172 87	$201.25	$205 82	$120 99	$98 44

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LAND SALES MAP

SALE 1

SALE 2

SALE 3

SALE 4

SALE 5

SALE 6

SALE 7

SUBJECT

14TH AVE N
13TH AVE N
12TH AVE N
11TH AVE N
10TH AVE N
9TH AVE N
8TH AVE N
7TH AVE N
6TH AVE N
5TH AVE N
4TH AVE N
3RD AVE N
2ND AVE N
MIRROR LAKE DR N
JANNUS LANDING TER N
FAREHAM PL N
SUNSHINE LN N
CENTRAL AVE
1ST AVE S
2ND AVE S
3RD AVE S
4TH AVE S
5TH AVE S
6TH AVE S
7TH AVE S
8TH AVE S
DELMAR TER S
5TH TER S
JAMES CT S
PARKSIDE PL S
CHARLES CT S
TUXEDO CT S
PROGRESS PLZ
1ST AVE SE
2ND AVE SE
5TH AVE SE
6TH AVE S
8TH AVE SE
8TH AVE
HIGHLAND ST N
HIGHLAND CT N
CRESCENT LAKE DR N
GROVE ST N
LANG CT N
7TH ST N
6TH ST N
5TH ST N
8TH ST N
9TH ST N
3RD ST N
2ND ST N
1ST ST N
BAY ST NE
OAK ST NE
LOCUST ST NE
CHERRY ST NE
BEACH DR NE
N SHORE DR NE
BAYSHORE DR NE
BEACH DR SE
BAYSHORE DR SE
1ST ST SE
2ND ST S
3RD ST S
4TH ST S
5TH ST S
6TH ST S
7TH ST S
8TH ST S
9TH ST S
ASBURY ST S
Round Lake
Mirror Lake
North Yacht Basin
Central Yacht Basin
South Yacht Basin
John D Williams Memorial
Saint Petersburg Police Enforcement
Bayfront Family Health Center
Albert Whitted
595
92
175

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TN

MN (5.3°W)

Scale 1 : 11,200

1" = 933.3 ft

Data Zoom 14-2

Land Valuation:

I have selected seven, recent land sales from the St. Petersburg CBD market as the best indicators of subject's land value. The comparable sales closed between October 2013 and September 2015. The CBD land sub-market has been extremely strong with significant appreciation over this period; therefore, the older sales were adjusted upward for market conditions. The sales reflected cash terms or conventional bank financing and therefore, there was no need for adjustments for favorable financing.

All sales were standard transactions, not post-foreclosure or short sales.

Finally, the recent marketing history of the subject site was considered (as required by USPAP); several bids were received by the broker, Mark Stroud, from qualified developers and these were factors in the final opinion of market value.

The reader is referred to the **Land Chart A (Consolidated Block Analysis)** in this section, which summarizes the comparative analysis on a price per square foot basis.

Sale 1 is the January 2014 acquisition of a larger, corner site of 2.20 acres located in the north central section of the CBD (4 blocks north of subject); first, upward adjustment was warranted for improvement in market conditions since early 2014; location/zoning (DC-2) are significantly inferior to the subject's prime core position and DC-C zoning; upward adjustment was applied for the double-corner site versus subject's whole-block (4-corner) status; another upward adjustment ("other") was necessary for the deed restriction against financial services uses for the property, which was imposed by the seller, Synovus Bank; this property has since been improved with a multi-level parking garage; the west portion of the site will house the American Craftsmen Museum; this sale indicates a unit value of $91.50 for the subject, which is 36% below the adjusted mean ($143.38).

Sale 2 is the September 2014 purchase of a parking lot in a mid-block position in the north central CBD (2 blocks NE of subject); first, upward adjustment was warranted for improvement in market conditions since mid-2014; location/zoning (DC-1) are significantly inferior to the subject's prime core position and DC-C zoning; upward adjustments were also applied for the smaller size (20,000 sq. ft.), interior position, and narrow/deep configuration; this sale indicates a unit value of $112.75 for the subject, which is 21% below the adjusted mean ($143.38).

Sale 3 is the October 2013 acquisition of an interior site of 0.54 acres located on 4th Avenue Northeast west of Beach Drive (0.5 miles NE); this property was developed

as a mid-rise condominium; first, upward adjustment was warranted for improvement in market conditions since 2013; location/zoning (DC-3) are inferior to the subject's prime core position and DC-C zoning; some location advantage (proximity to Beach Drive and Tampa Bay) reduced the overall location deficit; upward adjustments were also applied for the smaller size (23,575 sq. ft.), interior position, and narrow/deep configuration; this sale indicates a unit value of $172.87 for the subject, which is 21% greater than the adjusted mean ($143.38).

Sale 4 is the September 2015 acquisition of a corner site of 1.15 acres located on 1st Avenue North and 2nd Street (2 blocks NE); this is the most recent transaction, which necessitated a modest upward adjustment for market conditions; plans are to develop a mixed-use tower of apartments and street-level retail; location/zoning (DC-C) are rated slightly superior to the subject's primarily due to Tampa Bay proximity; upward adjustments were also applied for the smaller size (50,000 sq. ft.) and single-corner position; this sale indicates a unit value of $201.25 for the subject, which is 40% greater than the adjusted mean ($143.38).

Sale 5 is the July 2014 acquisition of the Tropicana block at 100 Central Avenue (2 blocks east); construction is now underway on the 41-story One St. Petersburg, mixed-use project (condominiums, Hyatt hotel, and street-level retail); the mid-2014 sale necessitated an upward adjustment for market conditions; location/zoning (DC-C) are rated slightly superior to the subject's primarily due to Tampa Bay proximity; other categories indicated neutral comparisons with the subject block; this sale produced a unit value of $205.82 for the subject, which is 44% greater than the adjusted mean ($143.38).

Sale 6 is the March 2014 acquisition of a large, corner site of 2.87 acres located on 3rd Street South at 4th Avenue South (3 blocks SE); this sale required a larger upward adjustment for market conditions due a lengthy contract period; this property has since been developed with a high-rise, rental apartment complex; location/zoning (DC-1) are rated inferior to the subject's prime core location (DC-C); upward adjustments were also applied for the single-corner position and inferior configuration; this sale indicates a unit value of $120.99 for the subject, which is 16% below the adjusted mean ($143.38).

Sale 7 is the April 2014 acquisition of a large, whole-block site of 2.02 acres located on 1st Avenue South at 8th Street (4 blocks west); this sale required an upward adjustment for market conditions due to appreciation over the last two years; this property has since been developed with a mid-rise, rental apartment complex (Hermitage); location/zoning (DC-1) are rated much inferior to the subject's prime core location

(DC-C); all other categories revealed neutral comparisons; this sale indicates a unit value of $98.44 for the subject, which is 31% below the adjusted mean ($143.38).

The adjusted unit values of the 7 comparables range from $91.50 (Sale 1) to $205.82 (Sale 5), resulting in a broad variance of 125%. This is due primarily to the rapid appreciation in the CBD market and the location/zoning differentials. The adjusted mean price was $143.39 per square foot and the median was $120.99.

I have assigned statistical weights to the sales based upon their proximity and degree of comparability. Sales 4 and 5 clearly emerge as the most relevant indicators of value for the subject site as they required fewer and smaller adjustments than the other sales. The weighted mean of the data was roughly 7% greater than the natural mean.

Finally, I have considered the recent marketing activity for the subject site. Mark Stroud is brokering the block under the same hypothetical condition of this appraisal; namely, that the block will be delivered in fee simple interest with obsolete structures demolished. Mr. Stroud did not advertise a list price but let the market identify. The property generated strong appeal from major developers; 12 offers were put forth. Initial bids were in the $14.0 to $15.0 million range for large-scale, high-rise, mixed-use projects; just recently the four finalists were asked to submit "best and final" offers. One or more bidders exceeded $16.0 million. It should also be noted that there were two bidders interested in retaining one or both of the existing buildings; these offers were less than $11.0 million

Therefore, based upon my analysis of the 7 comparable sales and the current offers for the subject block, I have selected a unit value of $155.00 per square foot:

99,000 sq. ft. @ $156.50 = $15,493,500

Rounded, $15,500,000

Reconciliation:

The subject of this appraisal is a prime, core area, CBD block in downtown St. Petersburg, Florida. It is marginally improved with two, older, obsolete structures having a gross building area of 112,793± square feet plus a multi-level, parking garage; the balance of the block is utilized for surface parking. The CBD market has exhibited explosive growth in terms of activity and land prices over the last 4 years and is clearly one of the strongest sub-markets in the Tampa Bay area and beyond.

The existing bank and office building result in a developed FAR of just 1.1, whereas the DC-C zoning recognizes a base FAR of 4.0. With the combination of high land value and the obsolete and underutilized structures the block's highest and best use is clearly redevelopment as a major, mixed-use, high-rise project. The most immediate and obvious example is the Tropicana Block (Land Sale 5) with a renovated, mid-rise, office building (former hotel) in good condition was purchased in 2014 for $17.25 million and is now being redeveloped as a 41-story, condominium/hotel/retail project known as One St. Petersburg.

The cost and income approaches were dismissed from consideration due to the property type (land) and its highest and best use. The exclusion of these approaches do not diminish the credibility of the appraisal.

The sales comparison approach was judged highly relevant as sufficient market data was available and this type of property is regularly traded in the St. Petersburg CBD. Seven, recent (2013 through 2015) comparable sales were selected from the downtown market; the pending offers for the subject property were also included in the analysis. All sales are located within 0.5 miles of subject. Adjustments were applied to the sales where they were found to materially differ from the subject (qualitatively or quantitatively). The data ranged from $91.50 to $205.82 per square foot, indicating a broad range of 125%. The two sales at the upper limit of the range clearly emerged however, as the best evidence of subject block's value; these sales required fewer and lower percentage adjustments than the other downtown transactions. Blending in the very recent final offers for the subject, I concluded market value at $15,500,000 by the sales comparison approach.

In the final reconciliation, I have placed singular weight on the sales comparison approach, given the nature of the property and the quantity and quality of market data available for the sales comparison approach. Set forth in the last section of the report are alternative valuation scenarios and additional analyses, which provide further support for the conclusions of highest and best use and market value set forth above.

Therefore, I have estimated **market value** of the subject property, subject to the identified hypothetical condition, in **fee simple** interest, as of April 6, 2016, at $15,500,000.

Alternative Valuation Scenarios:

I have concluded in the appraisal set forth earlier that subject block's highest and best use is redevelopment as a major, high-rise, mixed-use project similar in scope to One St. Petersburg, which is now under construction. In reaching the decision on highest and best use I analyzed information regarding the existing structures, their placement on the block, and the economics of different redevelopment scenarios.

A) Retention of Bank Building at East Block Face:

To test this hypothesis I first estimated the probable market value of the existing 6-story bank building at 400 Central Avenue. The building dates from 1912 with renovation in 1960 and comprises GBA of 43,087 square feet; it has no formal entry door on Central (as it had shared this with the office at 410 Central) and it has no rights to parking on the balance of the block. It occupies a 10,000-square foot site fronting Central and 4th Street with public alley bisecting at the mid-point; developed FAR is 4.31.

Set forth in this section is a chart of five comparable improved sales (see Analysis of Bank Building). The unit of measure chosen for this analysis is Improvement Value Per Building Sq. Ft.; this required an internal analysis of each of the five sales, first deducting their underlying land values to arrive at improvement contributory value.

Sales 1 and 2 are suburban locations (West Central and 4th Street North corridor), which had relatively low land values in comparison to the CBD. Sales 1 and 2, which are mid-life structures, began with building unit values of roughly $33 to $35 per square foot.

Sales 3 and 4 were older buildings drawn from the CBD; these began with negative improvement contributions ranging from -$5.49 to -$40.53 per square foot.

Sale 5 is the 17-story, 1980s, Class A, office building due east of the subject; it began with an improvement contribution of $82.80 per square foot.

Comparative adjustments were then made to the five office sales and these are summarized on the identified chart. All of the sale properties were superior to the subject in the physical and functional categories and including parking coverage. Sale 3 was most similar to subject's parking deficit. The Class A, Sale 5 required substantial downward adjustments in all categories except location.

The results of this analysis indicated unit improvement values ranging from -$32.93

to +$23.14 per square foot. Focusing upon the CBD sales, we see Sale 5 (1980s, Class A) generated a unit value of $5.17. Sale 3 at 600 1st Avenue North indicated -$5.76 and the 7-story, Sale 4 indicated -$32.93.

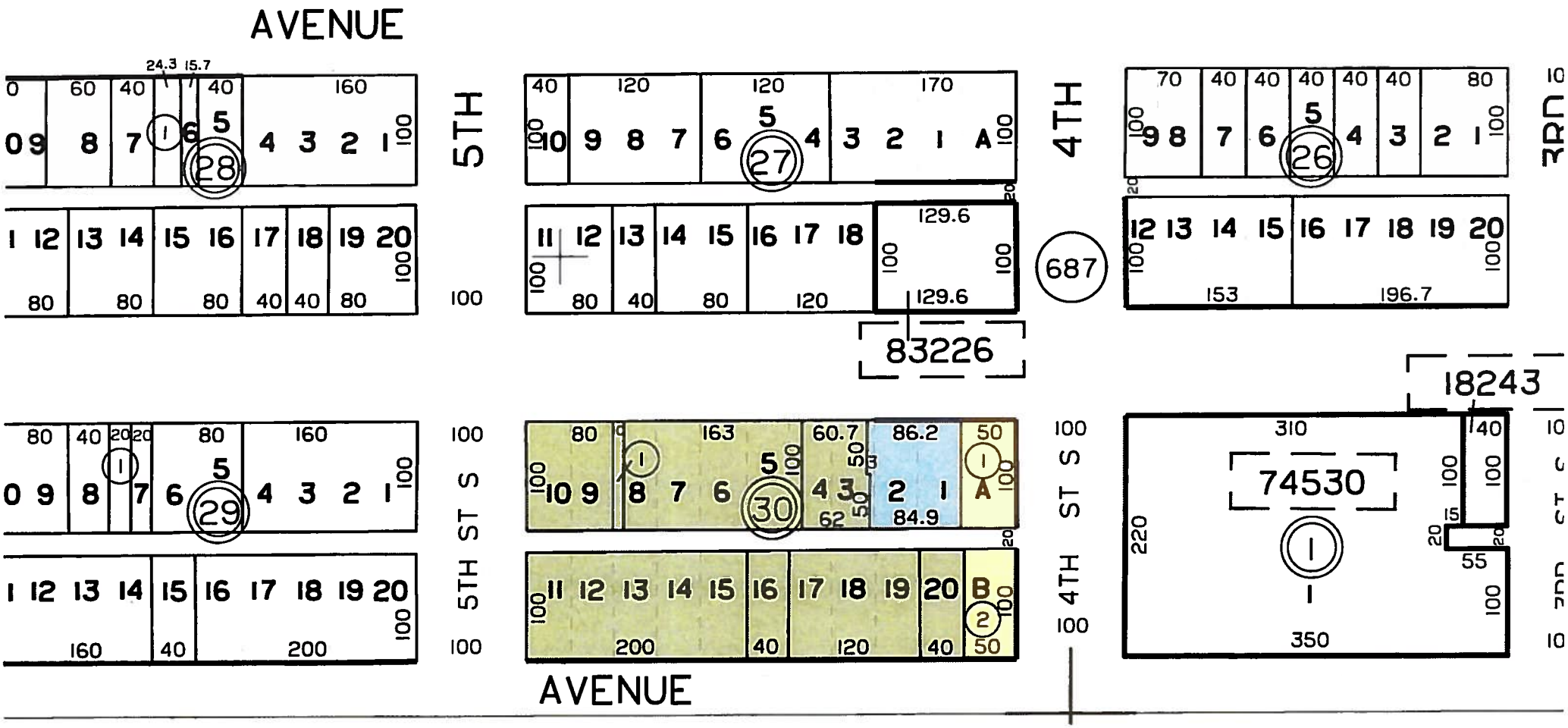
Sales 3 and 4 in the CBD were clearly the best comparables; these were given greater statistical weight and the mean adjusted value of -$9.00 per square foot emerged for the subject:

	43,087 Sq. Ft. @ -$9.00 =	-$387,783
Plus Land:	10,000 Sq. Ft. @ $100.00=	$1,000,000
	Composite Value (Bank & Site)	$612,217
	Rounded,	$610,000

Next, we must value the remainder block, which is presumably available for redevelopment. Referring to **Land Chart B** we see the same 7 land sales utilized in the appraisal earlier arrayed in comparison to the block remainder land. The block now however, is diminished by the bank site (10,000 sq. ft.) and the vacated alley (8,000 sq. ft.); the latter is excluded as the bank site, which shares the block, could object to the vacation application. Remainder block now comprises 81,000 sq. ft. (99,000 – 18,000 sq. ft.).

The remainder land valuation is processed in the same manner as in the whole-block valuation earlier in the appraisal. Primary differences are found in the categories of corner position (now 2 versus 4 corners) and physical factors. In this analysis I have stressed the same best sales (Nos. 4 and 5) and the data focused upon a unit value of $137.00 per square foot:

81,000 sq. ft. @ $137.00 =	$11,097,000
Rounded	$11,000,000
Plus: Bank Bldg. & Site	$610,000
Total Indicated Block Value	$11,710,000



293000

(A) Bank Site
(B) Office Site
Remainder Site

NAME	PB/ PG	NO.
INTINGTON TOWNHOMES THE	UNREC	66781 PARKS

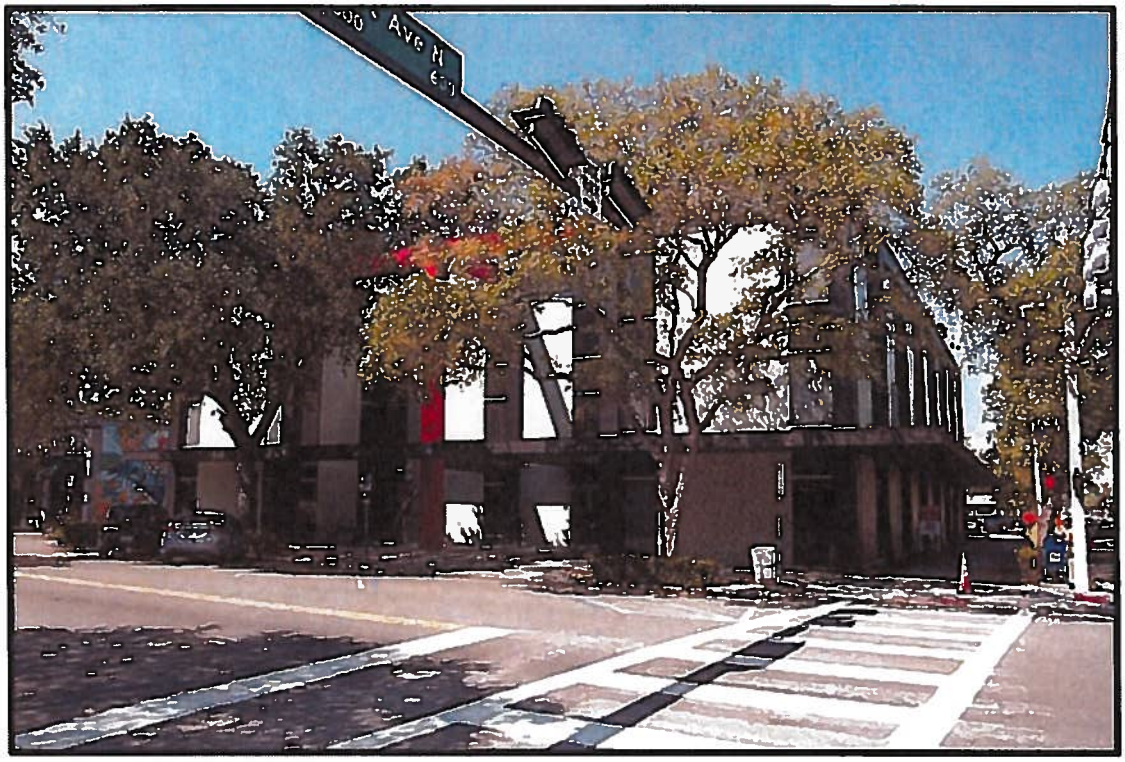
6114ISa

Comparable Sales

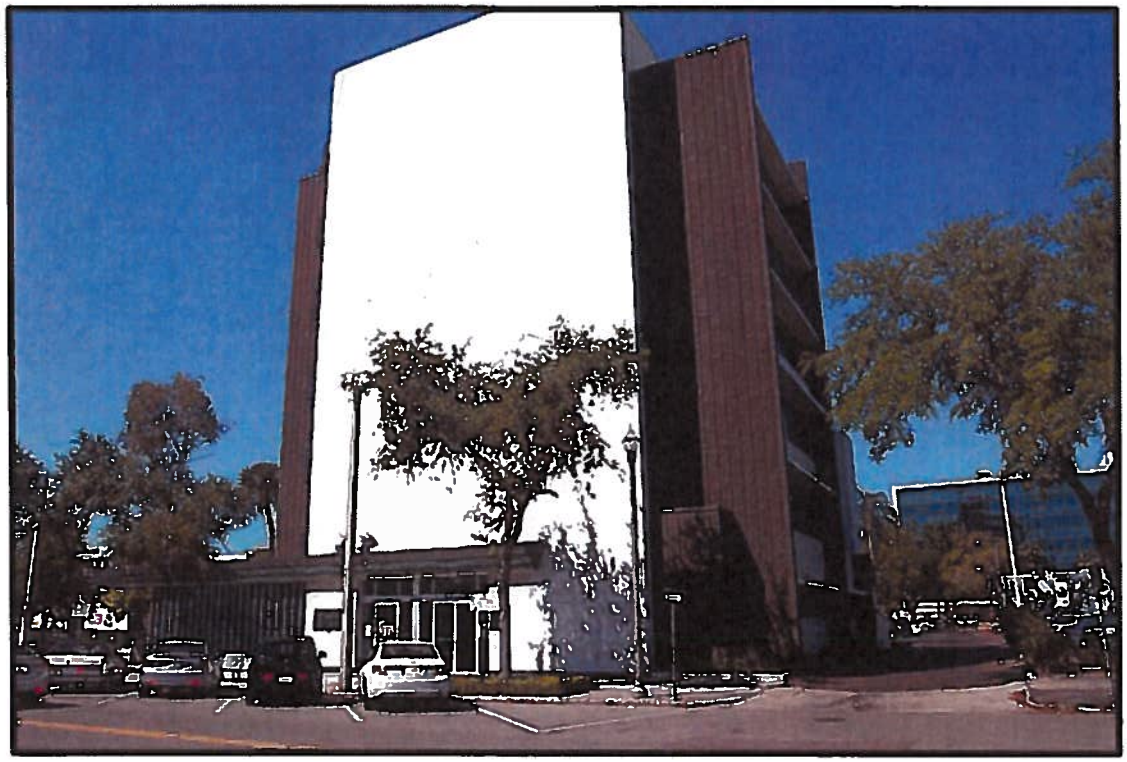
Sale Number		Analysis of Bank Bldg	1	2	3	4	5
Location		400 Central Av	5959 & 5999 Central Av	7901 4th St N	600 1st Av N	33 6th St S	360 Central Av
		St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg
Date		Apr-16	Jan-15	Nov-15	Jun-13	Jun-13	Jun-13
OR Book/Page		N/A	18642/320	19003/2099	18037/1310	18066/1562	18598/2361
GRANTOR		N/A	KAS Central, LLC	Bay West Real Est Co, Inc	Cheryl Guldenschuh	Cornerstone Comm Bank	Osprey SP Properties, LLC
GRANTEE		N/A	Anchor Realty Partners, LLC	Bay West Center LLC	Kevin L Chadwick Family Tr	It Hurts Me Too, LLC	First Central Tower, LP
Parcel Number		19-31-17-74466-030-0001 & 0002	20-31-16-06048-000-0010	30-30-17-75870-000-0420	19-31-17-74466-099-0010	19-31-17-74466-100-0010	19-31-17-74530-001-0010
Sale Price		N/A	$4 575,000	$3,100,000	$1,700,000	$2,500,000	$29,150 000
Bldg Size (SF)		43 087	76 637	35,229	28 036	35 821	248 153
Sale Price Per SF		N/A	$59 70	$88.00	$60 64	$69 79	$117 47
Year Built		1912 & 1960	1977 & 1979	1977	1966	1953 & 1988	1984
Condition		Poor	Average	Above Average	Average	Below Average	Above Average
Construction		Conc Blk/Stucco	Steel Frame/Glass	Conc Blk/Stucco	Conc Blk/Stucco	Conc Blk/Stucco/Marble	Steel Fr/Glass
Land Area (SF)		10 000	135,400	71,939	28 520	60 800	71,700
Sale Price Per LAND SF		N/A	$33 79	$43 09	$59 61	$41 12	$406 56
FAR		4 31	0 57	0 49	0 98	0 59	3 46
Quality/Design		C	B	C	C	C	A
Position		Corner	Corner	Corner	Corner	Corner	Corner
Stories		6	2 & 4	3	3	7	17
Parking		None	Average	Average	Below Average	Above Average	Average
Land Value Per Sq Ft		N/A	$15 00	$26 00	$65 00	$65 00	$120 00
Land Value		N/A	$2 031 000	$1 870 414	$1 853 800	$3 952,000	$8 604 000
Improvement Contribution		N/A	$2 544,000	$1,229,586	-$153,800	-$1,452,000	$20,546 000
Imprvmt Value per Bldg SF		N/A	$33.20	$34.90	-$5.49	-$40.53	$82 80
Prior Sales (3 Yrs)		None	March 2013; $2.9M	None	None	None	None
Confirmed By		N/A	Mike Talmadge (Broker)	Erik Anderson (Broker)	Kevin Yeager (Broker)	Covington Sharp (Seller)	Kevin Yeager (Broker)
Financing		N/A	Cash Sale	USAmeribank	Florida Bank	Cornerstone Comm Bank	NXT Capital
Comments		Former bank building at east face of prime CBD block, alley bisects site east/west	Twin bldg multi-tenant complex in west St Petersburg market; 85% occupancy at sale	Renovated, multi-tenant office in north section of 4th St N, 91% occupancy at sale date	3-Story, multi-tenant office in CBD opposite courthouse 85% occupancy at sale date	Obsolete 7-story, former bank and office bldg on corner site in CBD alley bisects site E/W	17-Story office tower with attached parking garage, plus retail space on Central Av frontage
ADJUSTMENTS							
Financing		N/A	$0 00	$0 00	$0 00	$0 00	$0 00
Cash Price Per Bldg SF		N/A	$33 20	$34 90	-$5 49	-$40 53	$82 80
Market Conditions		N/A	5%	2%	-25%	-35%	25%
Adjusted Price/SF-1		N/A	$34 86	$35 60	-$4 11	-$26 35	$103 49
Location		N/A	25%	25%	-10%	-10%	0%
Quality		N/A	-10%	0%	0%	0%	-20%
Age/Condition		N/A	-25%	-20%	20%	10%	-30%
Functional Aspects		N/A	-15%	-15%	10%	5%	-20%
Occupancy		N/A	-15%	-15%	15%	10%	-15%
Parking		N/A	-10%	-10%	5%	10%	-10%
Total Adjustment		N/A	-50%	-35%	40%	25%	-95%
Adjusted Price/SF-2		N/A	$17 43	$23 14	-$5 76	-$32 93	$5 17

SALE #1: 5959-5999 CENTRAL AVENUE

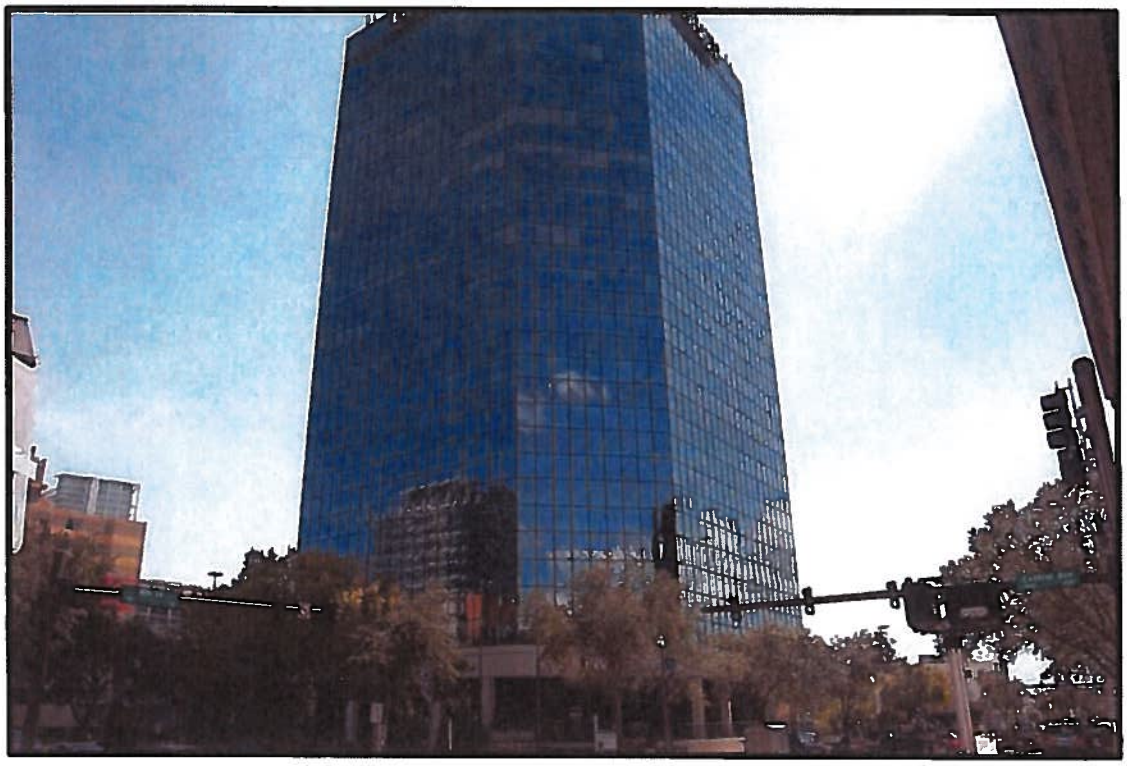
SALE #2: 7901 4TH STREET NORTH



SALE #3: 600 1ST AVENUE NORTH



SALE #4: 33 6TH STREET SOUTH



SALE #5: 360 CENTRAL AVENUE

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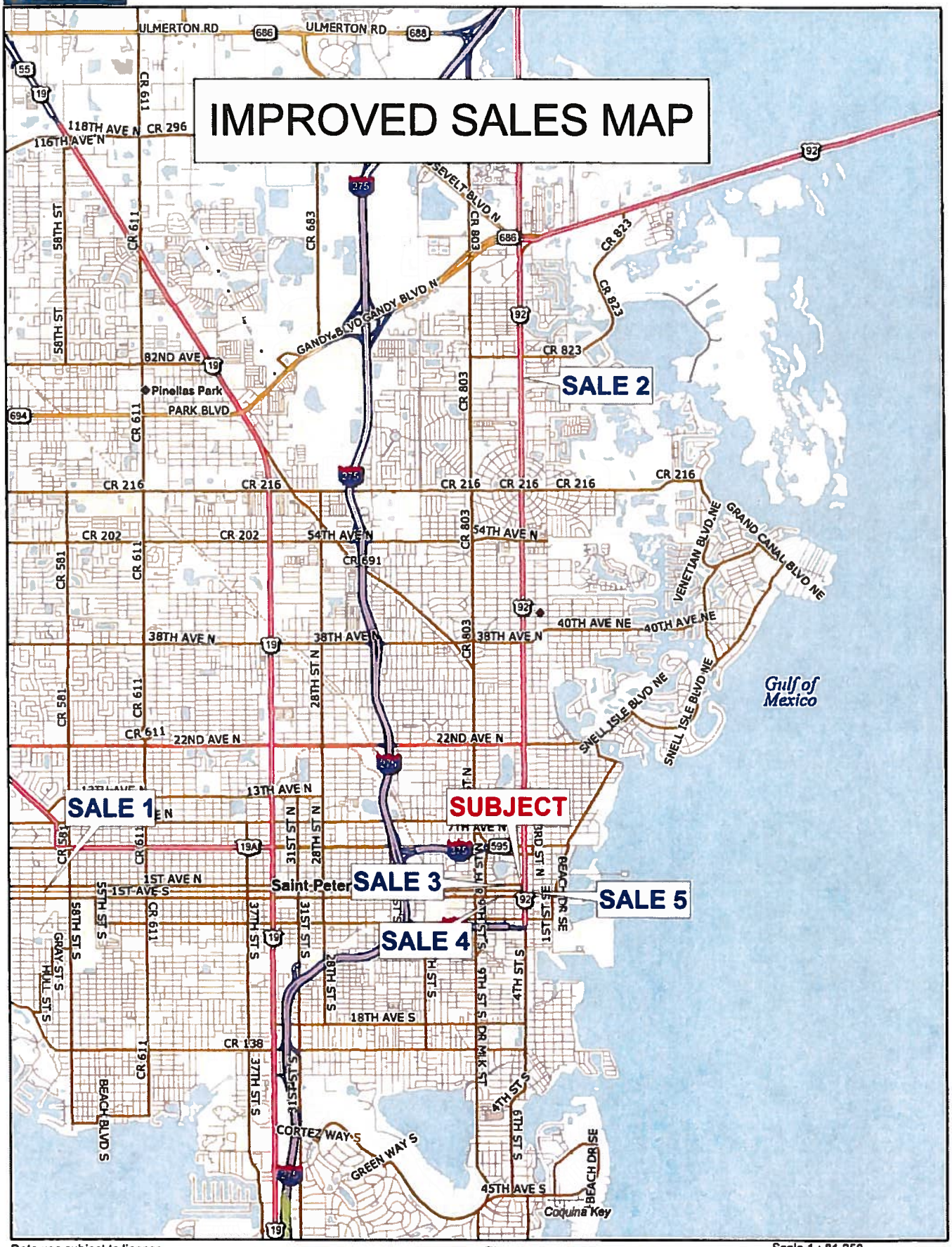
IMPROVED SALES MAP



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Scale 1 : 81,250

1" = 1.28 mi

Data Zoom 11-3

6114LSb

Land Chart B:

Block Less East Face (Bank Site)

Sale Number	Subject	1	2	3	4	5	6	7
Location	400 Central Av	SW Cor 3rd St & 4th Av N	N/S 2nd Av N; 100' E of 3rd St	146 4th Av NE	NW Cor 1 Av N & 2nd St	100 Central Av	NE Cor 4th Av S & 3rd St	SW Cor 8th St & 1st Av S
	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg
Date	Apr-16	Jan-14	Sep-14	Oct-13	Sep-15	Jul-14	Mar-14	Apr-14
OR Book/Page	N/A	18306/1663	18538/1127	18192/1058	18939/2497	18456/934	18427/631	18373/1121
GRANTOR	N/A	Synovus Bank	Heritage Hotel Assocs	G&T Holdings of Pinellas	Grand Bohemian SP, LLC	Tropicana Block St Pete, LLC	Osprey SP Properties, LLC	The ARC Group, Inc
GRANTEE	N/A	American Craftsman Museum	Accardi Development, LLC	Rowland Place, LLC	GM St Pete, LLC	KT First & First, LLC	CREA 330 Third, LLC	The Hermitage St. Pete, LLC
Parcel Number	19-31-17-74466-030-0001 etal	19-31-17-74511-000-0011	19-31-17-74466-016-0110	19-31-17-73432-002-0010	19-31-17-74466-021-0142 etal	19-31-17-92416-001-0010	19-31-17-93450-000-0030 etal	19-31-17-74466-041-0050
Price	N/A	$4,875,000	$1,100,000	$2,090,000	$8,750,000	$17,250,000	$8,402,000	$5,250,000
Size (AC)	1.86	2.20	0.46	0.54	1.15	2.02	2.87	2.02
Size (SF)*	81,000	95,900	20,000	23,575	50,000	88,000	125,000	88,000
Price Per SF	N/A	$50.83	$55.00	$88.65	$175.00	$196.02	$67.22	$59.66
Zoning	DC-C	DC-2	DC-1	DC-3	DC-C	DC-C	DC-1	DC-1
Highest/Best Use	Mixed Use	Multi-Family	Multi-Family	Multi-Family	Mixed Use	Mixed Use	Multi-Family	Multi-Family
Current Use	Obsolete Structures (vacant)	Proposed Museum	Parking	Rowland Place Condo (20)	Undeveloped	One St Petersburg	Rental Apts (357)	Rental Apts (348)
Corner/Interior	Corner (2)	Corner (2)	Interior	Interior	Corner (1)	Corner (4)	Interior	Corner (4)
Frontage	400	274	100	118	250	400	338	400
Depth	220	350	200	200	200	220	400	220
Financing	N/A	Cash Sale	Cash Sale	A&D Loan; Regions Bank	Cash Sale	Wells Fargo	Chase Bank	Cash Sale
3-Year Sales History	None	Deed restriction vs any financial services use	None	Feb 2011, $770,000	None	Mar 2014, $12,000,000	None	None
Confirmed By	N/A	Tony Canelakes (Synovus)	Jason Accardi (Buyer)	Mike Cheezem (Buyer)	Don Mastry (Atty)	Mark Stroud (Seller)	Wendy Giffin (Broker)	Pete Apostolou (Seller)
Assessed Value	$3,926,587	$3,318,618	$598,266	$704,423	$1,905,170	$4,295,828	$3,811,088	$1,425,850
Ass'd Value Per SF	$48.46	$34.60	$29.91	$29.88	$38.10	$48.82	$30.49	$16.20
ADJUSTMENTS								
Financing	N/A	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Cash Price Per SF	N/A	$50.83	$55.00	$88.65	$175.00	$196.02	$67.22	$59.66
Market Conditions	N/A	20%	15%	25%	5%	15%	25%	25%
Location/Zoning	N/A	40%	40%	20%	-5%	-10%	30%	40%
Parcel Size	N/A	0%	15%	15%	5%	0%	0%	0%
Corner/Interior	N/A	0%	10%	10%	5%	-10%	10%	-10%
Physical Factors	N/A	0%	10%	10%	0%	-10%	-5%	-10%
Other	N/A	10%	0%	0%	0%	0%	0%	0%
Total Adjustment	N/A	70%	90%	80%	10%	-15%	60%	45%
Adjusted Price/SF	N/A	$86.42	$104.50	$159.58	$192.50	$166.62	$107.55	$86.51

B) Retention of Bank and Office Buildings:

In this scenario we add the office building (11 stories) with its 69,706 square feet GBA to the bank building for a total GBA of 112,793 square feet. The office is located adjacent west of the bank at 410 Central Avenue (see plat for orientation); the office site comprises 8,550 square feet. Therefore, the combined bank/office parcel accounts for 18,550 square feet of land. This now elevated the FAR of the bank/office parcel to 6.08 and again, with no parking rights to the remainder block.

Referring to the improved sales chart **Analysis of Bank & Office Building**, we see the same five improved sales utilized in the previous scenario. Now they are directed at the 6 & 11-story, combination building. The results of the comparative analysis are essentially the same with an indicated unit value for the building at -$9.00 per square foot:

	112,793 Sq. Ft. @ -$9.00 =	-$1,015,137
Plus Land:	18,550 Sq. Ft. @ $100.00=	$1,855,000
	Composite Value (Bank & Site)	$839,863
	Rounded,	$840,000

Next, we must value the remainder block, which is presumably available for redevelopment. Referring to **Land Chart C** we see the same 7 land sales utilized in the appraisal earlier arrayed in comparison to the block remainder land. The block now however, is diminished by the bank site (10,000 sq. ft.), the office site (8,550 sq. ft.), and the vacated alley (8,000 sq. ft.). Remainder block now comprises 72,450 sq. ft. (99,000 – 18,000 sq. ft. – 8,550 sq. ft.).

The remainder land valuation is processed in the same manner as in the whole-block valuation earlier in the appraisal. Primary differences are found in the categories of corner position (now 2 versus 4 corners) and physical factors. In this analysis I have stressed the same best sales (Nos. 4 and 5) and the data focused upon a unit value of $131.50 per square foot:

72,450 sq. ft. @ $131.50 =	$9,527,175
Rounded	$9,525,000
Plus: Bank Bldg. & Site	$840,000
Total Indicated Block Value	$10,365,000

6114ISb

Comparable Sales

Sale Number		Analysis of Bank & Office Bldg	1	2	3	4	5
Location		400 & 410 Central Av	5959 & 5999 Central Av	7901 4th St N	600 1st Av N	33 6th St S	360 Central Av
		St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg
Date		Apr-16	Jan-15	Nov-15	Jun-13	Jun-13	Jun-13
OR Book/Page		N/A	18642/320	19003/2099	18037/1310	18066/1562	18598/2361
GRANTOR		N/A	KAS Central, LLC	Bay West Real Est Co, Inc	Cheryl Guldenschuh	Cornerstone Comm Bank	Osprey SP Properties, LLC
GRANTEE		N/A	Anchor Realty Partners, LLC	Bay West Center LLC	Kevin L Chadwick Family Tr	It Hurts Me Too, LLC	First Central Tower, LP
Parcel Number		19-31-17-74466-030-0001 & 0002	20-31-16-06048-000-0010	30-30-17-75870-000-0420	19-31-17-74466-099-0010	19-31-17-74466-100-0010	19-31-17-74530-001-0010
Sale Price		N/A	$4,575,000	$3,100,000	$1,700,000	$2,500,000	$29,150,000
Bldg Size (SF)		112,793	76,637	35,229	28,036	35,821	248,153
Sale Price Per SF		N/A	$59.70	$88.00	$60.64	$69.79	$117.47
Year Built		1912, 1920 & 1960	1977 & 1979	1977	1966	1953 & 1988	1984
Condition		Poor	Average	Above Average	Average	Below Average	Above Average
Construction		Conc Blk/Stucco	Steel Frame/Glass	Conc Blk/Stucco	Conc Blk/Stucco	Conc Blk/Stucco/Marble	Steel Fr/Glass
Land Area (SF)		18,550	135,400	71,939	28,520	60,800	71,700
Sale Price Per LAND SF		N/A	$33.79	$43.09	$59.61	$41.12	$406.56
FAR		6.08	0.57	0.49	0.98	0.59	3.46
Quality/Design		C	B	C	C	C	A
Position		Corner	Corner	Corner	Corner	Corner	Corner
Stories		6 & 11	2 & 4	3	3	7	17
Parking		None	Average	Average	Below Average	Above Average	Average
Land Value Per Sq Ft		N/A	$15.00	$26.00	$65.00	$85.00	$120.00
Land Value		N/A	$2,031,000	$1,870,414	$1,853,800	$3,952,000	$8,604,000
Improvement Contribution		N/A	$2,544,000	$1,229,586	-$153,800	-$1,452,000	$20,546,000
Imprvmt Value per Bldg SF		N/A	$33.20	$34.90	-$5.49	-$40.53	$82.80
Prior Sales (3 Yrs)		None	March 2013; $2.9M	None	None	None	None
Confirmed By		N/A	Mike Talmadge (Broker)	Erik Anderson (Broker)	Kevin Yeager (Broker)	Covington Sharp (Seller)	Kevin Yeager (Broker)
Financing		N/A	Cash Sale	USAmeribank	Florida Bank	Cornerstone Comm Bank	NXT Capital
Comments		Former bank building at east face of prime CBD block, alley bisects site east/west. Office tower (11-Stories) adjacent west	Twin bldg, multi-tenant complex in west St Petersburg market, 85% occupancy at sale	Renovated, multi-tenant office in north section of 4th St N, 91% occupancy at sale date	3-Story, multi-tenant office in CBD opposite courthouse. 85% occupancy at sale date	Obsolete 7-story, former bank and office bldg on corner site in CBD, alley bisects site E/W	17-Story office tower with attached parking garage, plus retail space on Central Av frontage
ADJUSTMENTS							
Financing		N/A	$0.00	$0.00	$0.00	$0.00	$0.00
Cash Price Per Bldg SF		N/A	$33.20	$34.90	-$5.49	-$40.53	$82.80
Market Conditions		N/A	5%	2%	-25%	-35%	25%
Adjusted Price/SF-1		N/A	$34.86	$35.60	-$4.11	-$26.35	$103.49
Location		N/A	25%	25%	-10%	-10%	0%
Quality		N/A	-10%	0%	0%	0%	-20%
Age/Condition		N/A	-25%	-20%	20%	10%	-30%
Functional Aspects		N/A	-15%	-15%	10%	5%	-20%
Occupancy		N/A	-15%	-15%	15%	10%	-15%
Parking		N/A	-10%	-10%	5%	10%	-10%
Total Adjustment		N/A	-50%	-35%	40%	25%	-95%
Adjusted Price/SF-2		N/A	$17.43	$23.14	-$5.76	-$32.93	$5.17

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Land Chart C:

Block Less Bank & Office Site

Sale Number	Subject	1	2	3	4	5	6	7
Location	400 Central Av	SW Cor 3rd St & 4th Av N	N/S 2nd Av N; 100' E of 3rd St	146 4th Av NE	NW Cor 1 Av N & 2nd St	100 Central Av	NE Cor 4th Av S & 3rd St	SW Cor 8th St & 1st Av S
	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg	St Petersburg
Date	Apr-16	Jan-14	Sep-14	Oct-13	Sep-15	Jul-14	Mar-14	Apr-14
OR Book/Page	N/A	18306/1663	18538/1127	18192/1058	18939/2497	18456/934	18427/631	18373/1121
GRANTOR	N/A	Synovus Bank	Heritage Hotel Assocs	G&T Holdings of Pinellas	Grand Bohemian SP, LLC	Tropicana Block St Pete, LLC	Osprey SP Properties, LLC	The ARC Group, Inc
GRANTEE	N/A	American Craftsman Museum	Accardi Development, LLC	Rowland Place, LLC	GM St Pete, LLC	KT First & First, LLC	CREA 330 Third, LLC	The Hermitage St. Pete, LLC
Parcel Number	19-31-17-74466-030-0001 etal	19-31-17-74511-000-0011	19-31-17-74466-016-0110	19-31-17-73432-002-0010	19-31-17-74466-021-0142 etal	19-31-17-92416-001-0010	19-31-17-93450-000-0030 etal	19-31-17-74466-041-0050
Price	N/A	$4,875,000	$1,100,000	$2,090,000	$8,750,000	$17,250,000	$8,402,000	$5,250,000
Size (AC)	1.66	2.20	0.46	0.54	1.15	2.02	2.87	2.02
Size (SF)*	72,450	95,900	20,000	23,575	50,000	88,000	125,000	88,000
Price Per SF	N/A	$50.83	$55.00	$88.65	$175.00	$196.02	$67.22	$59.66
Zoning	DC-C	DC-2	DC-1	DC-3	DC-C	DC-C	DC-1	DC-1
Highest/Best Use	Mixed Use	Multi-Family	Multi-Family	Multi-Family	Mixed Use	Mixed Use	Multi-Family	Multi-Family
Current Use	Obsolete Structures (vacant)	Proposed Museum	Parking	Rowland Place Condo (20)	Undeveloped	One St Petersburg	Rental Apts (357)	Rental Apts (348)
Corner/Interior	Corner (2)	Corner (2)	Interior	Interior	Corner (1)	Corner (4)	Interior	Corner (4)
Frontage	400	274	100	118	250	400	338	400
Depth	220	350	200	200	200	220	400	220
Financing	N/A	Cash Sale	Cash Sale	A&D Loan, Regions Bank	Cash Sale	Wells Fargo	Chase Bank	Cash Sale
3-Year Sales History	None	Deed restriction vs any financial services use	None	Feb 2011 $770,000	None	Mar 2014 $12,000,000	None	None
Confirmed By	N/A	Tony Canelakes (Synovus)	Jason Accardi (Buyer)	Mike Cheezem (Buyer)	Don Mastry (Atty)	Mark Stroud (Seller)	Wendy Giffin (Broker)	Pete Apostolou (Seller)
Assessed Value	$3,926,587	$3,318,618	$598,266	$704,423	$1,905,170	$4,295,828	$3,611,088	$1,425,850
Ass'd Value Per SF	$54.20	$34.60	$29.91	$29.88	$38.10	$48.82	$30.49	$16.20
ADJUSTMENTS								
Financing	N/A	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Cash Price Per SF	N/A	$50.83	$55.00	$88.65	$175.00	$196.02	$67.22	$59.66
Market Conditions	N/A	20%	15%	25%	5%	15%	25%	25%
Location/Zoning	N/A	40%	40%	20%	-5%	-10%	30%	40%
Parcel Size	N/A	0%	15%	15%	5%	0%	0%	0%
Corner/Interior	N/A	0%	10%	10%	5%	-10%	10%	-10%
Physical Factors	N/A	-5%	5%	5%	-5%	-15%	-10%	-15%
Other	N/A	10%	0%	0%	0%	0%	0%	0%
Total Adjustment	N/A	65%	85%	75%	5%	-20%	55%	40%
Adjusted Price/SF	N/A	$83.88	$101.75	$155.14	$183.75	$156.82	$104.18	$83.52

QUALIFICATIONS
C. RICHARD TOBIAS, MAI

EDUCATION:

B.A., 1971, Boston College - School of Arts and Sciences

Have passed or received credit for the following courses sponsored by the Appraisal Institute.

1A-1	Real Estate Appraisal Principles
1A-2	Basic Valuation Procedures
1B-1	Capitalization Theory and Techniques
2-1	Case Studies in Real Estate Valuation
2-2	Valuation Analysis and Report Writing
2-3	Standards of Professional Practice
6	Investment Analysis

Attended numerous seminars sponsored by American Institute of Real Estate Appraisers (now Appraisal Institute), Society of Real Estate Appraisers (now Appraisal Institute), Florida State University, National Association of Mutual Savings Banks, and other financial institution associations. Most recent appraisal course was Uniform Standards for Federal Land Acquisitions (June 2010), sponsored by the Appraisal Institute. Most recent seminar was Analyzing Operating Statements (November 2014).

Florida State-Certified General Real Estate Appraiser RZ705

Expert witness in appraisal of real estate and businesses --
Circuit Court of Florida, Sixth District
Federal Court, Middle District of Florida

BUSINESS EXPERIENCE:

2015 to Present: Manager/owner, **Tobias Realty Advisors, LLC**, a firm specializing in appraisal and consulting in commercial and investment real estate in west central Florida.

1987 to 2015: Independent Contractor associated with Valuation Services, Inc. and **Tobias Realty Advisors, LLC**, firms specializing in appraisal

and consulting in commercial and investment real estate. Assignments have included appraisal of a variety of commercial, industrial, and investment properties, as well as vacant land. Areas of specialization include churches, schools, convenience food/gasoline outlets, restaurants, retail centers, industrial, offices, medical/dental clinics, apartments, and lodging facilities. Appraisal assignments have been prepared for financing, litigation, sale/purchase, and other functions.

1980 to 1987: Vice President, Warren Hunnicutt, Jr., Inc., Real Estate Appraisers and Consultants. Assignments included office buildings, shopping centers, industrial facilities, residential developments, apartment buildings, resort properties, and closely-held businesses.

1979 to 1980: Associate Appraiser with L. T. Bookhout, Inc., Real Estate Appraisal and Consultation. Assignments included industrial facilities, special purpose properties, undeveloped land tracts, as well as historically significant properties being acquired by the National Park Service.

1977 to 1979: Commercial Loan Analyst/Appraiser with Poughkeepsie Savings Bank. Duties included appraisal of residential and commercial properties for mortgage loan purposes; review and recommendation of commercial loans to Board of Directors; field inspection and analysis of investment properties in Southeast and Southwest United States.

1975 to 1977: Associated with Dutchess County Department of Real Property Tax and City of Beacon, New York in the assessment of properties for ad valorem taxation purposes.

1973 to 1975: Owned and operated masonry contracting firm specializing in custom residential fireplaces, accent walls, exterior facades, etc.

Independently registered Real Estate Broker -- State of Florida; BK348850

PROFESSIONAL AFFILIATIONS:

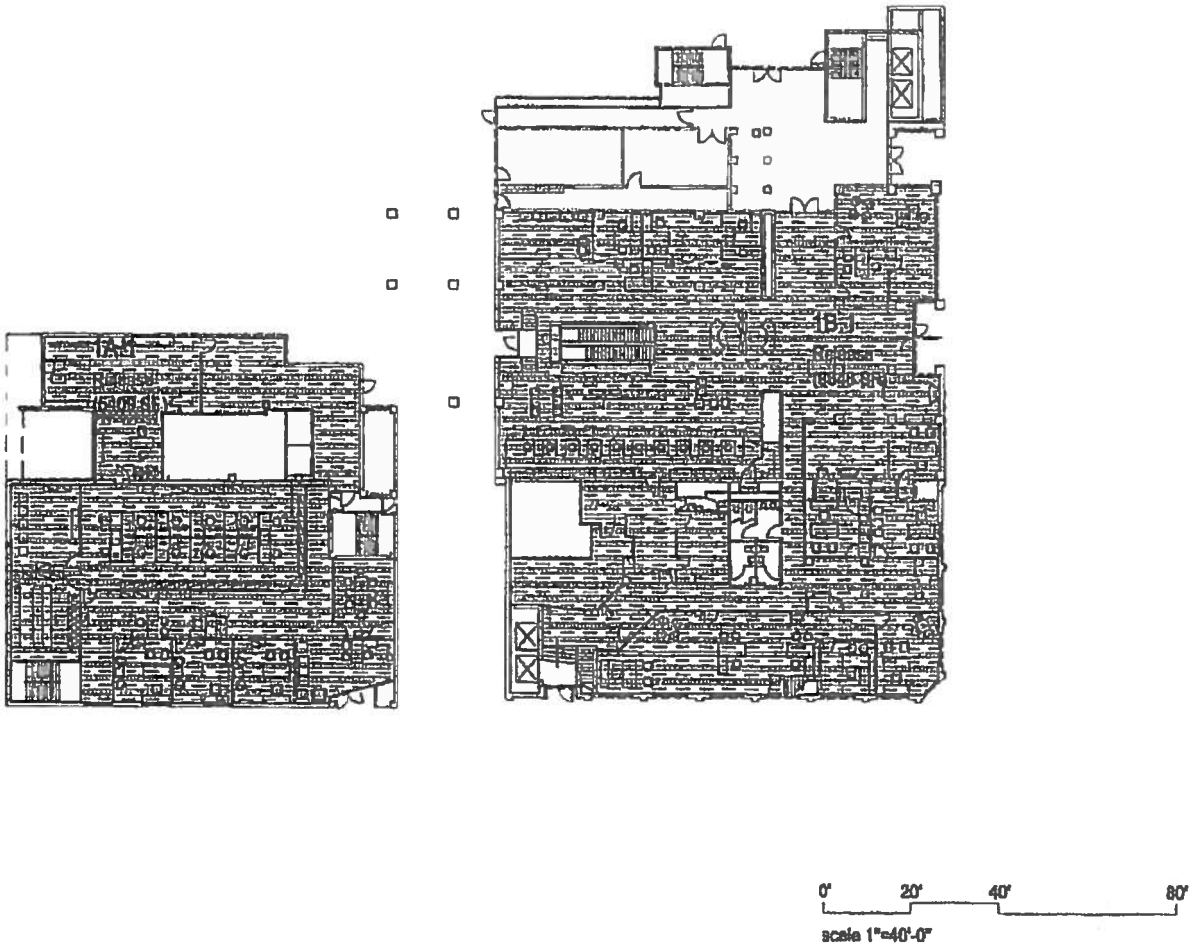
MAI, Appraisal Institute
Realtor, Florida Gulfcoast Commercial Association of Realtors (FGCAR)

The Appraisal Institute conducts a program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. C. Richard Tobias is currently certified under this program.

2013 President, Florida Gulf Coast Chapter of Appraisal Institute

ADDENDA

				FLOOR USABLE AREA			SUITE USABLE AREA			SUITE RENTABLE AREA
A	B	C	D	E	F	G	H	I	J	K
Floor No.	Construction Area (Gross Building)	Major Vertical Penetration and Exterior Walls	Rentable Area	Usable Area	Remaining Floor Area (Common)	R/U Ratio	Space ID or Suite No.	Use Category	Suite Usable Area	Rentable Area of Each Suite
	measure per BOMA	*measure per BOMA*	*B-C=D*	*measure per BOMA*	*D-E=F*	*D/E=G*	*identify on plans*	*20yr, Vacant, Release, or Tenant*	*measure per BOMA*	*JxG=K*
							1A.1	*Release*	5409	5971
										0
										0
1A	6754	783	5971	5409	562	1.10		*Floor Subtot*	5409	5971
							1B.1	*Release*	9646	10892
										0
1B	14269	3377	10892	9646	1246	1.13		*Floor Subtot*	9646	10892
							2.1	*Release*	15357	16558
							2.2			0
2	24118	7560	16558	15357	1201	1.08		*Floor Subtot*	15357	16558
							3.1	*Vacant*	4248	4834
							3.2	*Tenant*	2631	2994
							3.3	*Release*	3117	3547
							3.4	*Release*	429	488
3	16056	4194	11862	10425	1437	1.14		*Floor Subtot*	10425	11862
							4.1	*Release*	2659	3494
							4.2	*Release*	3510	4612
							4.3		0	0
4	10076	1970	8106	6169	1937	1.31		*Floor Subtot*	6169	8106
							5.1	*Release*	6786	7322
							5.2			0
5	8679	1357	7322	6786	536	1.08		*Floor Subtot*	6786	7322
							6.1	*Vacant*	2657	2906
							6.2	*Vacant*	4156	4545
6	8679	1228	7451	6813	638	1.09		*Floor Subtot*	6813	7451
							6T.1	*Vacant*	2663	3259
							6T.2			0
6T	4027	768	3259	2663	596	1.22		*Floor Subtot*	2663	3259
							7T.1	*Tenant*	427	656
							7T.2	*Tenant*	836	1285
							7T.3	*Tenant*	857	1317
7T	4027	768	3259	2120	1139	1.54		*Floor Subtot*	2120	3259
							8T.1	*Vacant*	727	1140
							8T.2	*Tenant*	469	735
							8T.3	*Tenant*	378	593
							8T.4	*Tenant*	232	364
							8T.5	*Tenant*	273	428
8T	4027	768	3259	2079	1180	1.57		*Floor Subtot*	2079	3259
							9T.1	*Vacant*	162	248
							9T.2	*Tenant*	1106	1696
							9T.3	*Vacant*	857	1314
9T	4027	768	3259	2125	1134	1.53		*Floor Subtot*	2125	3259
							10T.1	*Tenant*	2669	3289
10T	4027	738	3289	2669	620	1.23		*Floor Subtot*	2669	3289
							11T.1	*Vacant*	2661	3267
11T	4027	760	3267	2661	606	1.23		*Floor Subtot*	2661	3267
TOTAL	112793	25039	87754	74922	12876	9.00			74922	87754



RS&H

Reynolds, Smith and Hills, Inc.

Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	210236SF
FLOOR USABLE	158886SF
FLOOR RENTABLE	178639SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	15055SF
2 YR RELEASE RENTABLE	17863SF
TENANT USABLE	0000SF
TENANT RENTABLE	0000SF
VACANT USABLE	0000SF
VACANT RENTABLE	0000SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave. St Petersburg, FL

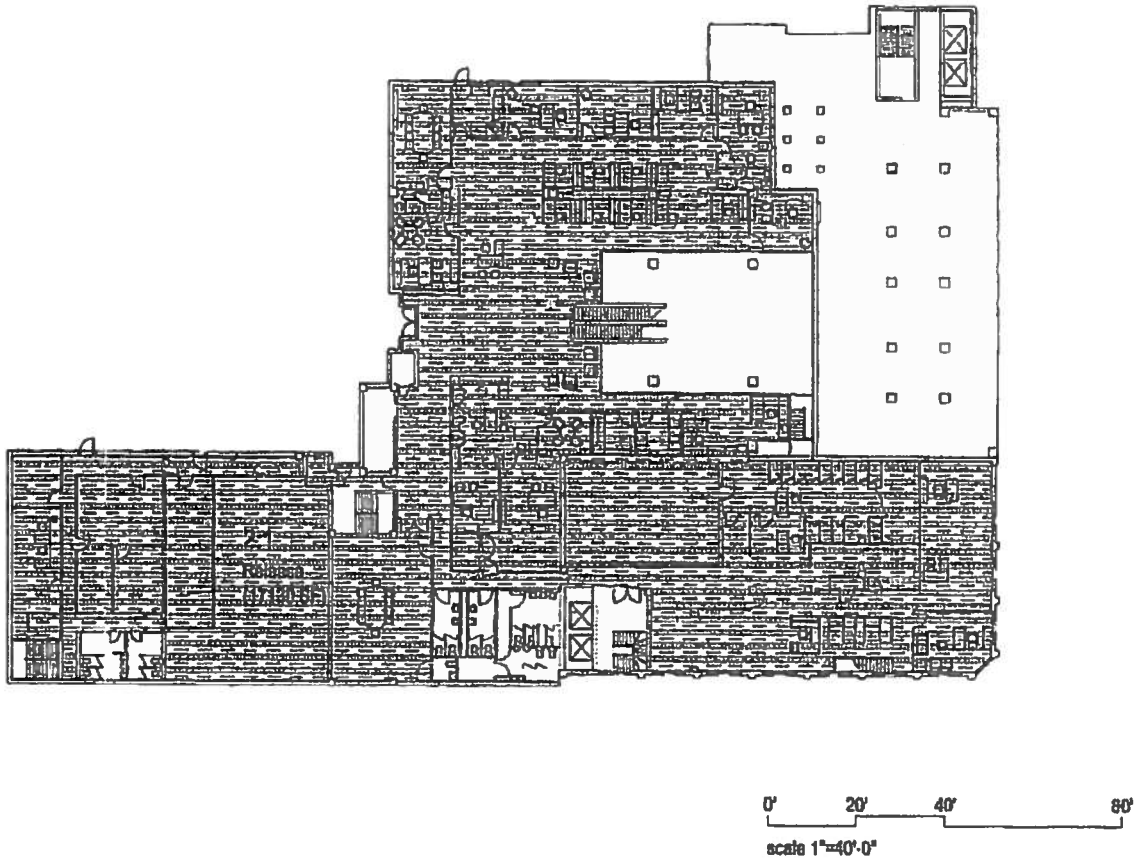
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 08/30/2004

1

FLOOR #:



RS&H

Reynolds, Smith and Hills, Inc.

Architecture, Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	241165F
FLOOR USABLE	153573F
FLOOR RENTABLE	165585F
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	153575F
2 YR RELEASE RENTABLE	165585F
TENANT USABLE	0000SF
TENANT RENTABLE	0000SF
VACANT USABLE	0000SF
VACANT RENTABLE	0000SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave . St. Petersburg, FL

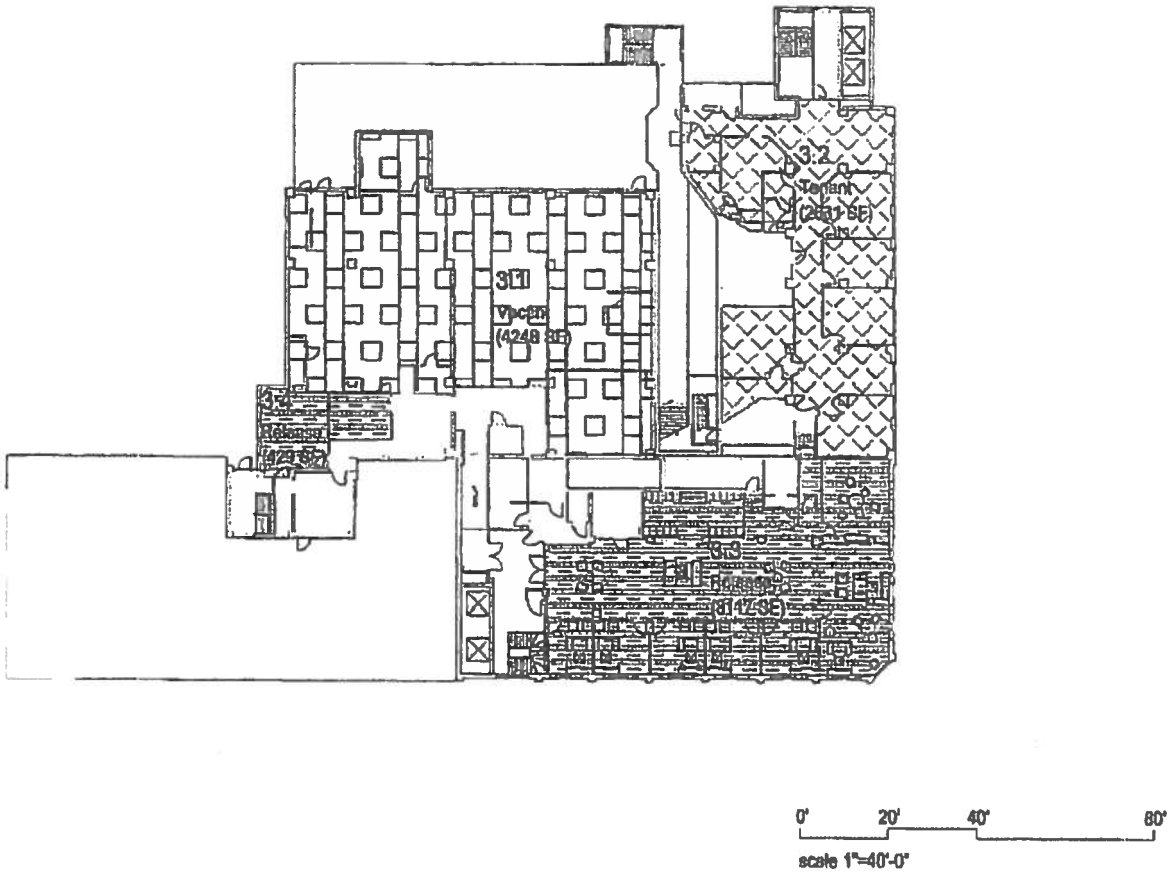
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 09/30/2004

2

FLOOR #:



RS&H

Reynolds, Smith and Hills, Inc

Architectural Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	16056SF
FLOOR USABLE	10425SF
FLOOR RENTABLE	13682SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	3546SF
2 YR RELEASE RENTABLE	4715SF
TENANT USABLE	2631SF
TENANT RENTABLE	3498SF
VACANT USABLE	4248SF
VACANT RENTABLE	5649SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST. PETERSBURG

410 Central Ave. St. Petersburg, FL

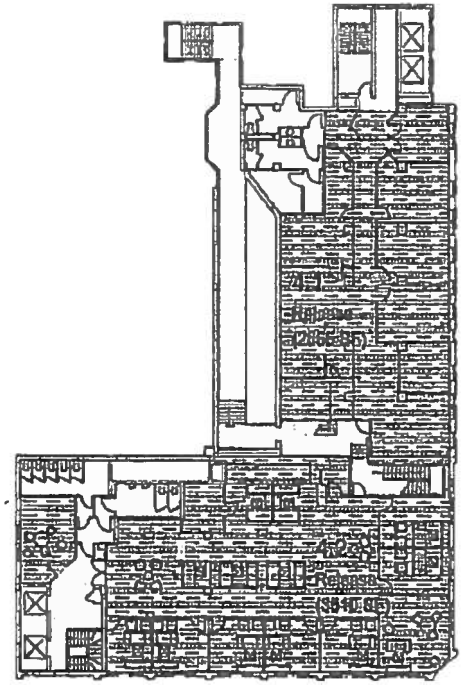
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: [illegible]

3

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc

Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	10078SF
FLOOR USABLE	6169SF
FLOOR RENTABLE	6108SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	6169SF
2 YR RELEASE RENTABLE	6108SF
TENANT USABLE	0000SF
TENANT RENTABLE	0000SF
VACANT USABLE	0000SF
VACANT RENTABLE	0000SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave St. Petersburg, FL

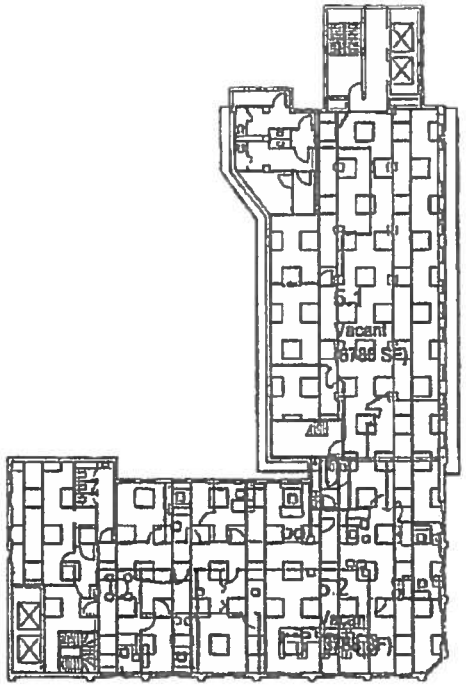
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 08/30/2004

4

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc

Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	8679SF
FLOOR USABLE	6788SF
FLOOR RENTABLE	7322SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	6788SF
2 YR RELEASE RENTABLE	7322SF
TENANT USABLE	0000SF
TENANT RENTABLE	0000SF
VACANT USABLE	0000SF
VACANT RENTABLE	0000SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave., St. Petersburg, FL

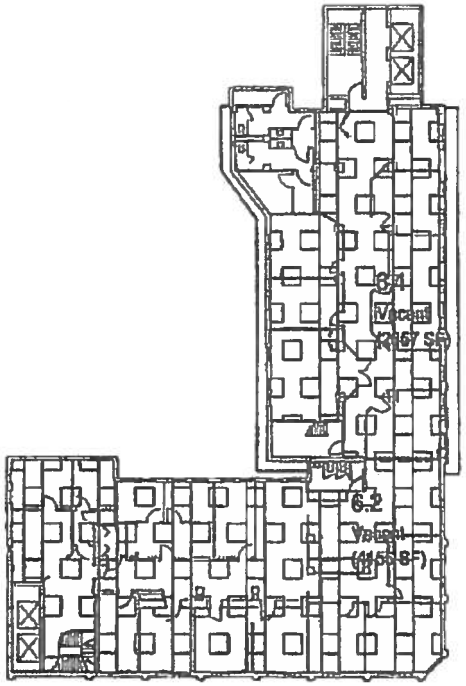
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 08/30/2004

5

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc

Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	8579SF
FLOOR USABLE	6813SF
FLOOR RENTABLE	7451SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	0000SF
2 YR RELEASE RENTABLE	0000SF
TENANT USABLE	0000SF
TENANT RENTABLE	0000SF
VACANT USABLE	6813SF
VACANT RENTABLE	7451SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave - St Petersburg, FL

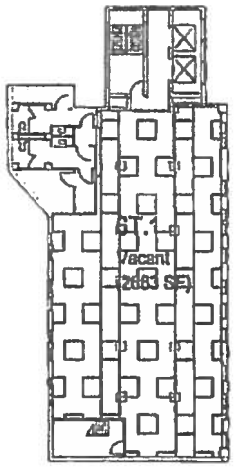
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 08/30/2004

6

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc

Architectural Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	4027SF
FLOOR USABLE	2683SF
FLOOR RENTABLE	3259SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	0000SF
2 YR RELEASE RENTABLE	0000SF
TENANT USABLE	0000SF
TENANT RENTABLE	0000SF
VACANT USABLE	2683SF
VACANT RENTABLE	3259SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave. St. Petersburg, FL

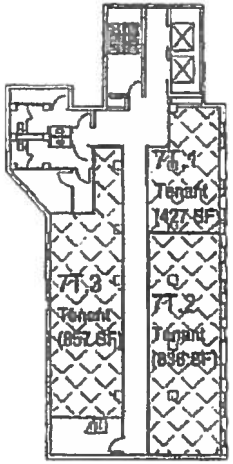
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 08/30/2004

6T

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc.

Architectural Engineering, Planning and Environmental Services

HATCH LEGEND

20 YR SPACE

2 YEAR RELEASE

TENANT

VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	4027SF
FLOOR USABLE	2120SF
FLOOR RENTABLE	3259SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	0000SF
2 YR RELEASE RENTABLE	0000SF
TENANT USABLE	2120SF
TENANT RENTABLE	3259SF
VACANT USABLE	0000SF
VACANT RENTABLE	0000SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave. St. Petersburg, FL

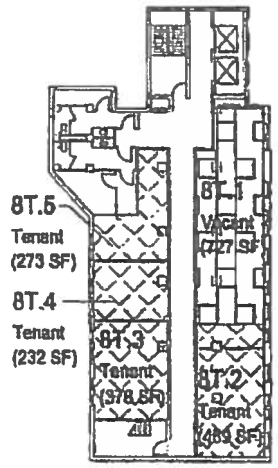
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 06/30/2004

7T

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc

Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	4027SF
FLOOR USABLE	2078SF
FLOOR RENTABLE	3259SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	0000SF
2 YR RELEASE RENTABLE	0000SF
TENANT USABLE	1352SF
TENANT RENTABLE	2119SF
VACANT USABLE	727SF
VACANT RENTABLE	1140SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave., St Petersburg, FL

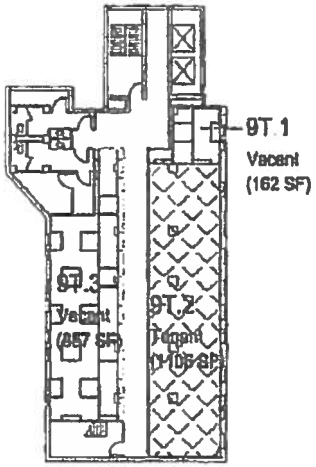
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 08/09/2004

8T

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc

Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	4027SF
FLOOR USABLE	2125SF
FLOOR RENTABLE	3259SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	0000SF
2 YR RELEASE RENTABLE	0000SF
TENANT USABLE	1108SF
TENANT RENTABLE	1698SF
VACANT USABLE	1019SF
VACANT RENTABLE	1563SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave. St. Petersburg, FL

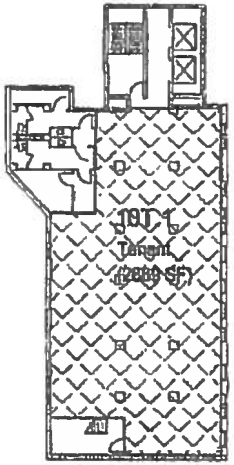
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 06/00/2004

9T

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc.

Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

20 YR SPACE

2 YEAR RELEASE

TENANT

VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	4027SF
FLOOR USABLE	2689SF
FLOOR RENTABLE	3269SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	0000SF
2 YR RELEASE RENTABLE	0000SF
TENANT USABLE	2689SF
TENANT RENTABLE	3269SF
VACANT USABLE	0000SF
VACANT RENTABLE	0000SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

410 Central Ave - St. Petersburg, FL

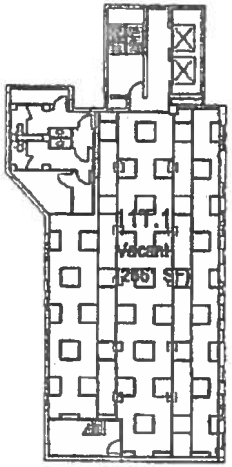
PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 00/00/0000

10T

FLOOR #:



0' 20' 40' 80'

scale 1"=40'-0"

RS&H

Reynolds, Smith and Hills, Inc

Architectural Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	46275F
FLOOR USABLE	2681SF
FLOOR RENTABLE	3267SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	0000SF
2 YR RELEASE RENTABLE	0000SF
TENANT USABLE	0000SF
TENANT RENTABLE	0000SF
VACANT USABLE	2681SF
VACANT RENTABLE	3267SF

WACHOVIA

AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

DOWNTOWN ST PETERSBURG

430 Central Ave. St Petersburg FL

PROPERTY ID: 081404

SCALE: 1"=40'-0"

DATE: 06/20/2004

11T

FLOOR #

TOBIAS REALTY ADVISORS, LLC

March 21, 2016

First States Investors 3300, LLC
c/o Donald Mastry, Attorney
Gramercy Property Trust
521 – 5th Avenue
New York, NY 10175

Mr. Mastry,

Re: Appraisal of Former Wells Fargo Bank Block,
Central Avenue to 1st Avenue South, From 4th to 5th Streets,
St. Petersburg, Florida 33701

As discussed, Tobias Realty Advisors, LLC. will prepare an appraisal to estimate the market value of the fee simple interest of the above-referenced property as of a current date.

The Appraisal will be made based on the *Hypothetical Condition* that the site is vacant, in fee simple interest, and available for development. As you know, the property is improved, ownership is split between various parties, and some of the parcels are subject to long term. ground leases.

Hypothetical Condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Within the context of the appraisal the appraiser will address different valuation scenarios, which are necessary in the determination of highest and best use. These will specifically include:

1. Valuation of the entire block in fee simple interest, <u>as though vacant</u> and available for development; this will entail a valuation of the land (by sales comparison approach) <u>without consideration of any existing buildings</u>

2. Valuation of the easternmost parcel in the block, as improved with the 6-story bank building; and assuming the bank building has no parking or ingress/ egress easements over adjacent land in the subject block

3. Valuation of the entire block, as vacant, with the exception of the easternmost, 6-story bank building; and again, assuming the bank building has no parking or ingress/egress easements over adjacent land in the subject block

4. Valuation of the entire block with all existing buildings in place; existing buildings will be evaluated in their current physical condition and vacant status

The appraisals will be prepared for First States Investors 3300, LLC (Client). The *intended users* of this appraisal are the client, First States Investors 3300, LLC, the Pheil Family and the City of St. Petersburg. The *intended use* is to assist the client in resolving a dispute involving the long term, ground leases encumbering the property.

Market value is: "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, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what they consider their own 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."[1]

This assignment will be completed within 30 days of execution of this engagement. We will furnish you three (3) hard copies plus a pdf version of the report.

---

[1] Interagency Appraisal and Evaluation Guidelines, Department of the Treasury; December 2010.

Fee for preparation of the appraisals is $5,500, which will be due upon delivery of the appraisal reports. The fee quoted is for the appraisal reports and does not include court preparation, court testimony, or testimony in a quasi-judicial hearing, if required.

We have no present or future contemplated interest in the property being appraised, and employment in and compensation for making this appraisal are in no manner contingent upon the value to be reported nor upon the finding of any pre-determined or specific value or condition. In addition, as a member of the Appraisal Institute, the final report may be subject to peer review.

The following information, if available, is requested to assist in the timely preparation of the appraisal reports:

1. Information on any listings, offers, or sales (after April 7, 2015)
2. Any engineering or environmental reports (after April 7, 2015)
3. Estimates for cost of razing subject improvements
4. Name and phone number of contact to arrange an inspection
5. Additional information you deem relevant

The appraiser, C. Richard Tobias, MAI, had previously appraised subject property for First States Investors 3300, LLC (Client) on April 7, 2015.

If this proposal is satisfactory, please approve below where indicated and return via email or regular mail. After receipt of your acceptance, we will arrange an inspection of the property at your direction. Information about findings and conclusions will be reported only to the client and intended users, unless otherwise authorized.

Tobias Realty Advisors, LLC
723- 20th Avenue North
St. Petersburg, Florida 33704
(727) 667-8477
dicktobias@aol.com

The appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.

Should you have any questions, please do not hesitate to call.

Sincerely yours,

TOBIAS REALTY ADVISORS, LLC

C. Richard Tobias

Digitally signed by C. Richard Tobias
DN: cn=C. Richard Tobias, o=Tobias Realty Advisors, LLC, ou=, email=dick@tobiasrealty.com, c=US
Date: 2016.03.21 17:16:16 -04'00'

C. Richard Tobias, MAI
State Certified General
Real Estate Appraiser RZ705

Accepted this 21 day of

March, 2016

(Client)

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

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

LICENSE NUMBER	
RZ705	

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

TOBIAS, CHARLES R JR
723 20TH AVE N
ST PETERSBURG FL 33704

ISSUED: 11/25/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1411250002309

ECHELON

We Develop Opportunity

CITY OF ST. PETERSBURG
APR 2 8 2016
PLANNING & ECONOMIC DEVELOPMENT

Property Feasibility Analysis & Professional Recommendation

August 27, 2014

400 Central Avenue
St. Petersburg, FL 33701

Presented To:
Leonard S. Englander - Partner
Englander Fischer
721 First Avenue North
St. Petersburg, FL 33701
(727) 898-7210
lenglander@eflegal.com

Presented By:
Chris Eastman
Echelon PDC LLC
235 3rd Street South St300
St. Petersburg, FL 33701
727-803-8276
ceastman@echelonre.com

ECHELON

We Develop Opportunity

August 27, 2014

Mr. Leonard S. Englander - Partner
Englander Fischer
721 First Avenue North
St. Petersburg, FL 33701

RE: 400 Central Avenue
Property Feasibility Analysis & Professional Recommendation

Dear Lenny,

Thank you for the opportunity to provide our Property Feasibility and Professional Recommendation Report for the above referenced property. We trust you will find this information helpful and informative.

Included herein, please find our complete report. In order to support our final recommendation, you will note that the report includes an Executive Summary, Site Analysis, Zoning Analysis, Market Analysis (including focus on Retail, Office & Multifamily), Property Condition Report (including a structural and environmental review), Cost Analysis, and finally, our Summary and Recommendation.

Based on the work performed and the data included herein, Echelon PDC LLC recommends that the existing structures be abated of all hazardous materials and demolished in their entirety. Given today's commercial real estate market and the specific requirements of end users and tenants, new products should be designed and built on the subject site in order to maximize return on investment. In the opinion of Echelon PDC LLC, there are no known viable renovation scenarios on this site that would provide an economically viable product in today's retail, office, or multifamily environments. Furthermore, the development potential for the subject site is attractive and the location excellent for a well-designed, mixed-use program maximizing the allowable density and intensity.

Thank you for the opportunity to be of service. Please do not hesitate to contact me directly should you have any questions.

Respectfully,
Echelon PDC LLC

Chris Eastman
President

Chris Eastman - President - Echelon PDC LLC
235 Third Street South, Suite 300 • St. Petersburg, Florida 33701 • (727) 803-8276 • Fax: (727) 803-8203

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I. Executive Summary

II. Site Analysis

III. Zoning Analysis

IV. Market Analysis
   a. Retail
   b. Office
   c. Multifamily

V. Property Condition Report

VI. Cost Analysis

VII. Summary & Recommendation

I. Executive Summary

Echelon PDC LLC has been engaged by Leonard S. Englander of Englander Fischer to provide property feasibility analysis and reporting along with a conclusion and professional recommendation as to the viability of the existing structures located generally at 400 Central Avenue, St. Petersburg Florida.

Echelon PDC LLC is a subsidiary and special purpose entity under the umbrella of Echelon LLC. Echelon LLC, based in St. Petersburg, Florida, is a privately owned real estate company involved in the development, ownership and management of multi-family residential, commercial office, ancillary retail, hospitality and mixed-use real estate properties for its own portfolio and for its clients. Echelon's predecessor was established in 1987, and has developed and managed millions of square feet of commercial office, industrial, waterfront and warehouse space as well as over 30 upscale multi-family properties throughout the southeast and southwest United States. Echelon has helped to shape the commercial and multi-family landscape in the communities we serve with a commitment to superior standards, unwavering integrity, community involvement and developing opportunity. Echelon LLC was established as a new entity in 2006 through the acquisition of staff, intellectual property and certain assets of Echelon Development LLC, which was the successor-in-interest to Echelon International Corporation (formerly EIN: NYSE). EIN was the successor-in-interest to Talquin Corporation, a subsidiary of Florida Progress Corporation (formerly FPC: NYSE).

The purpose of this feasibility analysis is to test the current condition of the Property and assess its marketability in today's real estate environment.

Supporting documentation shall include the following:

- **Site Analysis** – The subject site is located in the Downtown Core of St. Petersburg, Florida. A brief description of the site, location and current improvements shall be provided.

- **Zoning Analysis** – The current zoning of the subject site shall be identified. The opportunity for allowable, potential development options allowed by the City of St. Petersburg shall be noted.

- **Market Analysis** – As noted, the property is located in the urban core of downtown St. Petersburg. Downtown St. Petersburg has experienced a renaissance in popularity and growth over the last six (6) years and is populated by restaurants, bars, parks, hospitals and is even home to two (2) higher education institutions. A macro analysis on St. Petersburg shall be provided which will help identify the strength of future development.

- **Property Condition Report** – Echelon PDC LLC shall report on the current condition of the property with special emphasis on the structural and environmental impacts of the existing structure.

- **Cost Analysis** – Echelon PDC LLC shall provide a high level cost analysis relative to the rehabilitation of the current property vs. new construction. Additional information shall be provided as to the extent of the rehabilitation required to become appropriate for today's market.

Finally, on the basis of the information compiled, Echelon PDC LLC shall make its professional recommendation as to the most appropriate course of action to pursue given today's market environment.

The subject site is located in the heart of the downtown core of St. Petersburg, Florida bound by Central Avenue to the north, Fourth Street South to the east, First Avenue South to the south and Fifth Street South to the west. See the inset aerial images below – Figures 1, 2, 3 and 4.

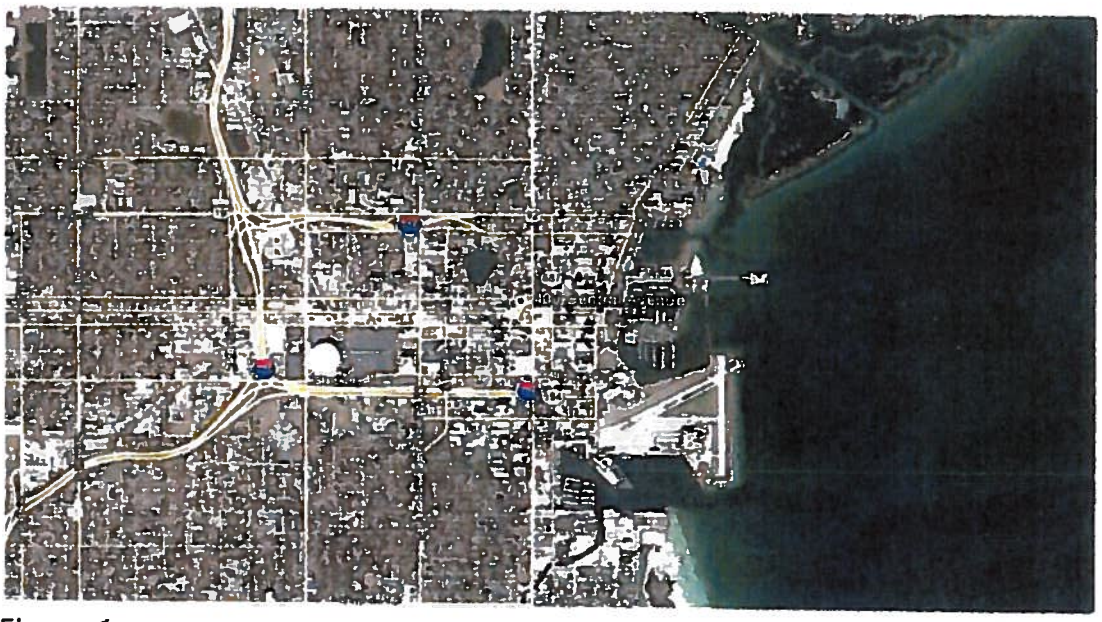


Figure 1

Figure 2

Figure 3

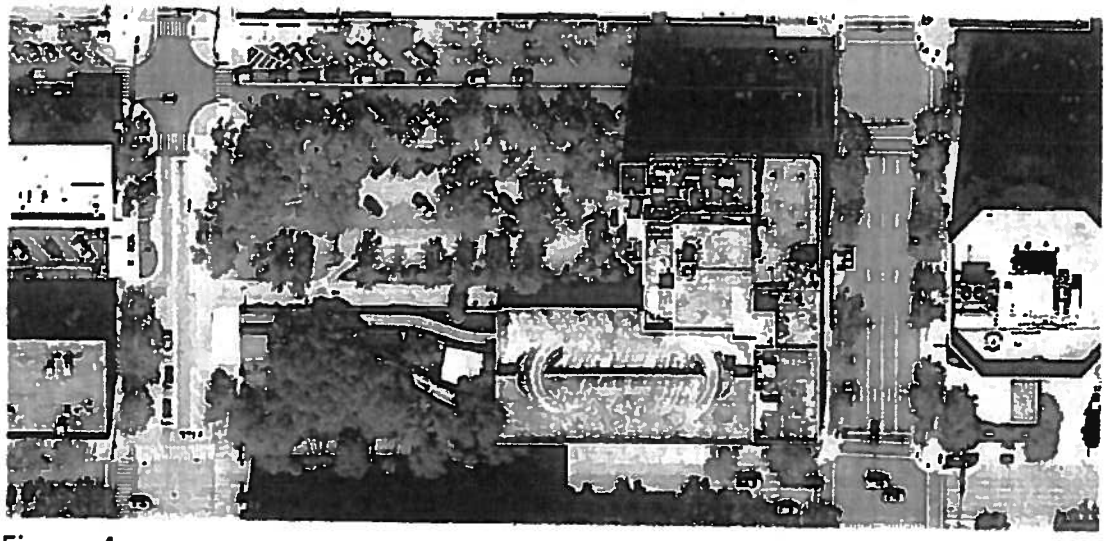


Figure 4

The subject site is made up of ten (10) individual parcels each with its own Pinellas County property card. Combined, and including the 20' x 450' alley way which bifurcates the northern and southern halves of the site, the land area totals 99,000 SF or 2.273 acres. This qualifies the site as being one of the larger and last 'Super Blocks' in the downtown core. The real property is generally made up of surface parking, building structure of former office

use, structured parking, and a small park space. The surface parking area as well as the structured parking facility are currently being utilized by parking patrons, however the office building(s) are not in use, nor have they been in use for (reportedly) the last eight (8) years MOL. The buildings are dilapidated, obsolete, without air conditioning and have become inhabited by homeless people over the years.

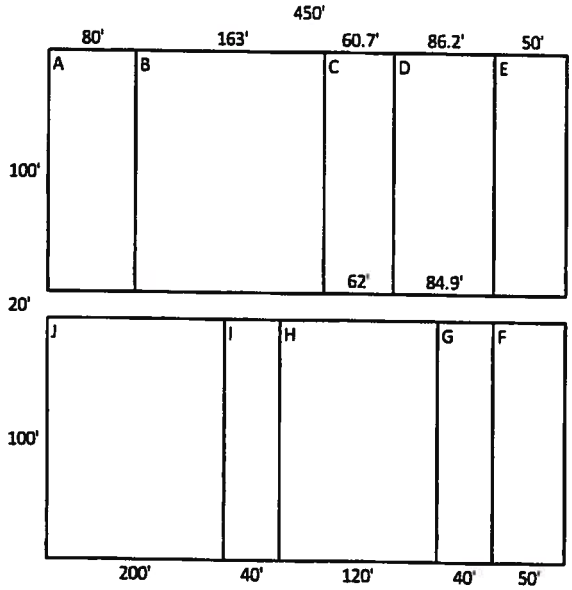
Please see Table 1 below. This chart includes the different parcels and their respective improvements, ownership structure and related land area. Also included are some representative, current photographs of the site's improvements.

PARCEL BREAKDOWN - 400, 410, 472 CENTRAL AVENUE

Parcel	Parcel #	Address	Ownership	General Use	Structure Information Bldg SF	Built	Levels	Land Area SF
A	19-31-17-74466-030-0090	0 Central Avenue	First States Investors 3300 LLC	Surface Parking	-	-	-	8,000
B	19-31-17-74466-030-0050	0 Central Avenue	First States Investors 3300 LLC	Surface Parking	-	-	-	16,300
C	19-31-17-74466-030-0050	0 Central Avenue	Robert F. Pheil	Surface Parking	-	-	-	6,150
D	19-31-17-74466-030-0010	410 Central Avenue	Pheil, Clarence E Bypass Trust	Office Building	39,250	1920	11	8,550
	19-31-17-74466-030-0010	472 Central Avenue	Pheil, Clarence E Bypass Trust	Office Building	22,940	1960	-	-
E	19-31-17-74466030-0001	400 Central Avenue	First States Investors 3300 LLC	Office Building	31,720	1912	6	5,000
F	19-31-17-74466-030-0200	400 Central Avenue	First States Investors 3300 LLC	Office Building	8,205	1960	2	5,000
G	19-31-17-74466-030-0200	0 1st Avenue South	First States Investors 3300 LLC	Structured Parking	64,104	1960	6	4,000
H	19-31-17-74466-030-0170	0 1st Avenue South	Pheil, Clarence E Bypass Trust	Structured Parking*	-	-	-	12,000
I	19-31-17-74466-030-0160	0 1st Avenue South	First States Investors 3300 LLC	Structured Parking*	-	-	-	4,000
J	19-31-17-74466-030-0110	0 1st Avenue South	First States Investors 3300 LLC	Structured Parking*	-	-	-	20,000

**Note - Structured parking deck exists across Parcels H, I, & J, however runs with Parcel G only per Pinellas County Property Appraiser's Office.*

Table 1



The facility partially consists of two (2) towers placed on a two (2) story common base structure. One (1) tower is 11 stories (39,250 gsf per PCPAO) and the other is six (6) stories (22,940 gsf per PCPAO). The facility also includes two (2) additional parcels with structures noted for office use; one (1) at 31,720 gsf and one (1) at 8,205 gsf (per PCPAO). A structured parking deck also occupies the site at 64,104 gsf.

According to the Pinellas County Property Appraiser's office, the 11 story tower was built in 1920. There are accounts, however that refine this timing stating that the original theater and hotel began construction in 1917 and was completed in 1923 with the theater portion opening to the public in 1918. The 11 story portion of the building became the Royal Trust Tower and then the First Union Tower and was remodeled in 1982. In 1960, a portion of the theater was demolished making way for the adjoining bank. This, combined with the remainder, created one, larger building. The entire structure appears to be constructed of cast in place concrete frames with only limited areas of roof construction consisting of structural steel roof systems. The exterior walls appear to be constructed of clay tile on the 11 story tower and concrete masonry unit (CMU) on the six (6) story tower. The glass and glazing system of the buildings consist of small, punched openings throughout the exterior wall system and are arranged in a non-typical fashion. A substantial amount of metal, mesh-like cladding shrouds most of the exterior structure limiting the visibility out of, and into the building. A marble façade is included at the exterior base of the towers. It is believed that the metal mesh cladding and the marble façade were added during the same renovation.

Please see Figures 5 through 12 below for representative, exterior photographs of the site and structure.

Figure 5 – Northwest View Tower

Figure 6 – Northwest View Tower & Connector

Figure 7 – Southwest View Tower

Figure 8 – East View Walk Tower

Figure 9 – East View Surface Parking

Figure 10 – East View Booth

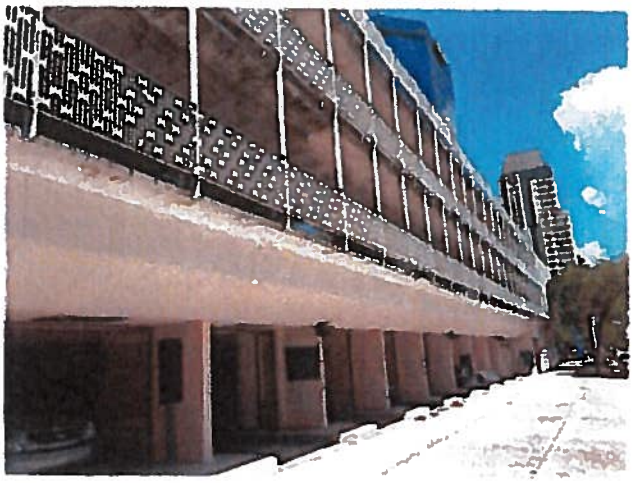


Figure 11 – South View Garage

Figure 12 – East View Crossover Connector

The subject property is zoned DC-C (Downtown Center – Core) and is in an Activity Center as designated by the City of St. Petersburg zoning map and Code of Ordinances. More specifically, the DC-C zone allows intense mix of uses including, but not limited to, office, retail, multifamily housing and hotel.

16.20.120.3.1. Downtown Center-Core (DC-C).

The Downtown Center-Core District is the most intensive district in the City's schedule of regulations. The purpose of this district is to create a diverse and vibrant downtown which serves as a center for employment, entertainment and retail activity. This district, hugging Central Avenue, allows the highest densities, intensities and building height. Development in this district provides appropriate pedestrian amenities, pedestrian linkages, ground level retail, and cultural activities. The design of buildings and streetscaping (both hardscape and landscape improvements) promotes a successful people-oriented downtown area as defined in the intown redevelopment plan. Residential uses are allowed as a secondary use within the district. Uses that do not require a central location or those requiring a vehicular emphasis are less appropriate in this location and are discouraged. (Source – City of St. Petersburg, Code of Ordinances - 16.20.120.3.1. Downtown Center-Core (DC-C).)

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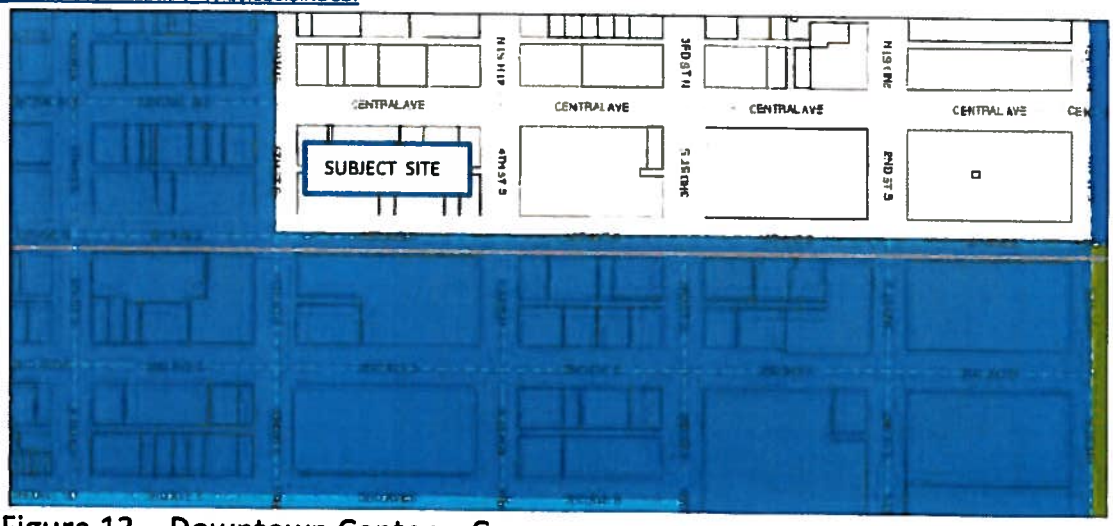


Figure 13 – Downtown Center – Core

The subject site, being located in the heart of the City's core district, has tremendous development potential. As such, the City's Land Development Regulations allow the DC-C zoning district the most intense, allowable development potential of all of the Downtown Center districts.

Floor Area Ratio (FAR) is the metric by which development intensity is measured. The higher the FAR, the more intense development can be concentrated on a given site. In the case of DC-C, FAR in excess of 8.0 can be realized by way of various FAR Bonus opportunities (such as screening parking structures, providing green space, and installing public art, for example). The below table illustrates the FAR potential of the subject site:

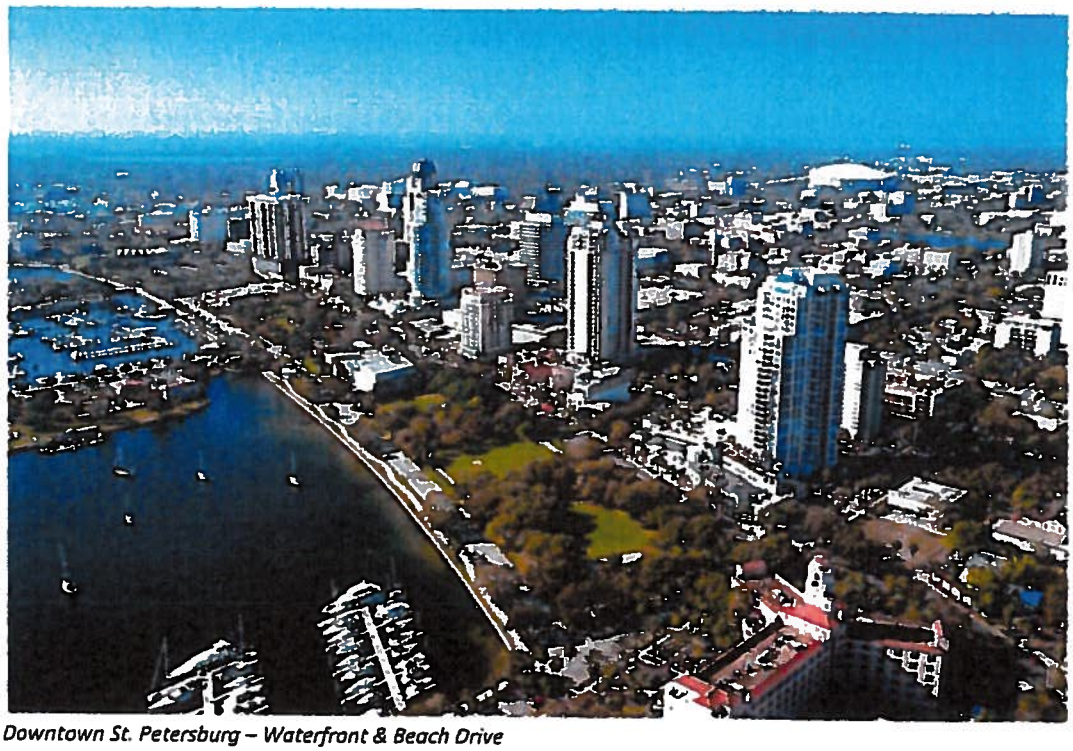
MAXIMUM INTENSITY						
	DC-C	DC-1 East of Dr. Martin Luther King, Jr. St	DC-1 West of Dr. Martin Luther King, Jr. St	DC-2	DC-3	DC-P
Base Approval (floor area ratio)	4.0	3.0	3.0	3.0	2.0	0.2 Over park segment where building is located
Bonus Approval, Streamline (floor area ratio)	Greater than 4.0 and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

Typically, even greater development potential exists for sites within Activity Centers by way of an FAR multiplier - and DC-C is within an Activity Center. However, in all DC zoning districts, no additional FAR pursuant to a multiplier is allowed.

Therefore, using a (conservative) 8.0 FAR on the subject site would yield mixed-use development potential of 792,000 square feet of measurable, usable area when considering the land area of the site (including the alleyway).

The Tampa Bay MSA has experienced positive gains in all market segments of late and the outlook is positive moving forward. The key to this resurgence is a stronger economy bolstered by job growth. Corporate expansions and start-ups in the Tampa Bay area will support a 2.6% increase in payrolls this year with about 31,000 jobs expected. The local unemployment rate posted 6.2% in May 2014. This is a 15.1% decrease from the previous year. Florida, as a whole, ended the month of May 2014 at 6.1% unemployment compared to a national average of 6.3%. *(Source – U.S. Bureau of Labor Statistics)*

Specifically, downtown St. Petersburg is in the midst of experiencing a renaissance in popularity and growth and is capitalizing on its investment. Fortified with a strong business presence, the waterfront, trendy restaurants and bars, the arts, quality hospitals and higher education – downtown St. Petersburg has something for everyone and is proving to 'be the place where people want to be'.



Downtown St. Petersburg – Waterfront & Beach Drive

Retail Market Analysis

The retail market continues to be on the rise with good momentum in Q3 2014. Decreased vacancy and higher rental rates are prevalent in the area and strong investor presence and demand have spurred increased activity among local and national retailers alike.

Retailers in the Tampa Bay market continue to look for attractive locations with strong street presence and flow in an effort to gain new patrons. Like other markets, key elements in driving lease activity and increased rates include national and local economic expansion, strong tourism and an ever improving job market.

The Tampa Bay retail market logged nearly 275,000 square feet of absorption during the second quarter of 2014 as total vacancy levels fell to 8.2% - down from 9.2% from one (1) year ago.

Drilling down to the South Pinellas / St. Petersburg CBD, the total inventory is approximately 8,000,000 square feet of retail space with a direct vacancy rate of 7.8%. The overall average direct asking rate for retail space in this submarket is $13.82 NNN.

Office Market Analysis

Like other markets, the office sub-market continues to improve in the Tampa Bay MSA driven by increased optimism in the national and local economy. This results in decision making for business growth, migration and commercial office real estate transactions. While some employers choose to expand their existing office space, others have simply grown out of their current location and have moved – but staying within the market.

Migration to urban core areas has become attractive to employers – both small and large – given that these areas are continuing to evolve into 'live, work and be entertained' environments. Shorter commutes to work and entertainment venues have significant value to the general workforce population and the decision makers realize it.

Tampa Bay's overall office vacancy began Q3 2014 at 17.5% (compared to 18.3% same period last year) while Class A space fell to 15.8%.

Overall, Pinellas County's office market saw increased activity during the first half of 2014, especially in downtown St. Petersburg, where increased retail and new multifamily development drove the activity. Currently, the St. Petersburg CBD office submarket carries 2,906,893 square feet of inventory with a total vacancy of 17.2%. The average, full service lease rate for Class A space in the St. Petersburg CBD is $23.10/SF and $18.52/SF for Class B and C space. It should be noted here that only eight (8) of the 52 total office buildings in the St. Petersburg CBD are considered Class A. This illustrates a need for more Class A business address choices in the downtown corridor.

Multifamily Residential Market Analysis

After nearly four (4) years of multifamily demand outpacing apartment completions, supply growth will prevail in Tampa Bay this year pushing up the vacancy rate. A wave of rentals will come on line this year focusing on downtown Tampa, downtown St. Petersburg, Westshore and the Gateway areas. St. Petersburg alone will account for nearly 1,400 unit deliveries in 2014. This dense, urban infill is a shift from the traditional suburban development of recent years. As this urban development continues, an upward pressure on Class A suburban vacancy will ensue. This supports the previously stated trend that today's demographic wants to be in the urban core – downtown and close to jobs.

The new supply will arrive during a period of strong and sustained job growth in the area. A large contributing factor for new multifamily starts in the downtown St. Petersburg area is the presence of USF St. Petersburg, All Children's Hospital / Johns Hopkins Medicine and Bayfront Medical Center lining the southern boundary.

Multifamily development will also affect investment. Infill sites will receive greater interest from development oriented parties as well as investors continuing to search for stabilized properties in areas with the solid demand drivers such as business districts.

From an outlook standpoint, multifamily brokers report that the apartment market will continue to enjoy strong demand across the board. Migration will continue to the area and job growth is expected to remain healthy. Rental stock within the entire region is expected to grow by 4,200 units set to deliver in 2014 and set to challenge absorption. Multifamily demand will now trail supply driving up vacancy rates by 60 basis points while vacancy is expected at 6.2%. Rents continue to accrete upward as this year's rents will yield an increase of 2.8%.

In summary, we remain very optimistic about the retail, office and multifamily sub-markets in the Tampa Bay region; specifically downtown St. Petersburg. As the economy continues to improve, so will job growth spurring the need for new, desirable space for people to live, work and be entertained.

Downtown St. Petersburg – 4th Street Corridor

As outlined and agreed to in our Proposal of July 7, 2014, Echelon PDC LLC required that certain underwriting be performed in order to support our professional recommendation for the property. Key to that requirement was a visual structural review as well as an environmental survey. Consistent with our proposal, we engaged Richard Adams Engineers & Consultants, P.A. and Greenfield Environmental to perform the structural and environmental surveys, respectively.

Structural Survey

Echelon PDC LLC engaged and managed Richard Adams Engineers & Consultants, P.A. ("Structural Contractor") to perform the structural survey, which reviewed the structural condition of the building for future development. The scope included the review of exposed structural elements only to identify major structural damage or areas of concern with the structural system. The survey was limited to a review of the structure and associated structural components using visual methods, thus unexposed areas of the structure or areas covered by finishes (interior and/or exterior) are not covered by the survey. Although the survey was comprehensive, it is possible that unobservable or hidden conditions may exist that could affect the performance of the facility. The scope included:

A. A focused review of all exposed structural beams, columns, bearing walls, and elevated floor slabs. The survey was visual only and did not include testing or soil investigation. Destructive testing was not performed as part of this scope.

Structural Summary

As engaged, the Structural Contractor performed the unencumbered site review of the subject property on July 30, 2014 focusing the investigation on the two (2) building towers and the common base structure. The review was limited to the visual structural elements and included the structural flooring systems, vertical support and roof elements. We did not engage the Structural Contractor to conduct structural evaluation of the parking garage.

The Structural Contractor was able to physically walk through all of the floors and view a majority of the areas of the structure. Although the premises appeared to be dilapidated, inhabited by the homeless and vandalized, it did not appear to have any structural damage or signs of structural fatigue. The Structural Contractor notes that the flooring systems appeared to be in reasonably good shape considering their age and had no indication of cracking. They note that the only area of visual structural interest was in the basement of the building where it looked as if the original concrete structure was modified to accommodate the construction of the adjacent parking structure. They observed that the concrete slab was hastily cut and ragged looking, however did not appear to represent an immanent structural danger.

Although the structural integrity of the frame seems to be in good shape, specific attention should be given to the wind load capacity of the existing 11 story structure. As any renovation to restore the premises to a useful state would require (at least) a Level 3 Alteration as defined by the Florida Building Code – 2010 (FBC-2010), this would trigger a full structural engineering review and analysis that the structure complies with the current FBC-2010.

Because the original 11 story tower was constructed between 1917 and 1923, many structural challenges to evaluate and renovate the building(s) to meet the present building code requirements would certainly exist; specifically as it relates to wind loading. The Structural Contractor states, *"The renovation of the present structure to meet the present codes as we believe would be required under the Existing Building Code would most likely require replacement of all the glazing, major reinforcement (if not replacement) of the exterior wall elements, and substantial improvement of the lateral bracing system for the building. These improvements are technically feasible (however) they would require a very large financial investment to construct."*

The Richard Adams Engineers & Consultants, P.A. Assessment of Structural Condition of Structure is included herein in its entirety and is referred to as

Report 1. The report includes representative photographs, vicinity maps, excerpts from the FBC-2010, and wind loading codes and calculations.

Environmental Summary

Echelon PDC LLC engaged and managed Greenfield Environmental, an EPA accredited inspector (Contractor) to perform the Asbestos Survey and reporting as well as the Hazardous Wastestream Assessment. It was determined through visual analysis that a Lead Based Paint Screening would not be required for support of this report. The environmental survey scope of work included:

Asbestos

A. Contractor performed a walkthrough of the building ("Structure") and documented the types of construction including HVAC and other building systems. This step was used to determine sample collection areas. The Contractor relied on the Property Manager (PM) to provide total access to all secured areas i.e. vaults, electrical/mechanical rooms, elevator and escalator equipment, etc.

B. Contractor performed the actual sample collection based on the observations made during Step A. Bulk samples were obtained from building materials, which were suspected to contain asbestos. This sample collection included all significant building materials.

C. Contractor analyzed the building material bulk samples obtained in Step B for asbestos type and percentage of asbestos content using Polarized Light Microscopy. This method specifically identified the crystalline forms of asbestos minerals such as chrysotile, amosite, crocidolite, anthophyllite, tremolite, and actinolite.

D. Contractor evaluated areas which have been determined by Step C to contain asbestos materials. This was accomplished by combining the observations and field notes made of the areas or materials during Step A and B with specific characteristics such as its condition and location. These characteristics are interpreted and discussed in Step

E, in the conclusions and recommendations section of the final report.

E. Contractor developed a final written report after the completion of Steps A through D. The report includes:

   a. Structure Descriptions
   b. Suspected Asbestos Containing Materials
   c. Polarized Light Microscopy Results
   d. Hazard Assessment and Evaluation
   e. Conclusions and Recommendations

Hazardous Wastestream Assessment

Contractor provided a hazardous wastestream assessment for the commercial structures. The purpose of the assessment is to assess for the presence, extent and condition of potentially hazardous materials such as fluorescent lights, ballasts, mercury containing switches, hydraulic fluids, refrigerants and other potential wastes. The location and quantities of the wastestreams are outlined in a letter report.

The Greenfield Environmental, Inc. Interim Report of the NESHAP Demolition Survey, Sampling and Evaluation of Asbestos Containing Materials dated August 26, 2014 and the Hazardous Wastestream Assessment Letter are included herein in their entirety and are referred to as Reports 2 and 3, respectively. It should be noted here that the Asbestos Containing Materials Report does not include the additional +/- 70 pages of lab data. It was determined that the lab data could be requested and distributed separate and apart from this report from those who desired the detailed information.

Environmental Summary

The Contractor obtained samples from the following locations:

- 400 Central Avenue – 6 Story Building
- 410 Central Avenue – 11 Story Building
- 424 Central Avenue – Western Portion of 1st Floor of 410 Central

- The Crossover Structure – Bridging the Alleyway
- 31 4th Street South/ 0 4th Street South – 2 Story Building
- Parking Structure
- Storage Structure
- Parking Attendant Structure

All accessible suspect building materials were sampled at the interior, exterior and roof area of the structures. It was noted that elevator shafts and doors, bank vault doors and file cabinets were also inspected for ACMs.

The following suspected building materials contained asbestos and must be removed prior to demolition or any significant renovation work provided that the renovation work would disturb the existing asbestos – which would be likely.

- Mirror Mastic
- Sink Mastic
- Floor Mastic
- Duct Insulation Wrap w/ Mastic
- Foil Wrap w/ Mastic
- Wall Mastic
- Rolled Roofing
- Roofing Mastic
- Ceiling Tiles w/ Mastic
- Duct Insulation Tape
- Vinyl Floor Tile
- Corrugated Insulation Paper
- Ceramic Tile w/ Floor Mastic
- Caulking
- Vinyl Floor Sheeting w/ Mastic
- Window Glazing
- Pipe Insulation w/ Wrap and Mastic
- Vinyl Base Cove
- Hard Water Line Elbows
- Cement Board Roof Panel
- Built-up Roofing

- Select Metal Doors

While ACMs were found in samples across many different types of building materials, they did not exist in large quantities. Out of the 1,027 samples that were taken, 65 of them were found to contain asbestos in amounts greater than 1%. Therefore, the amount of ACMs present at the subject property is not significant given the size of the premises. Nonetheless, the presence of asbestos containing materials present a burden on the owner of the property regardless - whether the facility is to be demolished or renovated for future use.

Additionally, the following hazardous waste materials will require removal prior to demolition or renovation:

- Electrical Ballasts
- Fluorescent Light Bulbs
- Smoke Detectors
- Thermostats
- Hydraulic Door Closers
- Sodium Hydroxide (one 6 gallon drum)

The ability to make a reasonable decision on the proper disposition of any property as to future use relies heavily on costs and potential returns. In the case of the subject property, many factors must be considered along with a set of assumptions when considering the proper course of action. For the purposes of this analysis, a comparison of cost ranges shall be made given today's construction market and associated pricing when considering the renovation of the existing structures versus the demolition of the existing structures and a re-purposing of the site.

Renovation of Existing

As stated above, a myriad of assumptions must be made as to the extent of the renovation scope of work for the subject property given its condition and what's needed to support a viable commercial product in the market today. It's clear that the premises is obsolete and, given the report of the Structural Contractor, extensive structural modifications to the exterior envelope of the 11 story tower relative to wind loading deficiencies would be likely. A host of other factors related to the upgrade of the facility to meet current Florida Building Code (such as electrical, HVAC, fire protection, life safety etc.) along with compliance with the current Americans with Disabilities Act (ADA) also need to be considered. With that, it's reasonable to assume that a complete demolition down to the existing structural frame would be required. (Note that the Structural Contractor has also documented that extensive floor load testing would have to be performed to determine whether or not the existing floor loading also meets current code. In this scenario, we're assuming that the floor loading would meet current code per the Structural Contractor's comments in order to preserve the structural frame.)

Renovation of Existing Structure				
Hard Cost - Shell Shape	$ 90.00	to	$ 100.00	/SF
Hard Cost - Build Out	$ 80.00	to	$ 90.00	/SF
Hard Cost Construction Estimate - Subtotal	$ 170.00	to	$ 190.00	/SF
Design, Soft Costs & Fees	$ 24.00	to	$ 27.00	/SF
Estimate Total	$ 194.00	to	$ 217.00	/SF

A range of $194.00/SF to $217.00/SF development cost is estimated for the renovation. This cost estimate does not include land or any work associated with the parking structure in an effort to isolate the building construction cost. As can be seen, renovation involving selective demolition to the level and extent required by the subject property is not inexpensive from a unit price standpoint. Further, the Owner is left with small floor plates and compartmentalized, usable space which is extremely difficult to lease in the current marketplace.

Demolition / New Construction

An alternative to the selective demolition and rehabilitation of the existing structure is complete demolition and building a new facility. There are a number of advantages to taking this approach including avoiding the building envelope selective demolition procedure associated with the wind load compliance issue, eliminating an inefficient floor plate, and capitalizing on the development potential that is afforded the property by the City. Building new also gives the Owner the opportunity to design and build for *this market* – not a market of days gone by. This, of course, is key to the economic success of this property. Below is a high level estimate of the demolition and new construction scenario.

Demolish Existing - Build New Structure				
Hard Cost Construction Estimate - Subtotal	$ 160.00	to	$ 177.00	/SF
Design, Soft Costs & Fees	$ 22.00	to	$ 25.00	/SF
Estimate Total	$ 182.00	to	$ 202.00	/SF

A range of $182.00 to $202.00/SF development cost is estimated for complete demolition of the existing structure(s) and providing a new design and construction for the site. In an effort to align the pricing, this estimate does not include land or work associated with the existing (or new) parking structure. This estimate is, however, indicative of today's construction pricing for a 10 story, post-tensioned cast in place concrete framed office building including precast and glass envelope components. The subject office building is 300,000 SF and includes 30,000 SF floorplates; a product that is very desirable in today's market.

Summary

Echelon PDC LLC, as a qualified real estate professional located in St. Petersburg, Florida, is charged with providing its professional recommendation as to the appropriate future course of action with respect to the subject property located at 400, 410, and 472 Central Avenue.

The subject site is one of the last 'Super Blocks' in downtown St. Petersburg and is located in the Downtown Center – Core (DC-C) zoning district; the most intense zone with regard to density potential. As an example, the current Land Development Regulations allow for mixed use development potential of 792,000 SF when considering an allowable FAR of 8.0.

Downtown St. Petersburg has been reinvented and people are taking notice. Bolstered by a strong business presence, the beautiful waterfront and popular places to dine and be entertained, St. Petersburg is doing well in all real estate market segments; retail, office and multifamily. We expect that the trend will continue given the strengthening of our economy and job growth. We see the need and great potential for additional retail, office and multifamily in Downtown St. Petersburg.

The structural evaluation of the subject property revealed that the structural frame appears to be in decent shape, however there is concern over the wind load capacity of the building envelope; specifically in the 11 story tower. Any renovation of the existing facility to attempt to bring it up to today's market standards would trigger code compliance requirements for all facets of construction including (but not limited to) wind loading of the existing vertical, exterior walls and roof, electrical, HVAC, fire protection, life safety and ADA.

The asbestos and waste stream analysis revealed hazardous materials that must be removed from the building prior to any demolition work. This was expected given the age of the structures.

The cost associated with the selective demolition of the existing structure(s) and renovation and full demolition and new construction was evaluated on a level basis. Given the requirements of the selective demolition scenario and the restrictions associated with the wind load concerns, it appears that the cost to renovate the existing structure(s) is likely to be more expensive (on a unit price basis) when compared to new construction. The expense associated with the additional structural review and engineering, selective demolition of the exterior wall system, temporary bracing of the structural frame during construction and the marriage of new construction materials to existing is inefficient and cost prohibitive.

Demolition of the existing structure(s) and building new provides a number of advantages to the Owner. Avoiding the building envelope selective demolition procedure associated with the wind load compliance issue, eliminating an inefficient floor plate, and capitalizing on the development potential that exists on that site are just a few examples of the advantages with new construction. Similarly, the cost to construct new is estimated to be less on a unit price basis than the renovation program for the subject property.

Recommendation

Based on the work performed and the data included herein, Echelon PDC LLC recommends that the existing structures be abated of all hazardous materials and demolished in their entirety. Given today's commercial real estate market and the specific requirements of end users and tenants, new products should be designed and built on the subject site in order to maximize return on investment. In the opinion of Echelon PDC LLC, there are no known viable renovation scenarios on this site that would provide an economically viable product in today's retail, office, or multifamily environments. Furthermore, the development potential for the subject site is attractive and the location excellent for a well-designed, mixed-use program maximizing the allowable density and intensity.

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RICHARD ADAMS
ENGINEERS & CONSULTANTS, INC.

Statics meets Reality

410 Central Avenue

St. Petersburg, Florida

Assessment of Structural Condition of Structure

Prepared For:

Mr. Steven Kurcan
Echelon LLC
235 3rd Street South, Ste. 300
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August 26, 2014

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SECTION 1: Description of Scope of Review.

SECTION 2: Structural Observations of Structure.

SECTION 3: Photographs and Sketches.

List of Photographs and Figures:

Photograph # 1: View of exposed concrete floor on the Eleventh Floor of the tower Note the floor does not display any structural cracking or fatigue.

Photograph # 2: View of exposed concrete floor on the Seventh Floor of the tower. Note the floor does not display any structural cracking or fatigue.

Photograph # 3: View of an area where it appears an older concrete floor was cut to allow the construction of a newer basement wall and floor slab above the older slab.

Photograph # 4: Second view of the same area shown in Photograph # 3. note the steel beam and concrete floor extending over the wall on the right side of the photograph.

Photograph # 5: View of exposed exterior wall system which appears to be clay tile construction.

Figure # A: Vicinity map of general area to locate the structure. This map was provided by Google Maps.

Figure # B: Aerial of Subject building and surrounding area as provided by Google Earth.

Figure # C: The Florida Building Code (FBC) Existing Building (2010) definition of Alteration – Level 3.

Figure # D: Florida Building Code Existing Building requirement of an engineering evaluation and analysis that the structure complies with the Florida Building Code for wind loading.

Figure # E: American Institute of Steel Construction (AISC) first manual dated 1930 suggested to use a design wind pressure of 15 PSF.

Figure # F: Southern Standard Building Code 1960 Edition requires a building of the height of 51' to 99' in the Southern Coastal Regions to be designed for lateral load of 45 PSF.

Calculations: Calculation sheet CC1 to CC4 to determine ASCE 7-10 wind pressures.

Section 1: Description of Scope of Review

Richard Adams Engineers and Consultants, P.A. received a request from Mr. Steven Kurcan, of Echelon LLC to review the structural condition of the two tower building located at 410 Central Avenue, St. Petersburg, Florida. We were not directed to review the attached parking garage to this building. Please refer to Figure A (attached) for a small vicinity map to establish the location of the structure The purpose of the review was to determine the present structural condition of the building and comment on the possibility of structurally renovating the building to be leased as an office building.

Mr. Richard Adams, P.E. of our office, performed the unencumbered site review on Wednesday, July 30th with other professionals reviewing environmental conditions of the structure. The focus of this investigation was limited to these two building towers with attached base building and was limited to the visual structural elements of the structure to include the floor, column and roof elements. Our review was limited to visual means; we did not take, nor were requested to take any physical samples of materials located on this project. We were not offered, or are aware of, or had access to any plans that reflect the existing structural systems of this portion of the structure. We were given leasing brochure materials which provided a general layout of the various floor plans at each building level Our purpose was to perform a visual review of the present condition of this structure and comment on the structural feasibility of renovating the building to become a leasable product. We are under the impression that the present building has been vacant since 2006 without air conditioning or continued building maintenance. The results of our review can be found in detail in Section 2 of this report. Although this review was comprehensive, it is possible that unobservable or hidden conditions may exist that could affect the performance of the facility.

This facility has two towers placed on a two story common base building, one of the towers is eleven stories and the second tower is six stories. The Pinellas County Property Appraiser's Office indicates the eleven story building was constructed in 1920 and measures approximately 39,250 square feet in building area. The same source indicates "Building Two" (we assume the six story tower) was constructed in 1960 and measures approximately 22,940 square feet. This record indicates and we confirmed by observation that both buildings were constructed with poured in place concrete frames with minor roof areas having structural steel roof systems. The exterior wall systems confirmed by observation are clay tile on the eleven story tower and concrete block on the six story tower.

Section 2: Structural Observations of Structure

General Observations:

This office structure has two separate towers which extend from a common two story base structure and has been completely built out with office finishes on all of the floors. It appears the building has been vacant for a few years and we have been informed the last office tenants vacated approximately in the year 2006. We noted the structure has been inhabited by homeless persons through unauthorized entry from various points of entry and broken windows. These inhabitants have spray painted walls and caused some damage, however no structural damage was noted. We were able to physically walk through all of the floors and view a majority of the areas of the structure. We did not note any structural damage or signs of structural fatigue in the building. The visible floor areas seem in good condition in consideration of the age of the structure, with no indication of structural cracking (See Photographs # 1 and 2). The only area of structural interest was in the basement of structure where it appeared the original structure was modified for the construction of the adjacent parking garage. It appears that a concrete slab was hastily cut to allow placement of a new basement wall (See Photographs # 3 and 4) The partial demolition of this wall and slab system is not representative of good construction workmanship, however does not appear to be structurally unstable or exhibiting any structural fatigue.

We did not observe any structural fatigue or areas of concern in our review of the structure. We are unable to comment on the floor load capacity of the structure, however as stated earlier we did not note any structural conditions of concern.

We have been informed that there is consideration to return this structure to an office building and renovations may be planned. The Florida Building Code (FBC) Existing Building (2010) defines Alteration – Level 3 (see Figure C) where the work area exceeds 50 percent of the aggregate area of the building in a 12 month period. Improvements to this structure to allow the structure to be leased as an office building would most likely be considered a Level 3 Alteration under the Existing Building Code. This level of Alteration requires an engineering evaluation and analysis that the structure complies with the Florida Building Code for wind loading (see Figure D).

The Eleven story tower being constructed in 1920 presents many structural challenges to evaluate the structure and most importantly renovate to meet the present Florida Building Code (FBC). The present FBC requires wind design to be based on forces defined in "*Minimum Design Loads for Buildings and Other Structures*" published by American Society of Civil Engineers generally referred as ASCE 7-10. The wind speed established in Pinellas County is 145 MPH (equal to 112 MPH under the previous code) to be applied to the structure. Assuming a mean roof height of 143 feet (using a floor to floor height of 13'-0" times 11 floors) this equates to a base wind pressure of 37.5 PSF (working pressure or ASD; not factored) in which factors based on building components are to be applied.

The code required wind pressure for the lateral bracing systems based on the assumed building height of the 143 feet and a tower plan dimensions of approximately 40'-0" x 100' 0" is 48.7 PSF (ASD). The loading caused by wind at that period in history was not clearly defined in structural codes. In reviewing the American Institute of Steel Construction (AISC) first manual dated 1930 (see Figure E) it is suggested to use a design wind pressure of 15 PSF on the vertical surface of the structure. This is significantly less than the 37.5 PSF calculated above. The wall materials such as glazing and exterior wall elements are required to resist wind pressures of 54.0 PSF negative (ASD) under the present ASCE 7-10 building code. We are of the opinion the present glazing systems are not designed for this wind pressures and probably do not meet the impact glazing under the present code. The exterior wall system observed was clay tile material (see Photograph #5) which was very typical construction at that period of time. This material is generally not reinforced and does not have the ability to resist the amount of wind pressures.

The adjacent six story tower would most likely be designed under the Southern Standard Building Code 1960 Edition (see Figure F). This code requires a building of the height of 51' to 99' in the Southern Coastal Regions to be designed for lateral load of 45 PSF. The present ASCE 7-10 code for a 78'-0" tall building (six floors at 13'-0" floor to floor height) requires the lateral wind force resisting system to resist 42.7 PSF (ASD) and wall elements to resist 47.8 PSF (ASD). Our professional opinion is that although this building code was probably in force at the time of construction which required the building it be designed for these forces; it is unlikely the wall systems and glazing were designed for these forces. Additionally the glazing does not appear to be impact rated as required for the glazing under the present code.

Our office has recent experience in renovation of pre 1950 buildings in the Pinellas County area which required the exterior wall systems to be improved to meet current wind code forces. This often required complete replacement of the glazing systems. The exterior wall systems were either replaced or a second support system inside the structure was created to support these wall systems. These improvements were very costly and these structures were not the size of the subject property. The larger scale of the subject property would cause the cost of these improvements to be even more costly.

Summary:

In summary we did not observe any structural fatigue or areas of concern in our review of the structure. We are unable to comment on the floor load capacity of the structure, however as stated earlier we did not note any structural conditions of concern. In our research of older codes to include the AISC first manual dated 1930 and the Southern Standard Building Code; both codes suggested floor loading for office spaces as 50 PSF design load. This design floor loading would be acceptable under the present building codes so it is likely that the present floors are designed for the anticipated office use.

The wind or lateral loading of the structure is likely a different matter. The original structure was designed and constructed in the 1920's and as such does not likely meet the modern building wind codes. The renovation of the present structure to meet the present codes as we believe would be required under the Existing Building Code would most likely require replacement of all of the glazing, major reinforcement (if not replacement) of the exterior wall elements, and substantial improvement of the lateral bracing system for the building. These improvements are technically feasible they would require a very large financial investment to construct.

Richard Adams Engineering reserves the right to revise or update any of the observations, assessments and / or recommendations as conditions change or additional information becomes available.

We thank you for the opportunity of providing you Structural Engineering services and look forward to our next opportunity to be of service. If clarification or additional information is required, please feel free to contact me.

Sincerely,

RICHARD RAY ADAMS
LICENSE
No 35836
08/26/2014
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Richard Ray Adams

Digitally signed by Richard Ray Adams
DN: CN=Richard Ray Adams, O="Richard Adams Engineers & Consultants, P.A.", E=Radams@adams-engineers.com, L=Tampa, S=Florida, C=US
Reason: Submit for Review
Date: 2014.08.26 17:34:36 -04'00'

Richard Adams, P.E.

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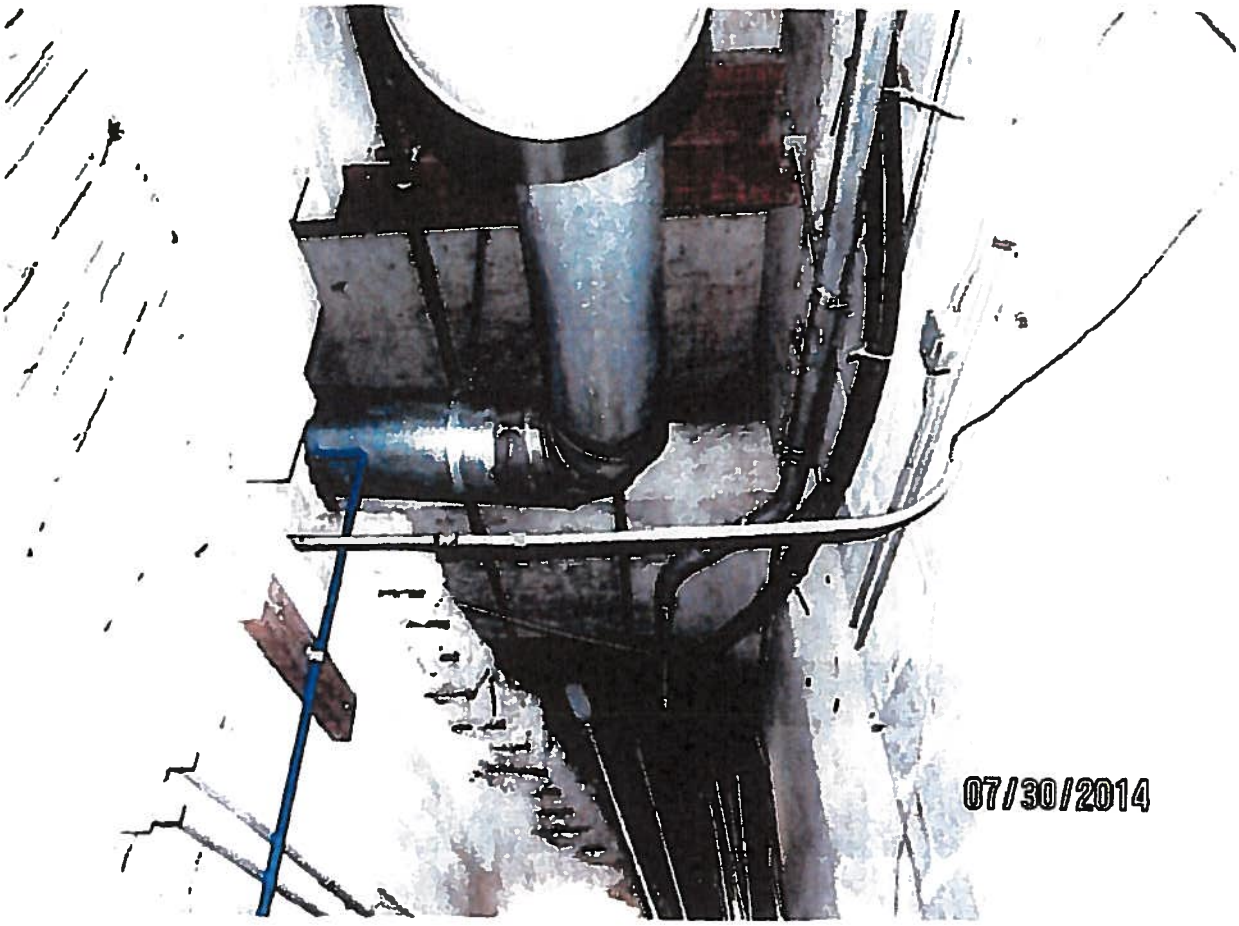
Section 3: Photographs and Sketches.

Photograph # 1: View of exposed concrete floor on the Eleventh Floor of the tower. Note the floor does not display any structural cracking or fatigue.

Photograph # 2: View of exposed concrete floor on the Seventh Floor of the tower. Note the floor does not display any structural cracking or fatigue.



Photograph # 3: View of an area where it appears an older concrete floor was cut to allow the construction of a newer basement wall and floor slab above the older slab.

Photograph # 4: Second view of the same area shown in Photograph # 3, note the steel beam and concrete floor extending over the wall on the right side of the photograph. This steel beam and concrete floor appears newer than the lower wall system. This steel beam and concrete floor system is supported beyond the partially demolished wall and does not require any support from this wall.

Photograph # 5: View of exposed exterior wall system which appears to be clay tile construction.

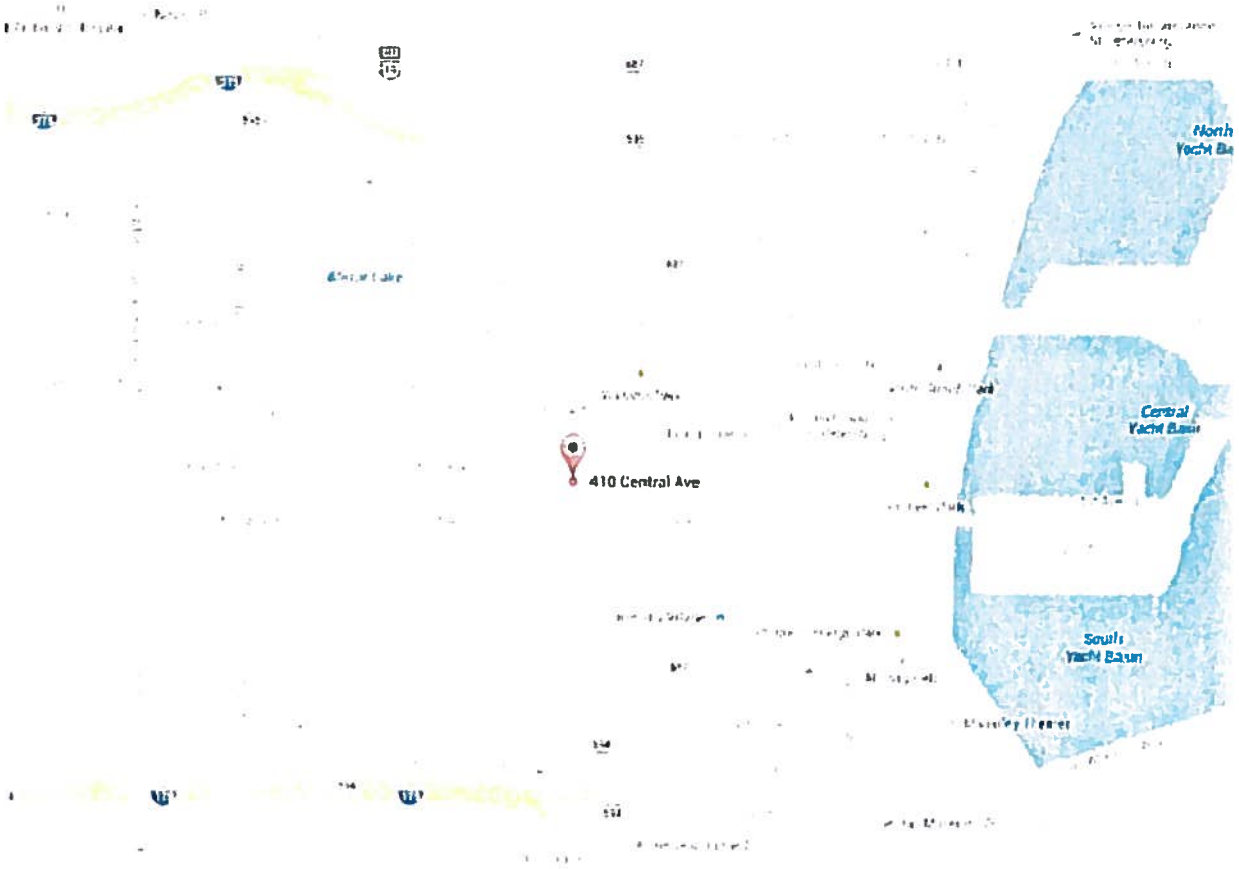


Figure # A: Vicinity map of general area to locate the structure. This map was provided by Google Maps, and we have assumed that north is located up on this map.

Figure # B: Aerial of Subject building and surrounding area as provided by Google Earth. We have assumed that north is located up on this map.

CHAPTER 4

CLASSIFICATION OF WORK

SECTION 401
GENERAL

401.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 5 through 12 and shall apply to the *alteration, repair, addition* and *change of occupancy* of existing structures, including historic and moved structures, as referenced in Section 101.5.2. The work performed on an *existing building* shall be classified in accordance with this chapter.

401.1.1 Compliance with other alternatives. *Alterations, repairs, additions* and changes of occupancy to existing structures shall comply with the provisions of Chapters 4 through 12 or with one of the alternatives provided in Section 101.5.

401.2 Work area. The *work area*, as defined in Chapter 2, shall be identified on the construction documents.

401.3 Occupancy and use. When determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the *Florida Building Code, Building*.

401.4 A design professional or an owner must elect one or a combination of levels of alteration pursuant to Sections 403, 404 and 405 of this code.

SECTION 402
REPAIRS

402.1 Scope. *Repairs*, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

402.2 Application. *Repairs* shall comply with the provisions of Chapter 5.

402.3 Related work. Work on nondamaged components that is necessary for the required *repair* of damaged components shall be considered part of the *repair* and shall not be subject to the provisions of Chapter 6, 7, 8, 9 or 10.

SECTION 403
ALTERATION—LEVEL 1

403.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose. Level 1 alterations shall not include any removal, replacement or covering of existing materials, elements, equipment or fixtures undertaken for purpose of repair as defined in Chapter 2 and described in Section 402.

403.2 Application. Level 1 *alterations* shall comply with the provisions of Chapter 6.

SECTION 404
ALTERATION—LEVEL 2

404.1 Scope. Level 2 *alterations* include the reconfiguration of space, the *addition* or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

404.2 Application. Level 2 alterations shall comply with the provisions of Chapter 6 for Level 1 *alterations* as well as the provisions of Chapter 7.

SECTION 405
ALTERATION—LEVEL 3

405.1 Scope. Level 3 *alterations* apply where the *work area* exceeds 50 percent of the aggregate area of the building and made within any 12-month period.

Exception: Work areas in which the alteration work is exclusively plumbing, mechanical or electrical shall not be included in the computation of total area of all work areas.

405.2 Application. Level 3 alterations shall comply with the provisions of Chapters 6 and 7 for Level 1 and 2 *alterations*, respectively, as well as the provisions of Chapter 8.

SECTION 406
CHANGE OF OCCUPANCY

406.1 Scope. *Change of occupancy* provisions apply where the activity is classified as a *change of occupancy* as defined in Chapter 2.

406.2 Application. Changes of occupancy shall comply with the provisions of Chapter 9.

SECTION 407
ADDITIONS

407.1 Scope. Provisions for *additions* shall apply where work is classified as an *addition* as defined in Chapter 2.

407.2 Application. *Additions* to existing buildings shall comply with the provisions of Chapter 10.

SECTION 408
HISTORIC BUILDINGS

408.1 Scope. Historic buildings provisions shall apply to buildings classified as historic as defined in Chapter 11.

408.2 Application. Except as specifically provided for in Chapter 11, historic buildings shall comply with applicable provisions of this code for the type of work being performed.

2010 FLORIDA BUILDING CODE — EXISTING BUILDING 4.1

Figure # C: The Florida Building Code (FBC) Existing Building (2010) defines Alteration – Level 3 where the work area exceeds 50 percent of the aggregate area of the building in a 12 month period.

SECTION 804
FIRE PROTECTION

804.1 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in all work areas in accordance with the *Florida Building Code, Building*

804.1.1 High-rise buildings. In high-rise buildings, work areas shall be provided with automatic sprinkler protection where the building has a sufficient municipal water supply system to the site. Where the work area exceeds 50 percent of floor area, sprinklers shall be provided for the entire floor.

804.1.2 Rubbish and linen chutes. Rubbish and linen chutes located in the *work area* shall be provided with sprinklered protection or an approved fire suppression system where protection of the rubbish and linen chute would be required under the provisions of the *Florida Building Code, Building* for new construction.

804.2 Fire alarm and detection systems. Fire alarm and detection systems shall comply with the appropriate sections of the *Florida Fire Prevention Code*.

804.2.1 Manual fire alarm systems. Reserved.

804.2.2 Automatic fire detection. Reserved.

SECTION 805
MEANS OF EGRESS

805.1 General. The means of egress shall comply with the requirements of Section 705 except as modified in Sections 805.2 and 805.3.

805.2 Means-of-egress lighting. Means of egress from the highest *work area* floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the *Florida Building Code, Building*

805.3 Exit signs. Means of egress from the highest *work area* floor to the floor of exit discharge shall be provided with exit signs in accordance with the requirements of the *Florida Building Code, Building*

SECTION 806
ACCESSIBILITY

806.1 General. A building, facility or element that is altered shall comply with the provisions of the *Florida Building Code, Accessibility*.

SECTION 807
STRUCTURAL

807.1 General. Where buildings are undergoing Level 3 alterations including structural alterations, the provisions of this section shall apply.

807.2 New structural elements. New structural elements shall comply with Section 707.2.

807.3 Existing structural elements carrying gravity loads. Existing structural elements carrying gravity loads shall comply with Section 707.4.

807.4 Structural alterations. All structural elements of the lateral-force-resisting system in buildings undergoing Level 3 structural alterations or buildings undergoing Level 2 alterations as triggered by Section 707.5 shall comply with this section.

Exceptions:

1. Buildings of Group R occupancy with no more than five dwelling or sleeping units used solely for residential purposes that are altered based on the conventional light-frame construction methods of the *Florida Building Code, Building* or in compliance with the provisions of the *Florida Building Code, Residential*.
2. Where such *alterations* involve only the lowest story of a building and the *change of occupancy* provisions of Chapter 9 do not apply, only the lateral-force-resisting components in and below that story need comply with this section.

807.4.1 Evaluation and analysis. An engineering evaluation and analysis that establishes the structural adequacy of the altered structure shall be prepared by a registered architect or engineer and submitted to the *code official*.

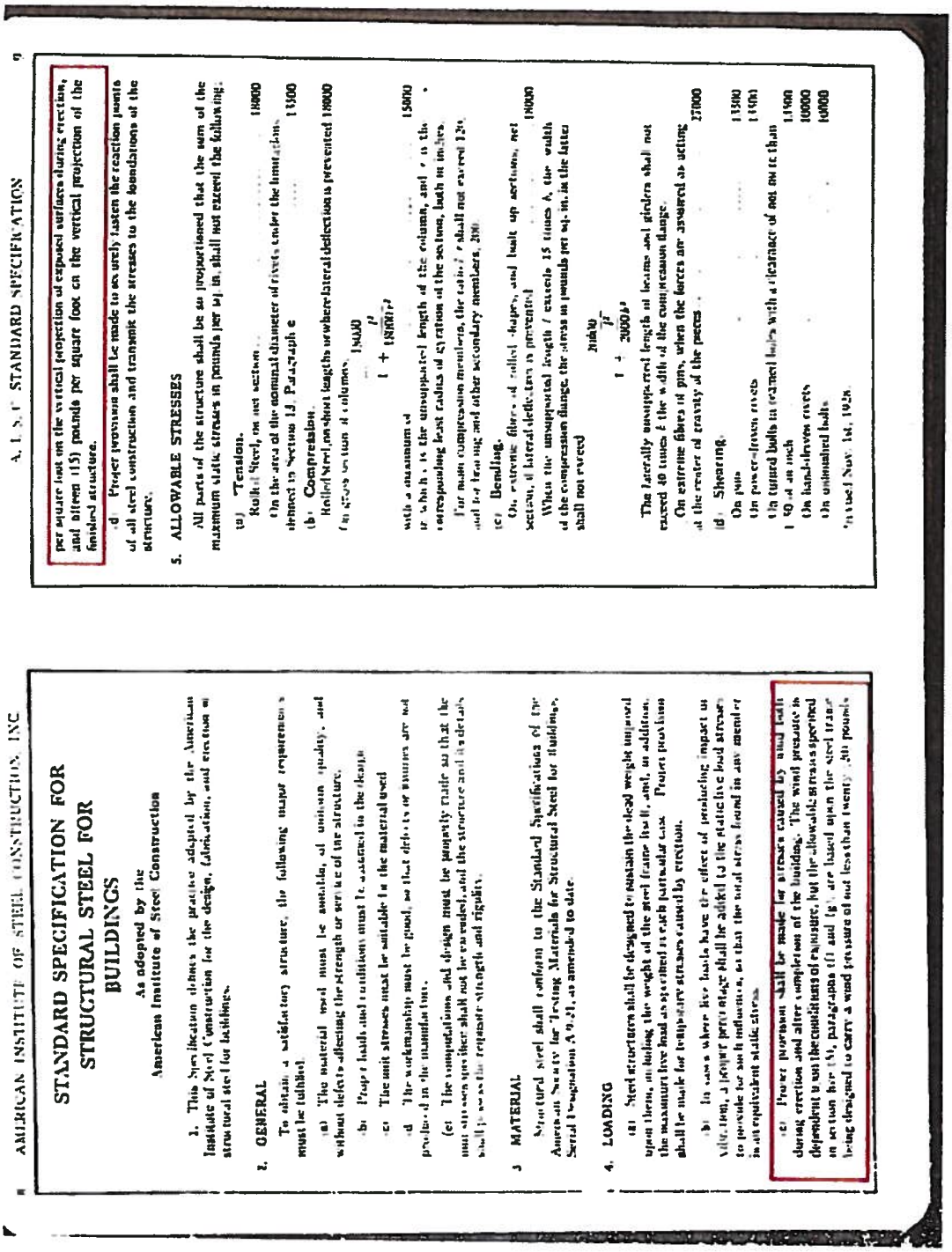
807.4.2 Substantial structural alteration. Where more than 30 percent of the total floor and roof areas of the building or structure have been or are proposed to be involved in structural *alteration* within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the *Florida Building Code, Building* for wind loading.

807.4.3 Limited structural alteration. Where not more than 30 percent of the total floor and roof areas of the building are involved in structural *alteration* within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the loads applicable at the time of the original construction or of the most recent substantial structural *alteration* as defined by Section 807.4.2.

SECTION 808
ENERGY CONSERVATION

808.1 Minimum requirements. Alterations subject to this chapter shall comply with the requirements of the *Florida Building Code, Energy Conservation*.

Figure # D: A Level 3 Alteration as determined by Florida Building Code Existing Building requires an engineering evaluation and analysis that the structure complies with the Florida Building Code for wind loading as stated above.



AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.

STANDARD SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS

As adopted by the American Institute of Steel Construction

1. This Specification defines the practice adopted by the American Institute of Steel Construction for the design, fabrication, and erection of structural steel for buildings.

2. GENERAL

To obtain a satisfactory structure, the following major requirements must be fulfilled.

(a) The material used must be suitable, of uniform quality, and without defects affecting the strength or service of the structure.

(b) Proper loads and conditions must be assumed in the design.

(c) The unit stresses must be suitable for the material used.

(d) The workmanship must be good, so that defects or weaknesses are not produced in the manufacture.

(e) The computations and design must be properly made so that the unit stresses specified shall not be exceeded, and the structure and its details shall possess the requisite strength and rigidity.

3. MATERIAL

Structural steel shall conform to the Standard Specifications of the American Society for Testing Materials for Structural Steel for Buildings, Serial Designation A 9-21, as amended to date.

4. LOADING

(a) Steel structures shall be designed to sustain the dead weight imposed upon them, including the weight of the steel frame itself, and, in addition, the maximum live load as specified in each particular case. Proper provision shall be made for temporary stresses caused by erection.

(b) In cases where live loads have the effect of producing impact or vibration, a proper percentage shall be added to the static live load stresses to provide for such influence, so that the total stress found in any member is an equivalent static stress.

(c) Proper provision shall be made for stresses caused by wind both during erection and after completion of the building. The wind pressure is dependent upon the conditions of exposure, but the allowable stresses specified in section five (5), paragraphs (f) and (g), are based upon the steel frame being designed to carry a wind pressure of not less than twenty (20) pounds per square foot on the vertical projection of exposed surfaces during erection, and fifteen (15) pounds per square foot on the vertical projection of the finished structure.

(d) Proper provision shall be made to securely fasten the reaction points of all steel construction and transmit the stresses to the foundations of the structure.

5. ALLOWABLE STRESSES

All parts of the structure shall be so proportioned that the sum of the maximum static stresses in pounds per sq. in. shall not exceed the following:

(a) Tension.

Rolled Steel, net section 18000

On the area of the nominal diameter of rivets under the limitations denoted in Section 13, Paragraph e 13500

(b) Compression.

Rolled Steel, in short lengths or where lateral deflection is prevented 18000

For gross section of columns, 18000

$$\frac{l^2}{1 + 18000 r^2}$$

with a maximum of 15000

in which l is the unsupported length of the column, and r is the corresponding least radius of gyration of the section, both in inches.

For main compression members, the ratio l/r shall not exceed 120, and for bracing and other secondary members, 200.

(c) Bending.

On extreme fibers of rolled shapes, and built up sections, net section, if lateral deflection is prevented 18000

When the unsupported length l exceeds 15 times b, the width of the compression flange, the stress in pounds per sq. in. in the latter shall not exceed

$$\frac{20000b}{l}$$

The laterally unsupported length of beams and girders shall not exceed 40 times b the width of the compression flange.

On extreme fibers of pins, when the forces are assumed as acting at the center of gravity of the pins 27000

(d) Shearing.

On pins 13500

On power-driven rivets 11250

On turned bolts in reamed holes with a clearance of not more than 1/50 of an inch 11500

On hand-driven rivets 10000

On unfinished bolts 10000

Revised Nov. 1st, 1928.

Figure # E: The American Institute of Steel Construction (AISC) first manual dated 1930 suggested to use a design wind pressure of 15 PSF on the vertical surface of the structure as stated above.

Balcony railings, both exterior and interior, shall be designed to resist a horizontal thrust of fifty (50) pounds per linear foot applied at the top of the railing.

1204.3 — SUPPORTS FOR WALKWAYS

Where walkways are to be installed above ceilings, supports shall be designed to carry a load of two hundred (200) pounds occupying a space two and one-half (2½) square feet, so placed as to produce maximum stresses in the affected members.

SECTION 1205 — WIND LOADS

1205.1 — MINIMUM DESIGN LOADS

Buildings or other structures shall be capable of withstanding the horizontal loads shown in the following table and, applied in each zone, allowing for wind from any direction. The first height zone shall be measured above the average level of the ground adjacent to the building and the subsequent height zones shall be added progressively upward to the overall height of the building.

DESIGN WIND PRESSURE FOR VARIOUS HEIGHT ZONES OF BUILDINGS OR OTHER STRUCTURES

Height Zone Ft.	Horizontal Loads Lb./Sq. Ft.	
	For Southern Inland Regions	For Southern Coastal Region*
Less than 30	10	25
31 to 50	20	35
51 to 99	24	45
100 to 199	28	50
200 to 299	30	50
300 to 399	32	50
Over 400	40	50

*Coastal regions is that area lying within 125 miles of the coast and subject to hurricanes, tropical disturbances and occasional winds attaining exceptionally high wind velocities.
(See Appendix "D" for Hurricane Anchors)

1205.2 — EXTERIOR WALLS

Every exterior wall shall be capable of withstanding the loads specified in the above table, acting either inward or outward.

1205.3 — ROOFS — WIND LOADS

The roofs of all buildings or other structures shall be designed to withstand loads acting outward normal to the surface equal to

5

Figure # F: The Southern Standard Building Code 1960 Edition requires a building of the height of 51' to 99' in the Southern Coastal Regions to be designed for lateral load of 45 PSF see above.

Constants

Mathematical Constants $kip := 1000 \cdot lb$ $psf := \frac{lb}{ft^2}$ $ksi := \frac{kip}{in^2}$ $psi := \frac{lb}{in^2}$ $pcf := \frac{lb}{ft^3}$ $plf := \frac{lb}{ft}$

Steel Constants $E_s := 29500 \cdot ksi$ $F_y := 36 \cdot ksi$ $F_{BM} := 50ksi$ $F_{tube} := 46ksi$

Masonry Constants $W_{mas} := 60psf$ $f_m := 1800psi$ $F_s := 24000psi$ $E_m := 900 f_m$ $n := \frac{E_s}{E_m}$ $n = 18.21$

Concrete Constants $f_{bar} := 60 \cdot ksi$ $W_{conc} := 145 \cdot pcf$ $f_c := 3000 \cdot psi$

Other Constants $Soil_{brg} := 2500 \cdot psf$

Building Loads

Roof Dead Load $W_{RDL} := 20psf$

Roof Live Load $W_{RLL} := 20psf$

Assumed Building Height: $11 \cdot 13 \cdot ft = 143 ft$

Wind Pressures for Eleven Story Tower

Calculate Wind Load per ASCE 7-10 Code (Roof Slope 0 - 10 degrees Figure 27.4-1):

Wind speed: $V := 145$

Wind Speed ASD $V \cdot \sqrt{0.6} = 112.317$

Importance factor: $I := 1.00$

Height above ground level $z := 143ft$ *For Exposure B/Case 1, z cannot be less than 30ft*

Velocity Pressure Coefficient $\alpha := 9.5$ *Exposure B=7.0, Exposure C=9.5, Exposure D=11.5 Per Table 6-2*

$z_g := 900ft$ *Exposure B=1200,Exposure C=900, Exposure D=700 Per Table 6-2*

$$K_z := if\left[z < 15ft, 2.01\left(\frac{15ft}{z_g}\right)^{\frac{2}{\alpha}}, 2.01 \cdot \left(\frac{z}{z_g}\right)^{\frac{2}{\alpha}}\right] \quad K_z = 1.365$$

Wind directionality Factor: $K_d := 0.85$

Velocity Pressure $q_h := 0.00256 \cdot psf \cdot K_z K_d V^2 \cdot I$ $q_h = 62.431 \cdot psf$ $q_h \cdot 0.6 = 37.459 \cdot psf$

Internal Pressure Coeff. $GC_{pi} := 0.18$ *(Based on enclosed building, Figure 6-5)*

Calculate C & C Roof Wind Pressures for 10 sq ft.:

External Pressure Coefficient @ Field: $GCp_{fl10} := -1.0$ Design Pressure @ Field: $W_{fl10} := q_h \cdot (GCp_{fl10} - GC_{pi})$ $W_{fl10} = -73.669 \cdot psf$

External Pressure Coefficient @ Edge: $GCp_{e10} := 1.8$ Design Pressure @ Edge: $W_{e10} := q_h \cdot (GCp_{e10} - GC_{pi})$ $W_{e10} = -123.613 \cdot psf$

External Pressure Coefficient @ Corner: $GCp_{c10} := -2.8$ Design Pressure @ Corner: $W_{c10} := q_h \cdot (GCp_{c10} - GC_{pi})$ $W_{c10} = -186.044 \cdot psf$

Calculate C & C Wall Wind Pressures for 10 sq ft.:

Wall Pressures reduced by 10% per note # 5 of Figure 30.4-1

External Pressure Coefficient @ Field: $GCp_{fw10} := -1.1 \cdot 0.9$ Design Pressure @ Field: $W_{fw10} := q_h \cdot (GCp_{fw10} - GC_{pi})$ $W_{fw10} = -73.044 \cdot psf$

External Pressure Coefficient @ Edge: $GCp_{ew10} := -1.4 \cdot 0.9$ Design Pressure @ Edge: $W_{ew10} := q_h \cdot (GCp_{ew10} - GC_{pi})$ $W_{ew10} = -89.901 \cdot psf$

Allowable pressure for Wall Edge Pressure: $W_{ew10} \cdot .6 = -53.94 \cdot psf$

Main Wind Force Resisting Systems

(Per Figure 27.4-1. All Heights and roof slope 0° < θ < 10° Mean Roof Height / Horizontal Dimension LESS THAN 0.5)

Mean Roof Height: $h := 143\ ft$

Building Dimensions: $L_x := 100 \cdot ft$ $L_y := 40 \cdot ft$ $LB_{Min} := \min\left(\frac{L_x}{L_y}, \frac{L_y}{L_x}\right)$ $LB_{Min} = 0.4$

$WindWard_{Cp} := 0.8$ $LeeWard_{Cp} := if(LB_{Min} > 4, 0.2, if(LB_{Min} \le 1, 0.5, 0.3))$ $LeeWard_{Cp} = 0.5$

Horizontal Pressure (Wall):

$Wind_H := (WindWard_{Cp} + LeeWard_{Cp}) \cdot q_h$ $Wind_H = 81.16 \cdot psf$ ASD Pressure $Wind_H \cdot 0.6 = 48.696 \cdot psf$

Primary Frame Loads on single wall surfaces for wall elements which support vertical & Horizontal loads:

Interior Zone

$Wind_{Wall} := (WindWard_{Cp} + GC_{pi}) \cdot q_h$ $Wind_{Wall} = 61.182 \cdot psf$

Determine Width of Pressure Coefficient Zone (Z) for Building:

$W := \min(L_x, L_y)$ $W = 40\ ft$ $H := h$

$Z_1 := .1 \cdot W$ $Z_2 := .4 \cdot H$ $Z_3 := .04\ W$ $Z := if(Z_1 < Z_2, Z_1, Z_2)$ $Z := if(Z > Z_3, Z, Z_3)$

$Z := if(Z > 3 \cdot ft, Z, 3 \cdot ft)$ $Z = 4\ ft$

Wind Pressures for Six Story Tower

Calculate Wind Load per ASCE 7-10 Code (Roof Slope 0 - 10 degrees Figure 27.4-1):

Wind speed: $V := 145$ Wind Speed ASD $V \cdot \sqrt{0.6} = 112.317$

Importance factor: $I := 1.00$

Height above ground level $z := 78ft$ *For Exposure B/Case 1, z cannot be less than 30ft*

Velocity Pressure Coefficient $\alpha := 9.5$ *Exposure B=7.0, Exposure C=9.5, Exposure D=11.5 Per Table 6-2*

$z_g := 900ft$ *Exposure B=1200,Exposure C=900, Exposure D=700 Per Table 6-2*

$$K_z := if\left[z < 15ft, 2.01\left(\frac{15ft}{z_g}\right)^{\frac{2}{\alpha}}, 2.01 \cdot \left(\frac{z}{z_g}\right)^{\frac{2}{\alpha}}\right] \quad K_z = 1.201$$

Wind directionality Factor: $K_d := 0.85$

Velocity Pressure $q_h := 0.00256 \cdot psf \cdot K_z \cdot K_d \cdot V^2 \cdot I$ $q_h = 54.952 \cdot psf$ $q_h \cdot 0.6 = 32.971 \cdot psf$

Internal Pressure Coeff. $GC_{pi} := 0.18$ *(Based on enclosed building, Figure 6-5)*

Calculate C & C Roof Wind Pressures for 10 sq ft.:

External Pressure Coefficient @ Field: $GCp_{f10} := -1.0$ Design Pressure @ Field: $W_{f10} := q_h \cdot (GCp_{f10} - GC_{pi})$ $W_{f10} = 64.843 \cdot psf$

External Pressure Coefficient @ Edge: $GCp_{e10} := -1.8$ Design Pressure @ Edge: $W_{e10} := q_h \cdot (GCp_{e10} - GC_{pi})$ $W_{e10} = -108.804 \cdot psf$

External Pressure Coefficient @ Corner: $GCp_{c10} := -2.8$ Design Pressure @ Corner: $W_{c10} := q_h \cdot (GCp_{c10} - GC_{pi})$ $W_{c10} = -163.756 \cdot psf$

Calculate C & C Wall Wind Pressures for 10 sq ft.:

Wall Pressures reduced by 10% per note # 5 of Figure 30.4-1

External Pressure Coefficient @ Field: $GCp_{fw10} := -1.1 \cdot 0.9$ Design Pressure @ Field: $W_{fw10} := q_h \cdot (GCp_{fw10} - GC_{pi})$ $W_{fw10} = -64.293 \cdot psf$

External Pressure Coefficient @ Edge: $GCp_{ew10} := -1.4 \cdot 0.9$ Design Pressure @ Edge: $W_{ew10} := q_h \cdot (GCp_{ew10} - GC_{pi})$ $W_{ew10} = -79.13 \cdot psf$

Allowable pressure for Wall Edge Pressure: $W_{ew10} \cdot .6 = -47.478 \cdot psf$

Main Wind Force Resisting Systems

(Per Figure 27.4-1, All Heights and roof slope 0° < θ < 10° Mean Roof Height / Horizontal Dimension LESS THAN 0.5)

Mean Roof Height: $h := 143 \cdot ft$

Building Dimensions: $L_x := 100 \cdot ft$ $L_y := 40 \cdot ft$ $LB_{Min} := \min\left(\frac{L_x}{L_y}, \frac{L_y}{L_x}\right)$ $LB_{Min} = 0.4$

$WindWard_{Cp} := 0.8$ $LeeWard_{Cp} := if(LB_{Min} \geq 4, 0.2, if(LB_{Min} \leq 1, 0.5, 0.3))$ $LeeWard_{Cp} = 0.5$

Horizontal Pressure (Wall):

$Wind_H := (WindWard_{Cp} + LeeWard_{Cp}) \cdot q_h$ $Wind_H = 71.437 \cdot psf$ ASD Pressure $Wind_H \cdot 0.6 = 42.862 \cdot psf$

Primary Frame Loads on single wall surfaces for wall elements which support vertical & Horizontal loads:

Interior Zone

$Wind_{Wall} := (WindWard_{Cp} + GC_{pi}) \cdot q_h$ $Wind_{Wall} = 53.853 \cdot psf$

Determine Width of Pressure Coefficient Zone (Z) for Building:

$W := \min(L_x, L_y)$ $W = 40 ft$ $H := h$

$Z_1 := .1 \cdot W$ $Z_2 := .4 \cdot H$ $Z_3 := .04 \cdot W$ $Z := if(Z_1 < Z_2, Z_1, Z_2)$ $Z := if(Z > Z_3, Z, Z_3)$

$Z := if(Z > 3 \cdot ft, Z, 3 \cdot ft)$ $Z = 4 ft$

Greenfield Environmental

INTERIM REPORT OF THE NESHAP DEMOLITION SURVEY, SAMPLING AND EVALUATION OF ASBESTOS-CONTAINING MATERIALS

at the

COMMERCIAL PROPERTY -
INCLUDING THE PARKING GARAGE, STORAGE STRUCTURE AND PARKING ATTENDANT BUILDING
400, 410 AND 424 CENTRAL AVENUE & 31 4TH STREET SOUTH
ST. PETERSBURG, FLORIDA

August 26, 2014
GE Project Number 2156-0300

Submitted to:

Echelon, LLC
Mr. Steve Kurcan
235 3rd Street North, Suite 300
St. Petersburg, Florida 33701

Prepared by:

Greenfield Environmental, Inc.
432 3rd Street North
St. Petersburg, Florida 33701

EXECUTIVE SUMMARY

The survey and laboratory analysis conducted at the commercial property (including the parking garage, storage structure and parking attendant building) located at 400, 410 & 424 Central Avenue and 31 4th Street South in St. Petersburg, Florida indicated that sixty-five (65) of the suspect materials assessed were found to contain asbestos in amounts greater than one (1) percent. These materials are friable (Regulated), Category I non-friable and Category II non-friable materials.

An additional inspection of occupied areas and areas not accessible will need to be conducted prior to demolition. The asbestos containing materials must be removed by a Florida Licensed Asbestos Abatement Contractor prior to demolition activities that will impact the materials. Proper notification must be provided to Pinellas County Air Quality Division prior to asbestos abatement and demolition activities.

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1.0 INTRODUCTION

A survey for asbestos-containing materials (ACMs) was conducted by Greenfield Environmental, Inc. (GE) at the commercial property (including the parking garage, storage strucuture and parking attendant building) located at 400, 410 & 424 Central Avenue and 31 4th Street South in St. Petersburg, Florida. The survey was performed on July 30, 2014 and August 6th, 12th, 15th, 18th, 19th & 22nd, 2014 by Nicholas Barron and David Owen, EPA Certified Inspectors for GE. Greenfield Environmental, Inc. is a Florida Licensed Asbestos Consulting Firm with a corresponding license number of ZA-0000268.

The survey was conducted in order to identify any asbestos-containing materials which may exist prior to demolition activities in accordance with the National Emissions Standard for Hazardous Air Pollutants (NESHAP) Regulation.

More specifically, our scope of services for this project consisted of the five following steps:

- Site Walk-Through and Observations,
- Bulk Sampling of Suspect ACMs,
- Polarized Light Microscopy (PLM) Analysis of Bulk Samples,
- Hazard Assessment and Evaluation, and
- Final Report Development.

The findings of this report represent Greenfield Environmental, Inc.'s (GE) best professional judgement and no other warranty is expressed or implied. This report is intended only for the use of **ECHELON, LLC** and its agents. The contents should not be relied upon by any other parties without the expressed written consent of GE.

2.0 FACILITY DESCRIPTION

The faciltiy consists of seven (7) structures. The structures at 400 Central Avenue (6-story building, 410 Central Avenue (12-story building), 424 Central Avenue (western area of the 1st Floor of 410 Central Avenue), the structure constructed over the alley (bridging 400 Central to 31 4th Street South) and 31 4th Street South (2-story building) are one contiguous facility. The parking garage structure, a storage structure (adjacent to the west of the parking garage) and a parking attendant structure are separate buildings. Additionally, a pump house shed is present to the west of the storage structure.

400, 410 & 424 Central Avenue and 31 4th Street South are constructed of concrete, brick and mortar and steel on a concrete slab foundation. The interior finishes consist of plaster, drywall, stucco, wallpaper, ceiling tiles, fire-proofing, vinyl base cove, wood base boards, mirrors, popcorn ceiling texture, ceramic tile, vinyl floor tile with mastic, vinyl floor sheeting, carpeting, terrazzo flooring, concrete. The HVAC systems consist of flexduct, fiberglass ductboard, sheet metal duct and fiberboard duct. The doors were either solid wood, hollow wood, metal with styrofoam insulation, metal with carboard insulation, metal with powder insulation or glass and metal. The exterior finishes consist of stucco, brick and mortar and concrete. The roof areas consist of rolled roofing, tar and gravel built-up roofing, roofing mastic and felt paper.

The parking garage structure is concructed with concrete with caulking at concrete cracks.

The storage structure (adjacent to the west of the parking garage) is concructed of metal on a concrete slab foundation with fiberglass insulation at the roof area and caulking on various roofing and gutter seams.

The parking attendant structure is constructed of steel on a concrete slab foundation with stucco exterior walls, white fibrous ceiling insulation and a vinyl roofing covering over tar and gravel built-up roofing.

Please note: Areas that were not inspected include the occupied storage room present at the 1st floor of the parking garage structure and the pump house shed to the west of the storage structure. No access was provided to these areas, therefore; they will need to inspected prior to demolition activities.

3.0 SURVEY METHODS AND LABORATORY ANALYSIS

The sampling conducted in this asbestos survey was performed in accordance with Title 40, Code of Federal Regulations (CFR), Part 763 for suspect ACMs. The EPA regulations require that sample locations be randomly selected. All suspect asbestos-containing materials and PACM (materials presumed to contain asbestos under the OSHA Asbestos Rule, 29 CFR 1910) were identified and samples of each different material were obtained.

The bulk sampling procedure utilized for collection of suspect samples required the establishment of homogeneous sampling areas. A homogeneous sampling area is defined as an area of friable or non-friable material of similar type that appeared to be applied or installed during the same general period of time. All sample locations were identified with numbers corresponding to those listed in Section 5.0 " Description of Materials" of this report.

Samples which were collected from these pre-determined homogeneous sampling areas were labeled and transported to Air Quality Environmental, Inc. (NVLAP No. 200759-0) for analysis. All samples were analyzed using EPA approved Polarized Light Microscopy (PLM) coupled with dispersion staining. Properties such as refractive indices, birefringence, sign of elongation and extinction angle are unique to crystalline asbestos forms and are used to identify the type of asbestos mineral as chrysotile, amosite, crocidolite, anthophyllite, tremolite or actinolite. Percentages of the identified types of asbestos are determined by visual estimation. Attempts are made to mix the sample thoroughly to provide a more accurate percentage. Any material containing greater than one percent (1%) by weight of any type of asbestos is considered by the EPA to be an ACM and if disturbed must be handled according to specific regulations.

4.0 SUSPECTED ASBESTOS-CONTAINING MATERIALS

All accessible suspect building materials were sampled at the interior, exterior and roof areas of the structures. Elevator shafts and doors, bank vault doors and file cabinets were also evaluated for suspect materials.

The following is a summary of the materials assessed and assumed to be positive for asbestos content greater than one (1) percent during the survey and evaluation of the structures:

- Window Glazing
- Wrap Material over Powder Pipe Elbow Insulation
- Black Vinyl Roof Covering over Tar and Gravel Built-up Roofing
- Metal Doors (Select)

5.0 DESCRIPTION OF MATERIALS

The following is a description of the asbestos containing materials located at the commercial property:

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
20	66 67 68	Black Mirror Mastic Located at the Northeast Bathroom at 410 Central Ave - 11th Floor	7% Chrysotile Asbestos	Non-Friable	Good	20 Square Feet
21	69 70 71	Off-White Sink Mastic Located at the Breakroom Sink at 410 Central Ave - 11th Floor	5% Chrysotile Asbestos	Non-Friable	Good	3 Square Feet
63	200 201 202	Black Mirror Mastic Located at the South Elevator Lobby Walls (5 Mirrors) at 410 Central Ave - 6th Floor	8% Chrysotile Asbestos	Non-Friable	Good	160 Square Feet
70	223 224 225	Black Mirror Mastic Located at the Conference Room Beverage Station at 410 Central Ave - 5th Floor	8% Chrysotile Asbestos	Non-Friable	Good	20 Square Feet
73	232 233 234	Black Mirror Mastic Located at the Entry Area Walls at 410 Central Ave - 4th Floor	4% Chrysotile Asbestos	Non-Friable	Good	100 Square Feet
82	264 265 266	Black Mastic Located under Carpeting at the North Offices and Corridor at 410 Central Ave - 2nd Floor	5% Chrysotile Asbestos	Non-Friable	Good	1800 Square Feet
88	282 283 284	White Sink Mastic Located at the Break Room at 410 Central Ave - 2nd Floor	4% Chrysotile Asbestos	Non-Friable	Good	3 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
93	297 298 299	Black Mastic Wrap Located over the Vibration Damper Material at the Central Air Handler Room at 410 Central Ave - 2nd Floor	6% Chrysotile Asbestos	Non-Friable	Good	10 Square Feet
100	318 319 320	Foil Wrap with Black Mastic Located at the 6" Vertical Pipe Run Elbows at the West Conduit Room at 410 Central Ave - 2nd Floor	6% Chrysotile Asbestos	Non-Friable	Good	12 Square Feet
101	321 322 323	Black Caulking Located at the Conduit Penetrations at the West Conduit Room at 410 Central Ave - 2nd Floor	20% Chrysotile Asbestos	Non-Friable	Good	5 Square Feet
102	324 325 326	Black Wall Mastic Located at East and West Lower Wall Areas at the West Conduit Room at 410 Central Ave - 2nd Floor	6% Chrysotile Asbestos	Non-Friable	Good	50 Square Feet
106	338 339 340	Gray Rolled Roofing with Black Felt Paper Located at the Parapet Walls at 400 Central Ave - Main (Upper) Roof	Rolled Roofing - No Asbestos Detected Felt Layer - 10% Chrysotile Asbestos	Non-Friable	Good	900 Square Feet
110	349 350 351	Black Mastic Located at the South and East Lower Walls, Northeast Former Support Column, South and West Upper Walls and at the Wall Patch Areas within the Mechanical/Elevator Room at 400 Central Ave - Main (Upper) Roof	8% Chrysotile Asbestos	Non-Friable	Good	100 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
127	391 392 393	White 1' x 1' Ceiling Tile with Brown Mastic Located at the Corridor, Top of Stairwell and at the Upper Ceilings in the Elevator Lobby at 400 Central Ave - 6th Floor	Ceiling Tile - No Asbestos Detected Mastic - 4% Chrysotile Asbestos	Non-Friable	Good	300 Square Feet
132	404 405 406	White Duct Seam Wrap Located at Four (4) AC Vent Seams within the North and Northeast Portion of 400 Central Ave - 6th Floor	90% Chrysotile Asbestos	Friable	Good	10 Square Feet
135	412 413 414	Brown 12" x 12" Vinyl Floor Tile with Black Mastic Located at the Corridor at 400 Central Ave - 5th Floor	Tile - 5% Chrysotile Asbestos Mastic - No Asbestos Detected	Non-Friable	Good	500 Square Feet
137	420 421 422	Blue/Tan Corrugated Paper Insulation Located at the Air Handler Unit at 400 Central Ave - 5th Floor	60% Chrysotile Asbestos	Friable	Fair	10 Square Feet
139	426 427 428	Brown Ceramic Tile with Grout, Thin-set and Black Mastic Located at the South Bathroom at 400 Central Ave - 5th Floor	Ceramic - No Asbestos Detected Grout - No Asbestos Detected Thin-set - No Asbestos Detected Mastic - 7% Chrysotile Asbestos	Non-Friable	Good	200 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
143	437 438 439	Blue Ceramic Tile with Grout, Thin-set and Black Mastic Located at the North Bathroom at 400 Central Ave - 5th Floor	Ceramic - No Asbestos Detected Grout - No Asbestos Detected Thin-set - No Asbestos Detected Mastic - 7% Chrysotile Asbestos	Non-Friable	Good	100 Square Feet
153	465 466 467	Black Mastic at the West Building Seam above East Parapet Wall and at Conduit Penetrations at 400 Central Ave South - Middle Roof	6% Chrysotile Asbestos	Non-Friable	Good	120 Square Feet
155	470 471 472	Black Rolled Roofing with Black Mastic Located at the East Upper Roof at the 410 South Corridor Roof Area	Mastic - 6% Chrysotile Asbestos Rolled Roofing - No Asbestos Detected	Non-Friable	Good	150 Square Feet
158	478 479	Gray Caulking and Black Mastic Located at the Metal Frame Seams at the 410 South Corridor Roof Area	Caulk - No Asbestos Detected Mastic - 7% Chrysotile Asbestos	Non-Friable	Good	30 Square Feet
162	488 489	Black Mastic Located at the North Roof to South Building Seams at 400 Central Ave to 31 4th St. South Roof Area	7% Chrysotile Asbestos	Non-Friable	Good	100 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
165	496 497	Black Roofing Mastic Located at Penetrations and Flashing Areas at 400 Central Ave to 31 4th St. South Roof Area	7% Chrysotile Asbestos	Non-Friable	Good	850 Square Feet
171	508 509 510	Gray 9" x 9" Vinyl Floor Tile with Black Mastic Located at the Steps and Platforms at the Stairwell Between 400 Central Ave and 31 4th St. South	Tile - No Asbestos Detected Black Mastic - 5% Chrysotile Asbestos	Non-Friable	Good	900 Square Feet
174	516 517 518	Tan and Pink Terrazzo Pattern Vinyl Floor Sheeting with Black/Yellow Mastic Located at the North Corridor and North Break Room Floors at 31 4th St. South - 2nd Floor	Sheeting - No Asbestos Detected Mastic - 5% Chrysotile Asbestos	Non-Friable	Good	1200 Square Feet
181	534 535 536	Tan 12" x 12" Vinyl Floor Tile with Black Mastic Located at the Kitchen Floors at 31 4th St. South - 2nd Floor	Tile - 5% Chrysotile Asbestos Black Mastic - 5% Chrysotile Asbestos	Non-Friable	Good	300 Square Feet
182	537 538 539	Pink Sink Mastic Located at the Breakroom Sink at 31 4th St. South - 2nd Floor	5% Chrysotile Asbestos	Non-Friable	Good	3 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
184	542 543 544	Yellow Carpet Mastic over Gray 9" x 9" Vinyl Floor Tile with Black Mastic Located under Carpet at the South Office Floors (Excluding Bathrooms) at 31 4th St. South - 2nd Floor	Carpet Mastic - No Asbestos Detected Tile - 5% Chrysotile Asbestos Black Mastic - 6% Chrysotile Asbestos	Non-Friable	Good	1000 Square Feet
190	557 558 559	Black Mirror Mastic Located at the Restroom Mirrors at Room at 31 4th St. South - 2nd Floor	7% Chrysotile Asbestos	Non-Friable	Good	40 Square Feet
195	568 569 570	Tan 9" x 9" with Yellow Mastic Located at the Platform in the Safe Room at 31 4th St. South - 1st Floor	Tile - 2% Chrysotile Asbestos Mastic - No Asbestos Detected	Non-Friable	Good	80 Square Feet
205	598 599 600	White Ornate Pattern 12" x 12" Vinyl Floor Tile with Black Mastic Located at the Central Reception Area under Carpet at the Structure over the Alley - 3rd Floor	Tile - 2% Chrysotile Asbestos Mastic - 5% Chrysotile Asbestos	Non-Friable	Good	300 Square Feet
206	601 602 603	Light Green 12" x 12" Vinyl Floor Tile with Black Mastic Located at the South Corridor, Map Room and the South Adjacent Office to the Central Reception Area under Carpet at the Structure over the Alley - 3rd Floor	Tile - 3% Chrysotile Asbestos Mastic - 5% Chrysotile Asbestos	Non-Friable	Good	600 Square Feet
208	607 608 609	Pink Sink Mastic Located at the Break Room Sink at the Structure over the Alley - 3rd Floor	5% Chrysotile Asbestos	Non-Friable	Good	3 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
209*	610 611 612	Gray Window Glazing Located at the Central Reception Area at the Structure over the Alley - 3rd Floor	3% Chrysotile Asbestos	Friable	Fair	3 Square Feet
210	613 614 615	Tan Terrazzo Pattern Vinyl Floor Sheeting Located under Carpet Throughout the Northwest Office Room at the Structure over the Alley - 3rd Floor	25% Chrysotile Asbestos	Friable	Good	2000 Square Feet
213	620 621 622	Black/Yellow Mastic with Carpet Pad Located under Carpeting at the Entry Ramp to the Southwest Office Room at the Structure over the Alley - 3rd Floor	Mastic - 4% Chrysotile Asbestos Carpet Pad - No Asbestos Detected	Non-Friable	Good	10 Square Feet
232	672 673 674	Gray Compound on Silver Pipe Wrap with Black Material and Yellow Pipe Insulation Located at the Two (2) Pipe Runs at the Central-West Utility Shaft at 400 Central Ave - 3rd to 4th Floors	Compound 25% Chrysotile Asbestos Wrap - No Asbestos Detected Black Mat - No Asbestos Detected Insulation - No Asbestos Detected	Friable	Fair	250 Linear Feet
234	677 678	Black Mastic Located at the Base of the Access Opening to the Central-West Utility Shaft at 400 Central Ave - 4th Floor	5% Chrysotile Asbestos	Non-Friable	Good	20 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
240	690 691	Black Mirror Mastic Located at the Bathroom Mirrors at 400 Central Ave - 4th Floor, Southwest and Northeast Bathroom Mirrors at 400 Central Ave - 3rd Floor and Safety Deposit Box Room Mirrors at 400 Central Ave - 2nd Floor	7% Chrysotile Asbestos	Non-Friable	Good	80 Square Feet
243	695 696 697	Yellow Carpet Mastic over Brown 12" x 12" Vinyl Floor Tile with Black Mastic Located under Carpet at the Office Floors Throughout - 400 Central Ave - 3rd Floor	Carpet Mastic - No Asbestos Detected Tile - 5% Chrysotile Asbestos Black Mastic - 7% Chrysotile Asbestos	Non-Friable	Good	2600 Square Feet
247	708 709	Black Vinyl Base Cove with Brown Mastic Located at the Southwest Vault Room Walls at 400 Central Ave - 3rd Floor	Vinyl - 6% Chrysotile Asbestos Mastic -No Asbestos Detected	Non-Friable	Fair	30 Square Feet
249	713 714	Black Sink Mastic Located at the Break Room Sink at 400 Central Ave - 3rd Floor	3% Chrysotile Asbestos	Non-Friable	Good	3 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
253	722 723 724	Black Mastic on cementitious Material at the Two (2) Capped Boxes in the Central-West Utility Shaft at 400 Central Ave - 3rd Floor	Mastic 1 - 7% Chrysotile Asbestos Mastic 2 - No Asbestos Detected White Layer - No Asbestos Detected	Non-Friable	Fair	150 Square Feet
275	777 778	Black Roofing Mastic Located at the North Roof Flashing Area at 400 Central Ave - West Boiler/Lower Roof Area	5% Chrysotile Asbestos	Non-Friable	Good	80 Square Feet
277	783 784 785	Tan Terrazzo Pattern Vinyl Floor Sheeting with Black/Yellow Mastic (Top Layer) Located at the North-Northwest Air handler Room at 400 Central Ave - 2nd Floor	Sheeting - No Asbestos Detected Mastic - 4% Chrysotile Asbestos	Non-Friable	Good	120 Square Feet
279	788 789 790	Yellow Carpet Mastic over White 9" x 9" Vinyl Floor Tile with Black Mastic Located under Carpet at the North Office Floors and the Steps Leading to the 1st Floor (400 Central Ave - 2nd Floor)	Carpet Mastic - No Asbestos Detected Tile - No Asbestos Detected Black Mastic - 6% Chrysotile Asbestos	Non-Friable	Good	2200 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
285	804 805	Black Mastic on Yellow Duct Insulation Located at the West Duct Run (Upper Ceiling) Throughout 400 Central Ave - 2nd Floor and at 400 Central - 1st Floor	Mastic - 7% Chrysotile Asbestos Insulation - No Asbestos Detected	Non-Friable	Good	500 Square Feet
286	806 807 808	White/Silver Wrap with Black Mastic and Yellow Insulation Located at the Pipe Run at the West Upper Ceiling Throughout 400 Central Ave - 2nd Floor	Wrap - No Asbestos Detected Mastic - 7% Chrysotile Asbestos Insulation - No Asbestos Detected	Non-Friable	Good	400 Linear Feet
290	815 816 817	Yellow Carpet Mastic over White 12" x 12" Vinyl Floor Tile with Black Mastic Located at the Central and South Corridor (Bottom Layer) at 400 Central Ave - 2nd Floor	Carpet Mastic - No Asbestos Detected Tile - No Asbestos Detected Black Mastic - 7% Chrysotile Asbestos	Non-Friable	Good	275 Square Feet
298	834 835	Black Mastic on Pink Pipe Insulation Located at the Southwest Utility Closet - Upper Ceiling Area at the South Portion of 400 Central Ave - 2nd Floor	Mastic - 7% Chrysotile Asbestos Insulation - No Asbestos Detected	Non-Friable	Good	20 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
316	881 882	Black Mastic on Brown Wrap Located at the Duct Work at the West 2nd Floor Area at 410 Central Ave - Bank Lobby Area	7% Chrysotile Asbestos	Non-Friable	Good	100 Square Feet
324**	899 900 901	Silver Pipe Wrap with Black Mastic and Pink Insulation at the Pipe Located Above the Ceiling Tile Ceiling Area and Above the Plaster Ceiling at the Northwest 2nd Floor Area at 410 Central Ave - Bank Lobby Area	Wrap - No Asbestos Detected Mastic -5% Chrysotile Asbestos Insulation - No Asbestos Detected	Non-Friable	Good	50 Linear Feet
331	916 917	Black Mastic Located at the Piping Patch Areas at the Southwest Corridor Leading to the Basement and the Upper Utility Shaft	6% Chrysotile Asbestos	Non-Friable	Good	40 Square Feet
335*	927 928 929	White Wrap over Gray Powder Insulation Located at the ½" Pipe Elbows within the Southwest Corridor Leading to the Basement and the Upper Utility Shaft	Wrap - No Asbestos Detected Insulation - 5% Chrysotile Asbestos	Friable	Good	30 Square Feet
337*	933 934 935	White Wrap over Gray Powder Insulation Located at the 6" Pipe Elbows within the Southwest Corridor Leading to the Basement and the Upper Utility Shaft	Wrap - No Asbestos Detected Insulation - 5% Chrysotile Asbestos	Friable	Good	30 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
347	955 956 957	Black Mastic with Black Wrap and Tan Insulation Located at the Air handler Unit Pipe Run at the East Basement Area	Mastic - 14% Chrysotile Asbestos Wrap - 10% Chrysotile Asbestos Insulation - No Asbestos Detected	Friable	Fair	30 Linear Feet
352	967 968 969	Black Mastic with Black Felt Paper Located at the North Flashing Area in the North Air Handler Unit Room at the South 410 Central Ave Corridor Between the 2nd and 3rd Floors	Mastic - 12% Chrysotile Asbestos Felt - 10% Chrysotile Asbestos	Non-Friable	Good	50 Square Feet
353	969 970	Black Caulking/Mastic Located at the Upper North Wall and Penetration Seams in the North Air Handler Unit Room at the South 410 Central Ave Corridor Between the 2nd and 3rd Floors	12% Chrysotile Asbestos	Non-Friable	Good	20 Square Feet
358	982 983	Black Mastic Located at the Upper Steel Support Points at the and the Wall Patch Areas (Exterior Wall at 400 Central Ave)	7% Chrysotile Asbestos	Non-Friable	Good	150 Square Feet
367	N/A	Black Vinyl Roof Covering over Tar and Gravel Built-up Roofing at the Parking Attendant Building	Assumed	Non-Friable	Good	60 Square Feet

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
370	1010 1011	Cement Board Roof Panel Located at the East Stairwell Roof at the Parking Garage	30% Chrysotile Asbestos	Non-Friable	Good	50 Square Feet
376	1023 1024	Caulking Located at the Gutter Seams on the Metal Storage Building Adjacent to the West of the Parking Garage	3% Chrysotile Asbestos	Non-Friable	Good	10 Square Feet
378	N/A	Two (2) Metal Doors at the Northeast 1st Floor Entry Area to 31 4th Street South	Assumed	Non-Friable	Good	120 Square Feet

Note - Quantities are provided for convenience and should not be used for bidding purposes.

*This material is assumed to be an asbestos containing material.

**This material could not be properly quantified without significant demolition efforts.

6.0 CONCLUSIONS

The results of our observations and laboratory testing at the commercial property (including the parking garage, storage strucuture and parking attendant building) located at 400, 410 & 424 Central Avenue and 31 4th Street South in St. Petersburg, Florida indicated that of the one thousand twenty-seven (1027) samples collected, sixty-five (65) of the materials assessed were found to contain asbestos in amounts greater than one (1) percent.

Friable (Regulated) materials were discovered during our inspection. Friable ACMs are those which, when dry, may be crumbled or reduced to powder by hand pressure. Friable ACMs pose the greatest threat to human health because of the tendency to release harmful asbestos fibers into the air when disturbed.

Category I non-friable asbestos-containing materials were discovered during our survey. Category I non-friable asbestos-containing materials are those in which the asbestos fibers are bound with other materials in such a way that the release of those fibers into the air from casual contact or normal wear is unlikely. Category I non-friable ACMs should not be removed, cut or abraded in any way as these actions may result in a significant fiber release episode.

Category II non-friable materials were assumed to contain asbestos during our survey. Category II non-friable ACMs are any non-friable ACMs, excluding Category I non-friable ACMs, which when dry can become friable Category II non-friable materials should not be removed, cut or abraded in any way as these actions may result in a significant fiber release episode.

These asbestos containing materials must be removed by a Florida Licensed Abatement Contractor prior to demolition activities that will impact the materials. Proper notification must be provided to Pinellas County Air Quality Division prior to asbestos abatement and demolition activities.

An additional inspection of occupied areas and areas not accessible will need to be conducted prior to demolition.

PROFESSIONAL CERTIFICATIONS

The discussions and conclusions contained in this asbestos survey have been prepared and reviewed by the following certified professionals.

Nicholas E. Barron
Project Manager
AHERA Inspector #52214158

Michael W. Rothenburg, PE
Florida Licensed Asbestos Consultant
#EA0000041

APPENDIX A

CERTIFICATIONS

Asbestos Online Training, LLC

13987 94th Avenue N Seminole, FL 33776

727-593-3067

Asbestos Survey & Mechanical (AHERA Building Inspector) Refresher Training

This is to certify that

Nicholas E. Barron

Training was in accordance with Title II of TSCA, 40 CFR Part 763. Appendix C to Subpart E as revised

Date of Course Examination 5/22/2014

Date of Course Completion 5/22/2014

Expiration Date 5/22/2015

Certificate # 52214158

Course # FL-490006359 Provider # FL-490005406

Vernon H. Roberts

INSTRUCTOR

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT
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MICHAEL ROTHENBURG
432 3RD STREET NORTH
ST PETERSBURG FL 33701

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ZA0000268 ISSUED 09/26/2013

ASBESTOS BUSINESS ORGANIZATION
GREENFIELD ENVIRONMENTAL INC
MICHAEL ROTHENBURG

IS LICENSED under the provisions of Ch 469 FS
Expiration date NOV 30 2015 L1309260003890

The Department of State is leading the commemoration of Florida's 500th anniversary in 2013
For more information, please go to www VivaFlorida org

VIVA FLORIDA

DETACH HERE

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ASBESTOS LICENSING UNIT

LICENSE NUMBER	
ZA0000268	

The ASBESTOS BUSINESS ORGANIZATION
Named below IS LICENSED
Under the provisions of Chapter 469 FS
Expiration date NOV 30, 2015

GREENFIELD ENVIRONMENTAL INC
MICHAEL ROTHENBURG
432 3RD STREET NORTH
ST. PETERSBURG FL 33701

VIVA FLORIDA

RICK SCOTT
GOVERNOR

ISSUED 09/26/2013 SEQ # L1309260003890
DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

Greenfield Environmental

August 27, 2014

Echelon, LLC
Mr. Steve Kurcan
235 3rd Street North, Ste. 300
St. Petersburg, Florida 33701

RE: HAZARDOUS WASTESTREAM ASSESSMENT AT THE COMMERCIAL PROPERTY LOCATED AT 400, 410 & 424 CENTRAL AVENUE AND 31 4TH STREET SOUTH IN ST. PETERSBURG, FLORIDA

Dear Mr. Kurcan:

Greenfield Environmental, Inc. (GE) has completed the assessment of the hazardous wastestreams present at the above referenced site. The assessment activities were conducted on July 30, 2014 and August 6th, 12th, 15th, 18th, 19th & 22nd, 2014 by Nicholas Barron of GE. Mr. Barron is trained and certified by the Occupational Safety and Health Administration (OSHA) for working with hazardous materials.

The purpose of this survey was to assess for the presence, extent, and condition of potentially hazardous materials such as fluorescent lights, ballasts, hydraulic door closers, mercury containing switches and other wastes at the property.

The facility consists of seven (7) structures. 400 Central Avenue is a 6-story building, 410 Central Avenue is a 12-story building, 424 Central Avenue is the western area of the 1st Floor of 410 Central Avenue, a structure constructed over the alley bridges 400 Central to 31 4th Street South and 31 4th Street South is a 2-story building. A parking garage structure, a storage structure (adjacent to the west of the parking garage), and a parking attendant structure are present at the southwestern portion of the property.

The following hazardous building materials were viewed during our assessment: **fluorescent light bulbs, ballasts, miscellaneous exterior light bulbs, mercury vapor light bulbs, thermostat switches, exit lights and batteries, HVAC mechanical refrigerants, hydraulic door closers, lead roof vents, alarm system batteries, miscellaneous office equipment, fire extinguishers and containers of miscellaneous chemicals.** See the attached visual checklist for quantities of the materials.

Please note, multiple mechanical systems are present at the structures. GE did not evaluate the interior of the mechanical systems, but we assume that refrigerants are present and must be assessed and disposed of by a Licenced State of Florida Mechanical Contractor prior to demolition.

The storage structure to the west of the parking garage was occupied during the inspection. Prior to demolition activities, the storage structure will need to be inspected for potential wastes.

This wastestream assessment report has been prepared by GE in a manner consistent with industry standards. All quantities listed in this report are approximations based on our multiple site visits. Under no circumstances is this survey to be utilized as a proposal, scope of work, or project specification document.

GE is pleased to have been of assistance to you on this project and we look forward to working with you in the future. If you have any questions or if we can be of any further service, please do not hesitate to call us at (727) 896-1266.

Sincerely,

GREENFIELD ENVIRONMENTAL, INC.

Nicholas Barron
Project Manager

2156-0300_WasteLetter
Enclosure

APPENDIX A

CHECKLIST

GREENFIELD ENVIRONMENTAL, INC.
BUILDING DECOMMISSIONING VISUAL CHECKLIST

Project #: 2156-0300 Date: 7-30 & 8-6,12,15,18,19 & 22-2014

All quantities listed in this ckecklist are approximations based on our multiple site visits:

Fluorescent Lights:	Yes	No	Quantity:	5150
Ballasts:	Yes	No	Quantity:	1725
Misc Exterior Lights:	Yes	No	Quantity:	40
Mercury Vapor Lights:	Yes	No	Quantity:	15
Thermostat Switches:	Yes	No	Quantity:	70
Exit Lights:	Yes	No	Quantity:	55
HVAC System Freon:	Yes	No	Location:	See note in report
Storage Tanks:	Yes	No	AST UST	
Hydraulic Door Closures	Yes	No	Quantity:	160
Lead Roof Vents:	Yes	No	Location: Present at the roof areas	
Alarm System Batteries:	Yes	No	Quantity:	10
Misc Office Equipment:	Yes	No	Location: Throughout the facility	
Fire Extinguishers:	Yes	No	Location: Throughout the facility	
Miscellaneous Drums or Containers:	Yes	No	Quantity:	2

Type/Location: *A 30lb Tank of Chlorodifluormethane is located at the structure over the alley - 3rd Floor area and a 6 gallon drum of sodium hydroxide is present at the basement.*

APPENDIX B

OSHA HAZWOPER CERTIFICATION

THE NATIONAL ENVIRONMENTAL TRAINERS

Nicholas Barron

has satisfactorily passed an exam and completed an 8-hour annual refresher training course entitled

Hazardous Waste Operations and Emergency Response

meeting the requirements identified in Title 29 CFR 1910.120.

This course has been awarded 1.34 Industrial Hygiene CM Points by the American Board of Industrial Hygiene-Approval Number 13334. This course is also eligible for .66 Continuance of Certification (COC) points from the Board of Certified Safety Professionals

NATIONAL ENVIRONMENTAL TRAINERS, Inc.

Signature of Instructor

Certificate Number: 991896

November 05, 2013

www.nationalenvironmentaltrainers.com

Clay A. Bednarz, MS, RPIH

ECHELON

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COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **May 25, 2016**

COUNCIL DATE: **June 2, 2016**

RE: ***Resolution Initiating an Amendment to the Future Land Use Map and Official Zoning Map Designations***

ACTION DESIRED:

Respectfully requesting a Resolution Initiating an Amendment to the Future Land Use Map and Official Zoning Map Designations for property located within a portion of the Monticello Park Subdivision.

Ed Montanari
Council Member, District 3

MEMORANDUM

City of St. Petersburg City Council
Meeting of May 12, 2016

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

FROM: Derek Kilborn, Manager, Urban Planning and Historic Preservation Division

DATE: May 12, 2016

SUBJECT: Initiating an Amendment to the Future Land Use Map and Official Zoning Map designation for property located within the Monticello Park Subdivision neighborhood and generally bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north.

Recently, several owners of property located within the Monticello Park Subdivision met with City representatives to discuss rezoning the area bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north, as shown on the attached map. These owners have requested that the subject area be considered for a future land use map amendment from PR-R (Planned-Redevelopment Residential) to RU (Residential Urban) and a rezoning from NT-1 (Neighborhood Traditional) to NS-1 (Neighborhood Suburban).

The current assignment of the NT-1 traditional zoning classification was likely based on the original subdivision plat; however, the physical characteristics of the developed neighborhood are more representative of properties zoned with a suburban classification that has a larger minimum lot size. These characteristics merit further consideration of the request:

1) Amend the Official Zoning Map designation from NT-1 to NS-1
2) Amend the Future Land Use Map designation from PR-R to RU

The attached Resolution initiates the process for a rezoning and future land use map amendment and refers the item to the Community Planning and Preservation Commission for further study and a public hearing.

Attachments:

1. Resolution
2. Maps

CC: The Honorable Mayor Rick Kriseman
Gary Cornwell, City Administrator
Alan DeLisle, City Development Administrator
Dave Goodwin, Director, Planning and Economic Development
Chan Srinivasa, City Clerk

RESOLUTION NO. _____

A RESOLUTION INITIATING AN AMENDMENT TO THE FUTURE LAND USE MAP AND OFFICIAL ZONING MAP DESIGNATIONS FOR PROPERTY LOCATED WITHIN A PORTION OF THE MONTICELLO PARK SUBDIVISION, GENERALLY BOUNDED BY 12TH STREET NORTH, 16TH STREET NORTH, 46TH AVENUE NORTH, AND 42ND AVENUE NORTH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, several owners of property located within the Monticello Park Subdivision recently met with City representatives to discuss rezoning the area bounded by Dr. Martin Luther King Jr. Street North, 16th Street North, 42nd Avenue North, and 46th Avenue North; and

WHEREAS, following a lot width analysis performed by City staff, the owners amended their original request to a more limited area as shown on the attached map, bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north; and

WHEREAS, the owners requested that portions of the subject area be considered for rezoning from NT-1 (Neighborhood Traditional) to NS-1 (Neighborhood Suburban); and

WHEREAS, a portion of the subject area shall also require a Future Land Use Map amendment from PR-R (Planned Redevelopment – Residential) to RU (Residential Urban); and

WHEREAS, the original subdivision plat was likely the basis for the current NT-1 traditional zoning classification; however, the physical characteristics of the developed neighborhood are more representative of properties zoned with a suburban classification; and

WHEREAS, existing development in the subject area features wide parcels, residential buildings that have large setbacks to allow gracious front yards and landscaping opportunities, on-site parking and garages that are typically accessed from the street creating driveways in the front yard as a common feature, and the lack of pedestrian sidewalks; and

WHEREAS, prior to the City-wide rezoning in 2007, the properties in the subject area were zoned RS-75, and designated RU on the Future land Use Map, and required to provide a minimum lot width of 75-feet, and minimum lot area of 7,500 square feet; and

WHEREAS, the existing physical conditions and previous zoning regulations merit further consideration of the request for NS-1 zoning; and

WHEREAS, City Council is authorized by Resolution 97-805 and Section 16.70.040.1.1.B of the St. Petersburg City Code of Ordinances, to initiate amendments to the Official Zoning Map; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council hereby initiates an amendment to the: 1) Future Land Use Map for the subject area from PR-R to RU, and 2) the Official Zoning Map for the subject area from NT-1 to NS-1; which shall be referred to the City's Community Planning and Preservation Commission for study and public hearing.

This Resolution shall become effective upon its adoption.

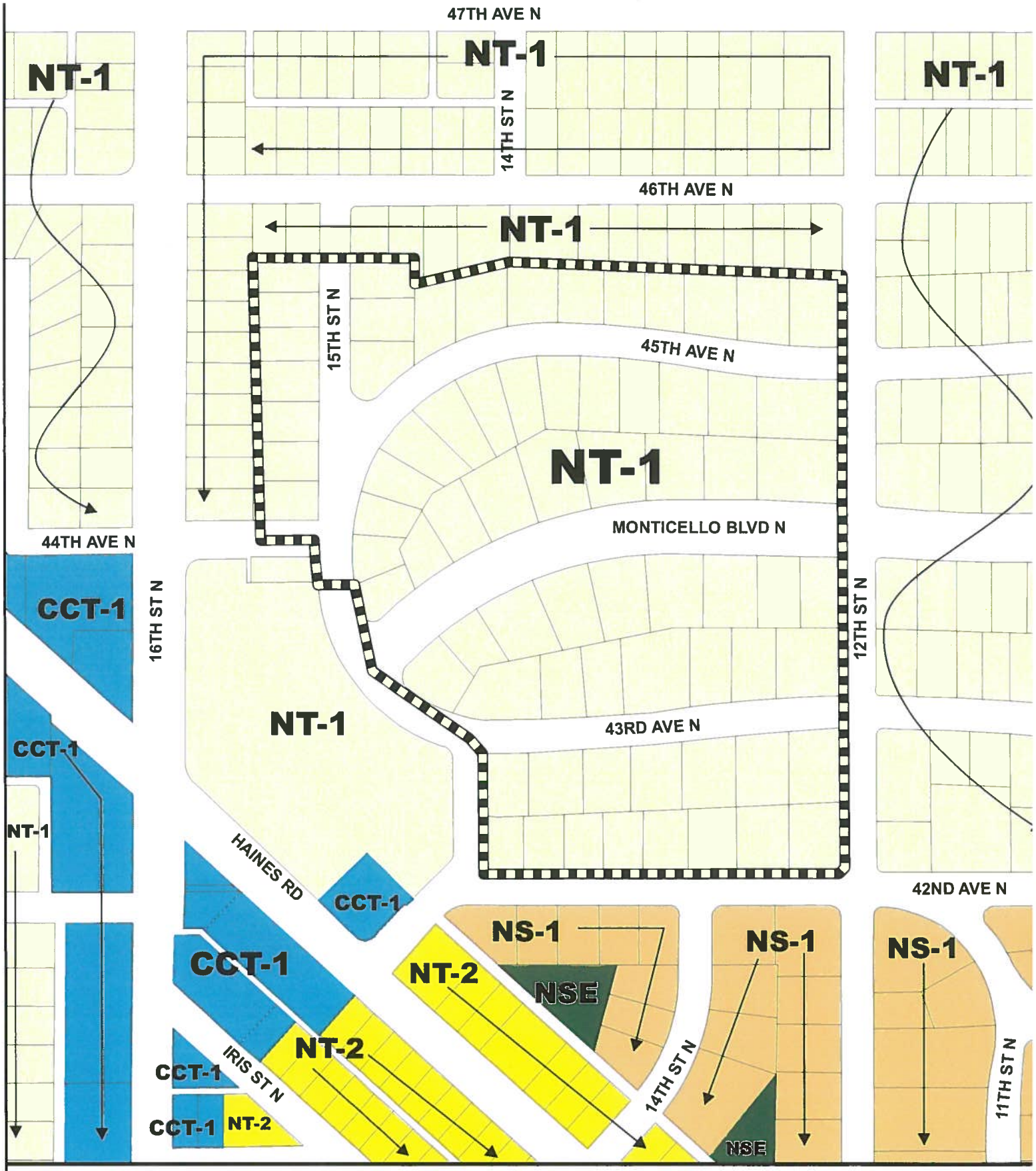
APPROVED AS TO FORM AND SUBSTANCE

_____

Planning and Economic Development Department DATE

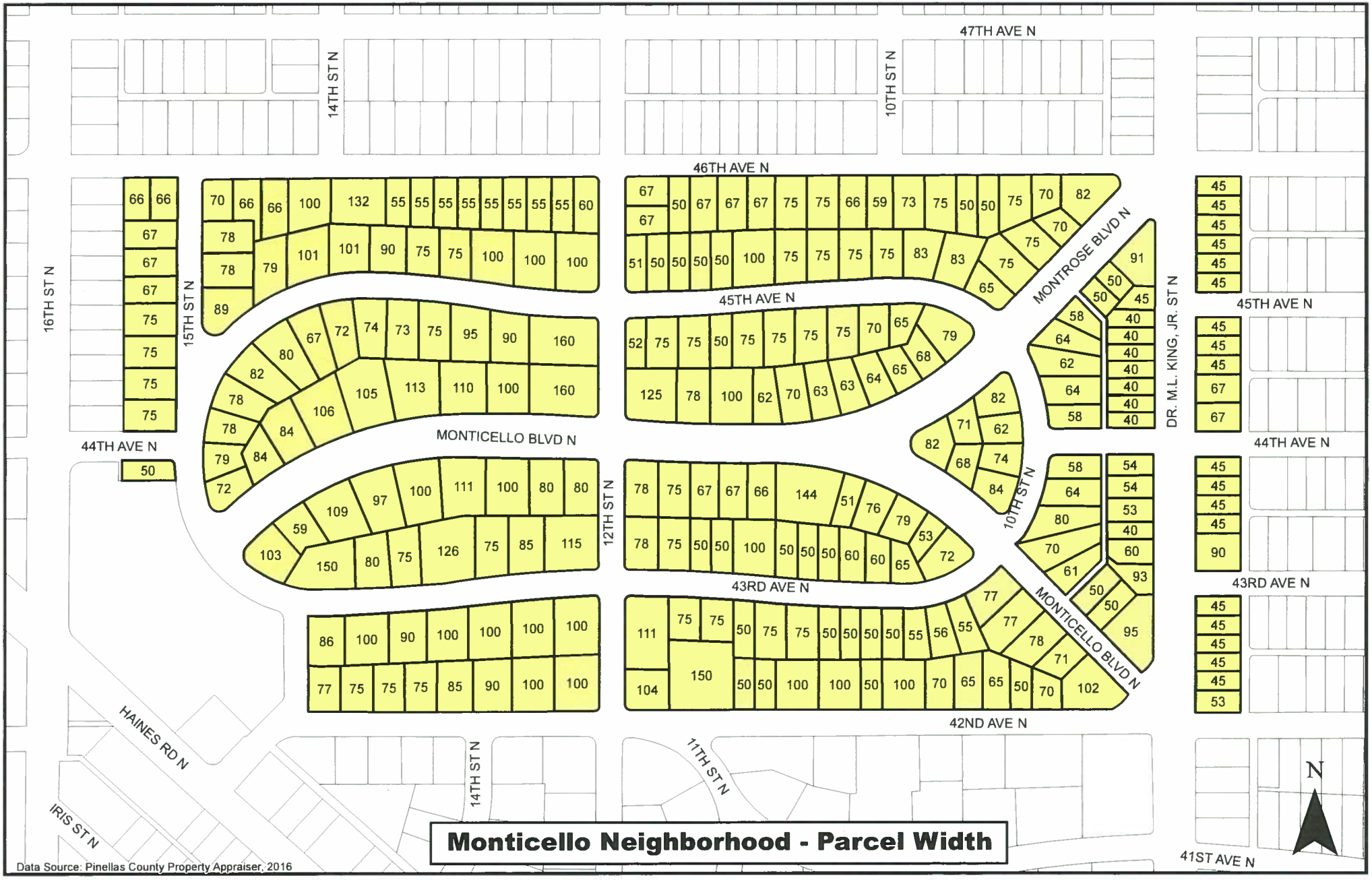
_____

City Attorney's Office DATE



EXISTING ZONING

CITY FILE	From: NT-1 (Neighborhood Traditional-1)	NS-1 (Neighborhood Suburban-1)
Monticello	SUBJECT AREA	N W S
SCALE: 1" = 250'		



Monticello Neighborhood - Parcel Width

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **May 24, 2016**

COUNCIL DATE: **June 2, 2016**

RE: ***Resolution of Support – Proposed monument with artwork commemorating the first Worlds First Commercial Airline Flight of the Benoist Airboat***

ACTION DESIRED:

Respectfully requesting a Resolution of Support for the concept of a proposed monument with artwork commemorating the first Worlds First Commercial Airline Flight of the Benoist Airboat.

Ed Montanari
Council Member, District 3

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, EXPRESSING SUPPORT FOR THE CONCEPT OF A PROPOSED MONUMENT WITH ARTWORK COMMEMORATING THE WORLDS FIRST COMMERCIAL AIRLINE WHICH OPERATED FROM THE SOUTH SIDE OF SECOND AVENUE NE IN THE AREA REFERRED TO ON THE PARKS AND WATERFRONT MAP AS THE PIER PARKING AREA AS THE PROPOSED LOCATION FOR PLACEMENT OF SUCH PROPOSED MONUMENT WITH ARTWORK; PROVIDING THAT ACCEPTING THE MONUMENT WITH ARTWORK IS SUBJECT TO REQUIRED PROCESSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, St. Petersburg is the birthplace of global commercial aviation; and

WHEREAS, the "St. Petersburg – Tampa Airboat Line" was the worlds first commercial airline and began operations in St. Petersburg on January 1st, 1914; and

WHEREAS, the first commercial airline is a testament to the support and vision of early City leaders including Mayor Abe Phiel, Mayor Noel Mitchell and the Board of Trade; and

WHEREAS, since 1938 there has been a modest monument celebrating the birthplace of the first commercial airline on the approach to the Pier; and

WHEREAS, a new first airline monument will (i) be a worthy tribute to St. Petersburg as the birthplace of global commercial aviation; (ii) be a tribute to early City leaders who embraced new technology; (iii) serve as a destination monument for both City residents and visitors; and (iv) promote a greater understanding and appreciation of our City's heritage; and

WHEREAS, the St. Petersburg City Council ("City Council") has previously adopted rules and procedures for the acceptance of monuments with artwork; and

WHEREAS, such rules and procedures for the acceptance of monuments with artwork provide that an application be submitted and reviewed for historic accuracy; and

WHEREAS, if approved for historic accuracy, such application shall be referred to the Office of Cultural Affairs, who shall commence the process for donations of art to the City pursuant to Chapter 5, Article IV, Division 2 of the St. Petersburg City Code; and

WHEREAS, the process requires that a gifts panel be created to review the application (and other factors set forth in the City Code), and make a recommendation to the Public Arts Commission, who will then make a recommendation to the City Council concerning acceptance of the monument with artwork and the location for placement

of the monument with artwork; and

WHEREAS, a private organization, Flight 2014, Inc. ("Flight 2014") has requested that City Council adopt a resolution expressing support for the concept of a proposed new monument with artwork and the proposed location for placement of such proposed monument with artwork prior to Flight 2014 soliciting donations and commissioning of the monument with artwork; and

WHEREAS, the monument with artwork, as proposed, would consist of a full scale replica of the Benoist Airboat (employed by the first airline) to be located on the south side of Second Avenue NE in the area referred to on the Parks and Waterfront Map as the Pier Parking Area.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that this Council hereby expresses its strong support for the concept of a proposed monument with artwork to be commissioned by Flight 2014 (which consists of a full scale replica of the Benoist Airboat commemorating the first commercial airline) and the south side of Second Avenue NE in the area referred to on the Parks and Waterfront Map as the Pier Parking Area as the proposed location for placement of such proposed monument with artwork.

BE IT FURTHER RESOLVED that this Resolution in support is subject to completion of the required review processes, including those set forth in this Resolution, and that City Council's consideration of acceptance of the monument with artwork when completed and/or its approval of the placement of completed monument with artwork at a location on the south side of Second Avenue NE in the area referred to on the Parks and Waterfront Map as the Pier Parking Area is not restricted by this Resolution and the Council may accept or reject the monument with artwork or select an alternate location if it deems that appropriate.

BE IT FURTHER RESOLVED that Flight 2014 shall keep City Administration, the City's construction manager for the Pier Project and the Pier Approach Project, and the City's architect firms for the Pier Project and the Pier Approach Project informed of the status of the monument with artwork and shall endeavor to coordinate the location for the placement of the monument with artwork (provided such monument with artwork and location obtained all required approvals) with the completion of the Pier District Project.

This Resolution shall become effective immediately upon its adoption.

Approved as to form and content:

City Attorney (designee)
6-2-16 New Business Item
272570 Final

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **May 25, 2016**

COUNCIL DATE: **June 2, 2016**

RE: ***Resolution Opposing the Florida Fish and Wildlife's Proposed Upcoming Bear Hunt***

ACTION DESIRED:

Respectfully requesting City Council pass a resolution similar to the attached resolution and join cities and counties representing over 4 million citizens asking the Florida Fish and Wildlife Commission to not permit a bear hunt this year.

RATIONALE:

Florida has succeeded in preventing the extinction of the Florida Black Bear. Now, the Florida Fish and Wildlife Commission is planning to vote on June 22nd to allow another bear hunt in Florida. The 2015 bear hunt far exceeded permitted bear shootings. We once again run the risk of wiping out the bears by another hunt.

Attachment

Karl Nurse
Council Member

14

RESOLUTION NO. _____

A Resolution of the City of South Miami, Florida, opposing the Florida Fish and Wildlife Commission's action to permit bear hunting, and requesting the intervention of the Governor and the State Legislature.

WHEREAS, the City of South Miami and its citizens endeavor to be good stewards of the environment and its resources, including its wildlife; and

WHEREAS, in 2012, the Florida Fish and Wildlife Commission (FFWC) removed the Florida black bear from Florida's Endangered and Threatened Species List; and

WHEREAS, in 2015, the FFWC adopted a Bear Management Plan Rule that included a bear hunt; and

WHEREAS, the 2015 FFWC Rule, by its very nature in granting unlimited permits, created a mechanism that allowed the killing of more than the stated limitation of bears. Realistic monitoring measures were not in place to ensure that the thousands of anticipated hunters would cease their efforts when reaching the Bear Management Unit limits. Additionally, the State taxed hunters for more permits than the bears that they were allowed to kill; and

WHEREAS, the FFWC's decision to allow bear hunting was based on outdated (13 year old) data; and

WHEREAS, this decision created overwhelming opposition from citizens and environmental groups throughout the State; and

WHEREAS, during the 2015 hunt, lactating female bears were killed, leaving orphaned cubs living in the wild as prey; and

WHEREAS, during the 2015 hunt, actual kill rates far exceeded approved quotas in two of the four Bear Management Units (BMUs); and

WHEREAS, future bear hunts will serve to thwart and undo the past efforts of the FFWC and others to promote this previously endangered or threatened species; and

WHEREAS, the City of South Miami would like to recognize FFWC Commissioner Ron Bergeron for his stance in opposing the bear hunt in Florida and speaking out against the ruling.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, THAT:

Section 1. The City of South Miami does hereby urge the FFWC to refrain from approving future bear hunts.

Section 2. The City Commission further resolves and requests that the Governor of the State of Florida and the State Legislature intervene as may be appropriate to address the concerns stated herein.

Section 3. The City Commission does further direct the City Clerk to send copies of this Resolution to the Florida Fish and Wildlife Commission, Governor Rick Scott, Florida Senate President Andy Gardiner, and Florida Speaker of the House Steve Crisafulli.

Section 4. Severability. If any section clause, sentence, or phrase of this resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this resolution.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption by vote of the City Commission.

PASSED AND ADOPTED this ____ day of _____, 2015.

ATTEST:

_____
CITY CLERK

APPROVED:

_____
MAYOR

READ AND APPROVED AS TO FORM, LANGUAGE, LEGALITY AND EXECUTION THEREOF

_____
CITY ATTORNEY

COMMISSION VOTE:
Mayor Stoddard:
Vice Mayor Harris:
Commissioner Edmond:
Commissioner Liebman:
Commissioner Welsh:

Resolution No. _____

A RESOLUTION OF THE CITY COUNCIL OF ST. PETERSBURG, FLORIDA REQUESTING THE FLORIDA FISH AND WILDLIFE COMMISSION TO REFRAIN FROM APPROVING FUTURE BEAR HUNTS; REQUESTING THE INTERVENTION OF THE GOVERNOR AND THE STATE LEGISLATURE; INSTRUCTING THE CITY CLERK TO TRANSMIT THIS RESOLUTION TO CERTAIN PERSONS AND ENTITIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg and its citizens value environmental stewardship and the sustainable management of its natural resources, including wildlife; and

WHEREAS, in 2012, after 38 years as a protected species, the Florida Fish and Wildlife Commission (FFWC) removed the Florida black bear, the state's largest wild land mammal species, from Florida's Endangered and Threatened Species List; and

WHEREAS, in 2015, the FFWC adopted a Bear Management Plan Rule (Rule) that was opposed by 75% of the approximately 40,000 comments received by citizens after the Rule was proposed; and

WHEREAS, the Rule includes a provision for an annual bear hunt that sets quotas based on incomplete data and outdated science regarding bear populations throughout the state; and

WHEREAS, the Rule further allows the FFWC to grant an unlimited number of permits, a mechanism that creates the inherent likelihood of the killing of more than the set quotas for bears; and

WHEREAS, this unsustainable outcome was observed when actual kill rates far exceeded the approved quotas in two of the four statewide Bear Management Units (BMUs) during the 2015 bear hunt; and

WHEREAS, according to the FFWC, during the 2015 hunt, 21% of the female bears that were killed were lactating, leaving orphaned cubs living in the wild as prey; and

WHEREAS, the FFWC permits feeding stations intended to feed game animals other than bears on private lands, which serves as bait for bears in all but name; and

WHEREAS, the decision to allow bear hunting was made, in part, based on limited negative interactions between humans and bears; and

WHEREAS, negative interactions could be minimized through more appropriate means than trophy hunting Florida black bears, including changing human behavior regarding proper food disposal methods and the dissemination of bear-proof garbage receptacles; and

WHEREAS, addressing habitat fragmentation by eliminating urban sprawl and supporting the expansion of large-tract wildlife corridors throughout Florida would be a far more humane and ecologically sensitive method of developing a long-term strategy for managing human and bear interactions; and

WHEREAS, continuing to allow bear hunts in Florida runs counter to the past efforts of the FFWC and many other Floridians to conserve this previously endangered or threatened species.

NOW THEREFORE, BE IT RESOLVED by the City Council of St. Petersburg, Florida that the City Council does hereby respectfully request the Florida Fish and Wildlife Commission to refrain from approving future bear hunts.

BE IT FURTHER RESOLVED that the City Council does hereby respectfully request that the Governor of the State of Florida and the State Legislature intervene as may be necessary to address the concerns stated herein.

BE IT FURTHER RESOLVED that the City Council does hereby instruct the City Clerk to transmit copies of this Resolution to the Florida Fish and Wildlife Commission, Governor Rick Scott, Florida Senate President Andy Gardiner, and Florida Speaker of the House Steve Crisafulli.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content:

_____

City Attorney (designee)

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **May 25, 2016**

COUNCIL DATE: **June 2, 2016**

RE: ***CDBG – Deferred Mortgage Liens against Non-Profits***

ACTION DESIRED:

Respectfully request City Council refer this item to the Housing Committee for consideration. The Housing Department staff handles these grants.

RATIONALE:

Every year City Council grants CDBG capital grants to non-profits, typically for improvement for their buildings. The City has traditionally put a lien on the property in the form of a mortgage that we forgive after 15- 30 years. We no longer require a 30 year lien.

Attached is a list of non-profits and the grants they received more than 10 years ago, along with their forgiven date. The YMCA mentioned that a grant that they received in 2001, triggers a "federal single audit and incur an expense of approximately $3,000 per year." If the City went ahead and removed the liens on these non-profits, we can lower their costs without any harm to the City.

Attachment

Karl Nurse
Council Member

CDBG Subrecipient Loans

Loan #	Subrecipient Name	Project Location	Funded Amount	Initial Date	Deferral Date
L15020	New Frontiers	440 10th Avenue South	130,900	05/19/94	01/01/22
L11215	Mt. Zion Human Services	945 20th Street South	165,000	06/21/95	01/01/20
L11209	Boley Centers	711 5th Avenue North	345,500	10/31/95	12/31/16
L18965	American Red Cross	818 4th Street North	100,000	11/30/95	01/01/18
L11217	Westcare	1801 5th Avenue North	235,000	07/15/96	12/31/16
L11227	Free Clinic	863 3rd Avenue North	350,000	03/23/98	01/01/19
L11225	Family Service Center	920/940 22nd Avenue South	197,500	05/29/98	01/01/19
L11193	People of Color Aids Coalition (POCAC)	861 6th Avenue South	293,000	11/30/98	12/31/17
L11287	Jordan Park Redevelopment	2240 9th Avenue South	3,167,000	12/28/00	01/01/32
L11273	St. Vincent dePaul	401 15th Street North	948,000	01/31/01	01/01/32
L11293	YMCA	2421 4th Street South	360,000	03/30/01	12/31/31
L11277	CASA	1011 1st Avenue North	400,000	09/06/01	12/31/31
L11762 / L11763	Family Resources	3803 5th Avenue North	191,475	12/17/01	12/31/21
L11307	Daystar Life Center	226 6th Street South	205,000	01/28/02	12/31/22
L11353	Boys & Girls Club	1011 22nd Street South	535,338	04/23/02	12/31/33
L11359	NHS	1600 Dr ML King Jr Street South	158,450	12/31/02	12/31/19
L11371	Louise Graham	2301 3rd Avenue South	203,743	01/02/04	12/31/25
L11361	Community Health Center	1344 22nd Street South	459,579	06/08/04	01/01/28
L11275	African People's Education & Defense Fund (APEDF)	1327 Dr ML King Jr Street South	177,155	05/19/05	01/01/19
L11397	Boley Centers	415/417 7th Street South	135,000	06/30/05	12/31/19
			8,757,640		

CITY OF ST. PETERSBURG
Energy, Natural Resources and Sustainability Committee
Thursday, May 19, 2016 1:30 p.m.

PRESENT: Chair Darden Rice and Councilmembers Karl Nurse, Steve Kornell, Ed Montanari, and Lisa Wheeler-Brown (alt).

ABSENT:

ALSO: Assistant City Attorney Michael Dema; Sustainability Manager Sharon Wright, Director of Finance Anne Fritz, 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 April 21, 2016 Minutes: Passed 4-0.

Urban Forest/Tree Planting Program and Council Member Kennedy Referral related to Tree Canopy Road Program Update
The City Beautiful Commission sent a formal letter to the City regarding their support for city-wide Urban Canopy efforts. The letter also states that the Commission believes that the City can achieve its desired goals without having the Road Canopy program at this time.

A resolution to allocate and reserve BP Settlement Funds was to be voted on at City Council that same evening. This resolution would allocate the funds in increments, starting with $25,000, and reserve up to $475,000. Chair Rice moved to support the resolution being presented to the City Council regarding the allocation of BP Settlement Funds for the Tree Planting Program. All were in favor of the motion.

Energy Conservation Update
Sharon Wright has begun work with city staff to review previous city facility audits and develop a summary-level scope for allocating funding (likely from BP Settlement funds) to energy retrofit and improvement projects. Councilmember Nurse suggested at least getting information on the facilities with the highest energy consumption and evaluate facilities for what improvements will yield the fastest payback. Councilmember Kornell inquired about installing solar power and the status of having a presentation and information on solar projects in the community.

PACE Update
Sharon Wright provided a synopsis of a recent roundtable where PACE was a major part of the discussion. There are positive aspects like vetting of contractors and potential to purchase more expensive, but more energy efficient equipment and some risks like how the contractors are marketing the programs. Pinellas County is working at a faster pace to get PACE program set up. Next steps include City and County staff, including legal staff, to discuss how the County's program can be (or not be) used by the city.

Anne Fritz provided a summary of what she heard from a financial perspective at the event. Anne stated that there is currently a provider that issues the debt at a fixed rate to the consumer, and behind the scenes the loans are being bundled and sold to investors at a variable rate. Anne raised the concern for protecting the city's citizens at least by making sure there are full disclosures of what citizens' options and conditions of debt will be. If the bundles become unattractive to investors, the availability of the loans could dry up.

Sharon added that Pinellas Realtor Board is not in favor of PACE for residential programs.

Councilmember Montanari asked for clarification on how investors are making money. Anne Fritz responded with information related to the bonding rates, interest rates, and administrative fees that are collected by providers and investors.

Environmental Purchasing Policy Update
City staff are currently reviewing and updating the Administrative Policy. Other policies will also be reviewed and revised going forward. Next step is to hold a meeting with Staples, the Progressive Recycling Company and the Sanitation Department to help develop a list of alternatives to polystyrene, plastic, and other materials.

STAR Communities Update
Continuing to gather data. Larger report out expected in 2-3 months.

Review of New Business Referral List
Items were reviewed for future revisions and workload. Committee Member Montanari reported that he would like to discuss with employees from the Transportation Department pollution issues as it relates to traffic light timing. He also suggested installing electric signs downtown that would signal motorists to an available parking space.

Next ENRS Committee meeting is scheduled for **June 16, 2016 at 1:00 p.m**.

ST. PETERSBURG CITY COUNCIL
BUDGET, FINANCE & TAXATION COMMITTEE

AGENDA

May 26, 2016

8:00 a.m. - City Hall Room 100

Present: Committee Members Chair James R. "Jim" Kennedy, Jr., Vice-Chair Karl Nurse Charles Gerdes and Ed Montanari (alternate).

Absent: Councilmember Darden Rice.

Also: Councilmember Steve Kornell, Chief Assistant City Attorney, Jeannine Williams; City Administrator, Gary Cornwell; Budget Director, Tom Greene; Planning & Economic Development Director, Dave Goodwin; Planning, Tom Whalen; Parking and Transportation Director, Evan Mory; Budget and Management Director, Tom Green; Grants Manager, Shrimatee Ojah-Maharaj; Manager Parks and Recreation, Linda Seufert; Fire District Chief, Dean Adamides and Cathy E. Davis, Senior Deputy City Clerk.

A. Call to Order

Chair Kennedy called the meeting to order with the above persons present.

B. Approval of Agenda

In connection with the approval of the meeting agenda Councilmember Gerdes motioned that the agenda be approved as written. All were in favor of the motion. Ayes. Kennedy. Gerdes. Nurse. Montanari. Nays. None. Absent. Rice.

C. Approval of Minutes

Councilmember Gerdes motioned that the minutes of May 12th be approved as corrected. All were in favor of the motion. Ayes. Kennedy. Gerdes. Nurse. Montanari. Nays. None. Absent. Rice.

D. New/Deferred Business

May 26, 2016

Uniform fee schedule for impact or redevelopment fees across the City

Evan Mory and Tom Whalen from the Transportation and Parking Management Department presented the Uniform Impact Fee Schedule report. Mr. Mory referred to the presentation in the back up materials for information being presented. Mr. Whalen explained that the purpose of the report was to provide background information on downtown fee rates, discuss advantages and disadvantages of raising downtown fees, the process to raise downtown fees and staff/administrations recommendations.

Mr. Whalen explained that the TIF Ordinance went in effect on 6/30/86. Municipalities collect the impact fee, retain a 4% administration fee, and share the balance with Pinellas County. District 11A, which is the downtown area, does not send any money to the county since no county roads go through this area. He further explained the amendments that occurred to the TIF Ordinance. Schedule B rates were developed to account for unique trip generation characteristics of downtown areas. This rate was applied to four (4) community redevelopment areas: Intown, Intown west, Bayboro Harbor and 16 Street. In early 1999, no-fee zones were added which included the areas of west and south of downtown and all of downtown. Due

to concerns about reduced revenues for transportation improvements, no-fee zones were eliminated in 2005. District 11A was established in 2005, which covered much of the no-fee zone area and expanded in 2007 to include all of the Midtown area.

The ordinance has been broadened over the years to allow fee expenditures for transportation beyond road capacity such as sidewalks, bicycle lanes and trails. The county renamed the Transportation Impact Fee Ordinance to the "Multimodal Impact Fee (MIF) Ordinance" this year. However, the fee is still based on vehicular trips, road construction costs and road capacity. A large portion of District 11A has been designated an environmental justice area by the Pinellas County MPO, which means there are higher levels of poverty in this area compared to other parts of the county. There is also a higher percentage of households that do not own an automobile in comparison to other parts of St. Petersburg.

The Pinellas County Metropolitan Planning Organization (MPO) and Pinellas County Board of County Commissioners (BOCC) would both need to agree to increase rates. The rates are based on a 26 year old study but City staff believes that the findings are still reasonable and relevant on a macro-perspective. Advantages in raising the rates include more revenue if developers continue to build in the downtown area and more development outside of the downtown area. Disadvantages include developers may build outside of St Petersburg thus generating less revenue, small businesses may find it difficult to upgrade the premises due to the higher fees, and staff would receive more requests in reviewing the transportation impact for their business.

Mr. Mory recommends that a new study is done before changing the rates. The MPO has mentioned the need for a new study and is looking into doing one next year. If a study is requested by the city, it is most likely the MPO would pay for the study since it is a countywide ordinance.

Discussion occurred over if there are state regulations of what the city is allowed to do or not allowed to do, other impacts development has besides roads such as water and sewer, impacts due to pedestrian safety, pedestrian and bicycle traffic and how much downtown is being subsidized by other areas from the city. Staff noted that the State Statute language related to impact fees has only existed for ten years and that case law governed the use impact fees prior to that. State Statutes require that the calculation of the impact fee be based on the most recent and localized data. Staff also noted that there is a water and sewer fee assessed on developments.

There was discussion on the multimodal impact fee formula and how it should change and what would it include, such as bicycle and pedestrian trips. It was discussed that since the ordinance has been modified to include expenditures for sidewalks, bicycle lanes and park and ride lots and the MPO is looking at a complete street plan, the formula should reflect that. The Committee members agreed that the issue of new zones should be addressed during the study and that the reduced fee zone should include the South St. Petersburg Community Redevelopment Area.

Following discussion Councilmember Nurse motioned that the Budget Finance & Taxation Committee request the MPO to update the study to include Parking, Parking Garages, Pedestrian Safety, Sidewalks, Transit, Bicycle Improvement in the Transportation Impact formulas and update the study consistent with the Mobility Plan. The motion passed unanimously. Ayes. Kennedy. Gerdes. Rice. Nurse. Nays. None. Absent. None.

<u>Q2 Grant report</u>

Shrimatee Ojah-Maharaj referred to the power point presentation in the back up material for detail information on her report. For the second quarter, Ms. Ojah-Maharai reported that 5 grants were received for a total of $4,541,629. To date, the city has received 11 grants for a total of $9,052,706.
There were 4 transportation related grants recently submitted. The city did not receive the 100RC (Rockefeller Foundation) that was applied for last year. There were 325 applicants form 80 cities around the world. The Greater Miami Area was one of the recipients for the grant.

The city has received two new grants from the Department of Agriculture Consumer Services, $500,000 Boyd Hill Nature Park Agriculture Education and Promotion Facility Program Grant and $394,383 Summer Food Programs Grant. The city received two – $200,000 EPA Brownfields Clean Up Grants and four FDOT grants that totals $1,954,273.

Ms. Ojah-Maharai reported that the grant writer pool is working. She is working with the Office of Sustainability creating a grants pipeline for sustainability-related grants and grants for specific line items within projects (such as the Pier project). The departments continue to work on their grants pipeline for FY16-17.

The Mayor continues to provide letters of support for external organizations. There were a total of four (4) letters provided in Quarter 2. Recipients were Pinellas County Urban League - Humana Foundation, Job Corps, Local Food Project-Kresge Planning Grant and Pinellas Ex Offender Re Entry Coalition (PERC) – Wels Fargo Community WINS Grant.

CM Gerdes asked if the there is a sense of how much will more grant funds will be received in the next quarter and for the year. Mr. Greene stated that it is possible to meet and exceed the amount of grants in comparison to last year.

CM Montanari asked about the dip in grants since 2008. It was explained by Ms. Ojah-Maharai that around 2008, there were a lot of stimulus grants available then. There has been a decrease in government grants since. There were also a lot of grants associated with the Clam Bayou Project from SWFWMD during that time frame. SWFWMD's budget has been cut by the state and there is less grant funding is available.

F. Upcoming Meeting Agenda Tentative Issues

CM Kornell stated that on the June 9 meeting agenda, item a. Mandating an Apprenticeship Program can be deleted.

On the June 16, 2016 agenda, the topic "Consideration of divestment of fossil fuels from City's pension funds" will be moved to the Committee of the Whole.

G. New Business Item Referrals.

The topic "2016 Management Evaluation" is listed as TBD. This item should have the date of July 28 because it works in with the item "Changes to Purchasing Requirements" already scheduled for that date. The topic "FY17 Utility Rates" is also scheduled for July 28. CM Kennedy asked to extend the July 28 meeting.

No discussion on the Weeki Wachee project list.

There being no further business, the meeting was adjourned at 9:34 am.

Resolution No. ___

A RESOLUTION APPROVING THE RECOMMENDATION OF THE BUDGET, FINANCE, AND TAXATION COMMITTEE TO REQUEST THE PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION (MPO) TO UPDATE THE TRANSPORTATION IMPACT FEE STUDY TO INCLUDE PARKING, PARKING GARAGES, PEDESTRIAN SAFETY, SIDEWALKS, TRANSIT AND BICYCLE IMPROVEMENTS IN THE MULTI-MODAL IMPACT FEE FORMULA CONSISTENT WITH THE MOBILITY PLAN AND TO CONDUCT A BOUNDARY ANALYSIS OF THE MULTIMODAL IMPACT FEE DISTRICTS; INSTRUCTING THE CITY CLERK TO TRANSMIT THIS RESOLUTION TO THE MPO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pinellas County Metropolitan Planning Organization (MPO) approved the Pinellas County Mobility Plan which ties development approvals to maintaining adopted roadway level of service standards, while facilitating multi-modal transportation solutions; and

WHEREAS, Pinellas County amended Chapter 150 of the Pinellas County Code establishing a mobility management system and changing the name from transportation impact fees to multimodal impact fees to reflect the purpose to improve the capacity of countywide transportation for all users; and

WHEREAS, the Budget, Finance and Taxation Committee (Committee) met on May 26, 2016 and discussed the possibility of increasing multimodal impact fees in the downtown area; and

WHEREAS, the Committee voted to request the MPO to update the transportation impact fee study to include parking, parking garages, pedestrian safety, sidewalks, transit and bicycle improvements in the multi-modal impact fee formula consistent with the mobility plan and to conduct a boundary analysis of the multi-modal impact fee districts; and

WHEREAS, the City Council approves of the recommendation of the Budget, Finance and Taxation Committee.

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg that this Council hereby approves the recommendation of the Budget, Finance and Taxation Committee to request that the Metropolitan Planning Organization (MPO) update the transportation impact fee study to include parking, parking garages, pedestrian safety, sidewalks, transit and bicycle improvements in the multi-modal impact fee formula consistent with the mobility plan and to conduct a boundary analysis of the multi-modal impact fee districts.

BE IT FURTHER RESOLVED that this Council hereby instructs the City Clerk to transmit a copy of this Resolution to the leadership of the Pinellas County Metropolitan Planning Organization.

This resolution shall become effective immediately upon its adoption.

LEGAL:

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00272606

City of St. Petersburg
Public Services & Infrastructure Committee
Meeting of May 26, 2016 - 9:15 a.m.
City Hall, Room 100

Members and Alternates: Chair Steve Kornell, Councilmembers Charlie Gerdes, Jim Kennedy, and Ed Montanari

Others present: Councilmember Karl Nurse; Support Staff: : John C. Norris, Director of Stormwater, Pavement and Traffic Operations, Nina Mahmoudi, Manager of Creative Services (Marketing), Jacqueline Kovilaritch, City Attorney, Mark Winn, Legal, and Paul Mac, Systems/PC Analyst.

1) Call to Order 9:20 A.M.

2) Approval of Agenda

   a) Motion for approval by CM Gerdes. Unanimously Passed: 4-0.

3) Approval of Minutes:

   a) May 12, 2016 – Motion for approval by CM Gerdes. Unanimously Passed: 4-0

4) New Business

   a) Consideration of a revision to the sign ordinance to allow an ad to be placed on bus shelters that are constructed with private sector funds.

      i. CM Nurse explained the background of the proposal. Currently bus shelters are being built outside of the city with private funds.

      ii. CM Kennedy brought up the questions of distinguishing between PSTA and private shelters, where do the proceeds go and how is maintenance handled. Mr. Winn responded, but both agreed that further discussion and research is necessary.

      iii. CM Nurse answered some of the questions that CM Kennedy asked. He explained that currently outside of the city signs are on the inside facing traffic. Mr. Stanton from LEMA Construction spoke and explained the current contractual obligations of parties in the PSTA contract. CM Kornell brought up that if we move forward we need a contract and City Council would have to approve the contract.

      iv. CM Gerdes stated his frustration that we always try to slow things down, we need to encourage and do whatever we can to increase ridership. CM Gerdes moves for approval to authorize legal to meet with LEMA Construction for the purpose of putting together written authorization per FS 337.408. CM Kornell suggests to hold the motion.

v. CM Montanari agrees with CM Gerdes and supports his motion. He wants to move aggressively forward with this issue.

vi. Chair Kornell stated that he does not support the ads in the bus shelters and would like more history from Mark Winn on why we have not done this in the past. Mark Winn stated that historically in the past with signs the city has tried to reduce them or make them smaller and more attractive in the right of ways. The city's goal has always been to reduce the signage. He is concerned about the liability associated with content of advertising and the regulation of content. There was some back and forth between CM Gerdes and Mr. Winn concerning the regulation of content through contract and/or ordinance.

vii. CM Gerdes stated the motion to ask legal to meet with Mr. Stanton to work on a written contract that complies with the state statute authorizing written agreements be entered into, including communication with PSTA. This would then come back to PSI. Motions passes 3-1 (Chair Kornell Opposed)

5) Review of the pending and continued referrals list and any needed updates.

6) Upcoming Meetings

a) June 9, 2016

i. Discussion on banning fracking, wastewater injection wells and storage pits associated with this process.

b) June 16, 2016 (At 9:45 a.m.) –

i. Urban Construction (Mechanical Noise Concerns) – Construction Services & Permitting, Rick Dunn

7) Adjournment 10:03 A.M.

ST. PETERSBURG CITY COUNCIL
Housing Services Committee Report
Council Meeting of June 2, 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 May 26, 2016

New Business:

Discussion by Mr. Kevin Greeno, St. Raphael parishioner and Knights of Columbus council member about Catholic Charities Tiny Houses program

Mr. Greeno began his presentation by discussing the Knights of Columbus Project ("Housing of Hope") and the tiny houses that they are constructing at Pinellas Hope for homeless persons. Mr. Greeno's organization was approached by a Franciscan Priest approximately 16 months ago to come up with sustainable housing versus tents. They looked at many different types of tiny houses, foam houses, plastic injection houses, etc., and could not come up with a solution for a affordable structurally sound project with the footprint of 200-400 feet. At his facility 6 units are currently under construction, one being delivered to a convention in Orlando. It is a Knights of Columbus Project. What they are doing is using reusable one trip shipping containers and turning them into affordable housing for the homeless. The original design was for homes for millennials and mother-in-Law Suites. The units will be the first to have Miami Dade stamps on its units.

He feels that his products will go international and they will know by this weekend. What they do is take brand new shipping containers shipped to different ports in Florida, are bought 10 at a time, the containers are brought back to the shop, opened with plasma cutters, well them back with hurricane windows and doors, weld them back up and they are able to withstand hurricane winds up to 140 miles per hour. They are working with Pinellas Hope to provide 50 units which will accommodate 150 persons. The first prototype were built and provided to Pinellas Hope. Mr. Greeno would like to build a prototype with ADA accessibility for veterans. He is hoping to use vacant land in Midtown area as a staging area to prepare shipping containers.

Theresa Gibbs of the Knights of Columbus Project discussed that the organization has conceptual drawings of homes that can be made cost effective to be constructed in the City. The organization is not asking the City for financial assistance.

Mike Dove, Neighborhood Affairs Administrator accepted that he would be the contact person for this endeavor.

Action: No action taken.

Discussion by Mr. Reggie Craig of Celebrate Outreach who discussed Tiny Homes

Mr. Reggie Craig of Celebrate Outreach distributed a brochure about tiny houses and discussed how his organization strives to end homelessness. Earlier this year the organization developed tiny houses with the

USF Architectural Department. He would like to have the City to assist with the acquisition of lots and funding of construction of units.

Council Member Gerdes asked whether there are any tiny homes in St. Petersburg. Mr. Craig responded that he is working on a model that will be available later this year. Mr. Craig said that his budget called for a target price of $25,000 for a 400 square foot unit.

Mr. Craig would like to have the City provide some lots on which his prototype can be dropped.

Council Member Gerdes asked that he come back in the fall and provide an update, as he would not want to take 2 lots out of the inventory that may jeopardize production is currently ready.

Mike Dove, Neighborhood Affairs Administrators responded that there should always be lots available, and that there would be a need to determine zoning issues.

Action: No action taken.

Provide information on SHIP allocation acceptance and appropriation to be placed on Consent for the meeting of June 2, 2016, Lynn Gilbert, Housing Development Coordinator

Ms. Gilbert provided information to the Committee on the proposed acceptance of State Housing Initiatives Partnership (SHIP) program funding for FY 2016-2017, that will be presented on the June 2, 2016 Consent Agenda.

Action: No action taken.

Provide information on Campbell Park roof replacement that will be presented as a public hearing item on the June 16, 2016 Council Agenda

Ms. Gilbert provided information that this item will be provided to Full Council for approval as a public hearing item on June 16, 2016.

Action: No action taken.

Next meeting: The next meeting to be held on June 16, 2016 beginning at 11:00 a.m.

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

City of St. Petersburg
Committee of the Whole
Meeting of May 26, 2016
City Hall, Room 100

Present: Council members Charlie Gerdes, Jim Kennedy, Karl Nurse, Steve Kornell, Ed Montanari

Absent: Chair Amy Foster, Vice-Chair Darden Rice, Council member Lisa Wheeler-Brown

Also: Chief Assistant City Attorney Jeannine Williams, City Administrator Gary Cornwell, Parks and Recreation Director Mike Jeffries, Leisure Services Administrator Sherry McBee, Real Estate and Property Management Director Bruce Grimes, Assistant Police Chief, Administrative Services Bureau Michael J. Kovacsev, Assistant Director Police Administrative Services Bureau and John Greene, St. Petersburg Tennis Center.

A. Call to Order – Council member Charlie Gerdes

Council member Charlie Gerdes call the meeting to order.

B. Discussion Items

1. Weeki Wachee Funds – Exercise Zones (Mike Jefferis)

Mike Jefferis gave a report of the parks with exercise zones in the City. He recommended installing an indoor exercise zone at the Thomas "Jet" Jackson Recreation Center and outdoor exercise zones at the Main Library, Crisp Park, Flora Wylie Park and Kiwanis Park. Council member Kennedy made a motion and seconded by Council member Montanari to approve funding for installation of exercise for the five recommended parks from the Weeki Wachee Fund. Motion passed 5-0.

Council member Kornell made a motion and seconded by Council member Nurse to approve the funding of installing an exercise zone at Bartlett Park from the Weeki Wachee Fund. Motion passed 5-0.

2. Weeki Wachee Funds – Tennis Courts (Sherry McBee/Bruce Grimes)

Sherry McBee gave a brief history of the expansion of the lease. John Greene spoke on the proposal with the Vinoy. The Vinoy is in need of temporary use of tennis courts as they are going through construction of renovations. The proposal is for the Vinoy has agreed to pay for the installation of three tennis courts for their use during the time of construction phase. The city has the opportunity to add a 4th court at a reduced price. Chief Assistant City Attorney Jeannine Williams addressed concerns regarding the procurement code. Council member Nurse made a motion and was seconded by Council member Kornell to approve the funding, not to exceed $97,000, to construct the fourth tennis court which will include the incremental costs. Motion passed 5-0.

3. Assessment of Police Vehicle Requirements and Possible Options (Mike McDonald)

Assistant Chief Kovacsev spoke about looking at options to save on fuel costs. The police department does have a "no idling" or excessive idling policy, which they will continue to relay to the officers.

Mike McDonald commented on one of the challenging issues they found was there is not a lot of research out there. There were three options to look at, the Chip systems, the battery backup systems, and the tune system. The Tune option was the best course to look at and see if it was viable. DERIVE "tune" have been installed in 5 cars for 30 days. The cars will then be driven normally for another 30 days. The data will record and analyzed. With that data they should be able to estimate fuel savings and ROI for this product which cost approximately $400 each.

It was requested that PD return to a COW in approximately 60 days with the results of the data, as well as other options that may produce cost effective savings.

C. Next Meeting – June 9, 2016 immediately following City Council meeting, City Hall Room 100

D. Adjournment

Resolution No. ___

A RESOLUTION OF THE CITY COUNCIL APPROVING A PROJECT AND ALLOCATION OF MONIES FROM THE WEEKI WACHEE OPERATING FUND TO PROVIDE FUNDING FOR EXERCISE ZONES AT THE MAIN LIBRARY, CRISP PARK, THOMAS "JET" JACKSON RECREATION CENTER, FLORA WYLIE PARK, KIWANIS PARK AND BARTLETT PARK; APPROVING A TRANSFER IN THE AMOUNT OF $560,000 FROM THE UNAPPROPRIATED BALANCE OF THE WEEKI WACHEE OPERATING FUND (1041) TO THE WEEKI WACHEE CAPITAL PROJECTS FUND (3041); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $560,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE WEEKI WACHEE CAPITAL PROJECTS FUND RESULTING FROM THIS TRANSFER IN THE AMOUNT OF $560,000 TO THE EXERCISE ZONES PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council adopted Article IV, Chapter 21, which created procedures and criteria for the use of principal and investment proceeds from the sale of the Weeki Wachee property; and

WHEREAS, as required by Section 21-120(a), City Code, the Exercise Zones Project has been recommended in writing to City Council by a City Council Member; and

WHEREAS, the Committee of the Whole has recommended that funding from the Weeki Wachee fund be utilized to provide exercise zones at the Main Library, Crisp Park, Thomas "Jet" Jackson Recreation Center, Flora Wylie Park, Kiwanis Park and Bartlett Park (Project); and

WHEREAS, the City Council of the City of St. Petersburg hereby approves the recommendation of the Committee of the Whole; and

WHEREAS, the operation and maintenance costs of the Project are already being paid by the City and the Project will not increase these costs; and

WHEREAS, since Weeki Wachee funds cannot be used to supplant other approved sources of funding and the operation and maintenance costs for the Project for a ten-year period is estimated to be an increase of $0, there can be no money set aside from the Weeki Wachee Fund to cover the operation and maintenance costs for the Project.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida finds that:

- the Project is a new capital project in the "parks" and "recreation" Referendum Categories.
- only Investment Income will be expended for the Project.
- the Project is a City-owned project and will be constructed on City-owned land.
- allowable operating and maintenance costs of $0 for ten years are included in the cost of the Project.

BE IT FURTHER RESOLVED that the allocation of funding in the amount of $560,000 from the Weeki Wachee fund to provide exercise zones at the Main Library, Crisp Park, Thomas "Jet" Jackson Recreation Center, Flora Wylie Park, Kiwanis Park and Bartlett Park is hereby approved.

BE IT FURTHER RESOLVED that the following transfer from the unappropriated balance of the Weeki Wachee Operating Fund (1041) to the Weeki Wachee Capital Projects Fund (3041) for Fiscal Year 2016 is hereby approved:

Weeki Wachee Operating Fund (1041)	
Transfer to: Weeki Wachee Capital Projects Fund (3041)	$560,000

BE IT FURTHER RESOLVED that the following supplemental appropriation from the unappropriated balance of the Weeki Wachee Capital Projects Fund (3041) for Fiscal Year 2016 is hereby approved:

Weeki Wachee Capital Projects Fund (3041)	
Transfer to: Exercise Zones Project (TBD)	$560,000

BE IT FURTHER RESOLVED that since there are no allowable operation and maintenance costs that can be paid from the Weeki Wachee fund that upon completion of the Project, $0 shall be transferred for the ten years of Project maintenance.

BE IT FURTHER RESOLVED that this Project shall include signs to insure that the public is aware that the Project is funded from the Weeki Wachee fund.

This resolution shall become effective immediately upon its adoption.

DEPARTMENT:

_____

BUDGET:

_____

LEGAL:

_____

00273044

Resolution No. ___

A RESOLUTION OF THE CITY COUNCIL APPROVING THE TENNIS COURT AT BARTLETT PARK PROJECT AND ALLOCATION OF FUNDS FROM THE WEEKI WACHEE FUND IN THE AMOUNT OF $97,000 FOR THE PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council adopted Article IV, Chapter 21, which created procedures and criteria for the use of principal and investment proceeds from the sale of the Weeki Wachee property; and

WHEREAS, Section 21-120(a), City Code, requires a recommendation in writing to City Council, referral to and recommendation from the Budget, Finance and Taxation Committee to add a project to the Weeki Wachee project list and discussion of funding a project at the Committee of the Whole; and

WHEREAS, a City Council member recommended in writing that the City fund the Tennis Court at Bartlett Park Project (Project) with Weeki Wachee funds, the City Council added the Project to the Weeki Wachee project list and the Committee of the Whole recommended approval of the Project and allocation of funds in the amount of $97,000.

WHEREAS, the City Council of the City of St. Petersburg hereby approves the recommendation of the Committee of the Whole, finds that the Project is a new capital project in the parks and recreation referendum categories and finds that the Project is a City-owned project which will be constructed on City-owned land.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Tennis Court at Bartlett Park Project and allocation of funding from the Weeki Wachee fund in the amount of $97,000 for the Tennis Court at Bartlett Park is hereby approved.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content:

_____

City Attorney (designee)

00273045

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

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

Subject: Renewing a blanket purchase agreement with G.A. Food Service of Pinellas County, Inc. dba G.A. Food Service, Inc. for the Summer Food Service Program for the Parks and Recreation Department at an estimated annual cost of $312,000.

Explanation: On May 21, 2015 City Council approved a one-year agreement for the summer food service program through April 30, 2016 with four one-year renewals. This is the first renewal.

The supplier provides breakfast and/or lunch meals for children 18 and under at 16 Leisure Services locations including two new locations at the Main Library and Dell Holmes Park, five days per week from June 13, 2016 through August 5, 2016. The program is funded by the Florida Department of Agriculture and Consumer Services, Food and Nutrition Management through a grant from the U.S. Department of Agriculture. G.A. Food Service of Pinellas County is requesting a CPI increase of 2.7%, which is allowable in the agreement, for fiscal year 2016.

The Procurement Department recommends Renewal:

G.A. Food Service of Pinellas County, Inc. dba G.A. Food Service, Inc.....$312,000

46,884 Breakfasts@ $1.45	$ 67,982
80,401 Lunches @ $3.03	$243,615

G.A. Food Service of Pinellas County has agreed to uphold the terms and conditions of RFQ 5753 dated April 27, 2015. Procurement recommends renewal of the agreement based upon the supplier's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the contract. The renewal will be effective through May 31, 2017.

Cost/Funding/Assessment Information: Funds will be appropriated in the General Fund (0001), Parks and Recreation Administration (1901573) upon receipt of a grant from the U.S. Department of Agriculture provided by the Florida Department of Agriculture and Consumer Services, Division of Food, Nutrition and Wellness.

Attachments: Price History
Site Information (3 Pages)
Breakfast Menu (2 Pages)
Lunch Menu (2 Pages)
Resolution

Approvals:

Shy K. McBee

By: **Administrative**

Stacey McKee

Budget

Price History
952-83 Summer Food Service Program

Item No.	Description	2010	2011	2012	2013	2014	2015	2016	% Change
1.	Breakfast	$1.22	$1.22	$1.28	$1.31	$1.34	$1.37	$1.45	2.7%
2.	Lunch	$2.58	$2.58	$2.69	$2.76	$2.82	$2.90	$3.03	2.7%

These prices include delivery plus an additional price increase of $.05 per meal has been included to implement a pilot program to replace the program's single use polystyrene trays with recyclable trays.

Schedule A
Site Information List
Summer 2016 Food Program

Site Information	Begin Date	End Date	Days Oper.	Meal Type	Average Meals/Day	Maximum Meals/Day	Total Meals	Serving Time	
								Starts	Ends
1 - Campbell Park 601 4th Street South St. Petersburg, FL 33705 Contact: Verline Moore Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	Breakfast	84	300	3,276	08:30	09:30
				A.M. Suppl.					
				Lunch	111	350	4,329	12:00	01:30
				P.M. Suppl.					
				Supper					
2 -Childs Park Recreation Center, 4301 13th Avenue South St. Petersburg, FL 33711 Contact: Yolanda Anderson Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	Breakfast	78	275	3,042	08:00	09:30
				A.M. Suppl.					
				Lunch	104	300	4,056	12:00	02:00
				P.M. Suppl.					
				Supper					
3 - Frank Pierce Recreation Center, 2000 7th Street South St. Petersburg, FL 33705 Contact: Jennifer Ross Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	Breakfast	70	275	2,730	08:15	09:30
				A.M. Suppl.					
				Lunch	117	300	4,563	12:00	02:00
				P.M. Suppl.					
				Supper					
4 - Gladden Park Recreation Center, 3901 30th Avenue North St. Petersburg, FL 33713 Contact: Angela Farber Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	Breakfast	124	300	4,836	08:00	09:30
				A.M. Suppl.					
				Lunch	211	375	8,229	11:45	02:00
				P.M. Suppl.					
				Supper					
5 - Lake Vista Recreation Center 1401 62nd Avenue South St. Petersburg, FL 33701 Contact: Toma Stubbs Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	Breakfast	101	275	3,939	08:00	09:30
				A.M. Suppl.					
				Lunch	194	375	7,566	11:30	02:00
				P.M. Suppl.					
				Supper					

6 – J.W. Cate Recreation Center 5801 22nd Avenue North St. Petersburg, FL 33710 Contact: Bob Valenti Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	158	325	6,162	08:30	09:30
				A.M. Suppl.					
				Lunch	206	375	8,034	12:00	02:00
				P.M. Suppl.					
				Supper					
7 - Redbird at Azalea Elementary 1680 74th Street North St. Petersburg, FL 33710 Contact: Barbie Van Camp Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	7/29/16	34	**Breakfast**	30	60	1,020	07:30	08:30
				A.M. Suppl.					
				Lunch	42	90	1,428	12:00	01:00
				P.M. Suppl.					
				Supper					
8 - Roberts Recreation Center 1246 50th Avenue North St. Petersburg, FL 33703 Contact: Stephanie Nicely Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	151	250	5,889	08:00	09:30
				A.M. Suppl.					
				Lunch	223	325	8,697	11:30	01:30
				P.M. Suppl.					
				Supper					
9 - Shore Acres Recreation Center 4230 Shore Acres Blvd. St. Petersburg, FL 33703 Contact: Chris Lampley Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	23	100	897	08:00	09:30
				A.M. Suppl.					
				Lunch	81	210	3,159	12:00	01:00
				P.M. Suppl.					
				Supper					
10 - Walter Fuller Recreation Center 7891 26th Avenue North St. Petersburg, FL 33710 Contact: Chuck Boehme Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	108	250	4,212	08:00	09:30
				A.M. Suppl.					
				Lunch	182	350	7,098	12:00	12:45
				P.M. Suppl.					
				Supper					

11 – Thomas Jackson Rec. Center 1001 28th Street South St. Petersburg, FL 33712 Contact: Rob Lovelace Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	124	325	4,836	08:00	09:30
				A.M. Suppl.					
				Lunch	172	425	6,708	12:00	01:30
				P.M. Suppl.					
				Supper					
12 - Willis S. Johns Center 6635 M.L. King Street St. Petersburg, FL 33702 Contact: Andy Chee Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	142	225	5,538	08:15	09:30
				A.M. Suppl.					
				Lunch	192	350	7,488	12:00	01:30
				P.M. Suppl.					
				Supper					
13 – TASCO Office 1320 5th Street N. St. Petersburg, FL 33701 Contact: Robert Norton Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	13	26	507	08:00	09:30
				A.M. Suppl.					
				Lunch	71	75	2,769	12:30	01:30
				P.M. Suppl.					
				Supper					
14 – Boyd Hill Nature Preserve 1101 Country Club Way S. St. Petersburg, FL 33705 Contact: Barbara Stalbird Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	40	**Breakfast**	NA	NA	NA	NA	NA
				A.M. Suppl.					
				Lunch	76	100	2,964	12:00	01:00
				P.M. Suppl.					
				Supper					
15 – Main Library 3745 9th Avenue North St. Petersburg, FL 33713 Contact: Beth Lindsay Plan for Excess Meals: Serve Following Day Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	NA	NA	NA	NA	NA
				A.M. Suppl.					
				Lunch	28	100	1,092	12:00	01:00
				P.M. Suppl.					
				Supper					
16 – Dell Holmes Park 2741 22nd Street South St. Petersburg, FL 33712 Contact: Kim Brasher Plan for Excess Meals: Transfer to other sites Storage Facilities: Leftover	6/13/16	8/5/16	39	**Breakfast**	NA	NA	NA	NA	NA
				A.M. Suppl.					
				Lunch	55	100	2,145	11:00	01:00
				P.M. Suppl.					
				Supper					

Summary	**Meal Type**				
	Breakfast	**A.M. Supplement**	**Lunch**	**P.M. Supplement**	**Supper**
Average Daily Service	1,206	0	2,065	0	0
Est. Total Meals to be Served	46,884	0	80,401	0	0

Sponsor Name: City of St. Petersburg Parks & Recreation **Agreement Number:** 04-0911

SFSP 2016 Breakfast: Minimum Meal Pattern- 8 oz. Fluid Milk, ½ c. Fruit/Juice/ Vegetable, and 1 serving Grain/Bread. May add Meat/Meat Alternate.

Component		Day 1	Day 2	Day 3	Day 4	Day 5
Milk	Item	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
F/V	Item	STRAWBERRY KIWI JUICE 100%	APPLE JUICE 100%	ORANGE JUICE 100%	GRAPE JUICE 100%	BLUE RASPBERRY JUICE 100%
	Portion Size	4oz.	4 oz.	4 oz.	4 oz.	4 oz.
G/B	Item	ENRICHED COLD CEREAL (Honey Nut Cheerios)	STRAWBERRY FROSTED POPTART	PLAIN BAGEL	ENRICHED COLD CEREAL (Apple Jacks)	ENRICHED COLD CEREAL (Cinnamon Toast Crunch)
	Portion Size	1 oz.	3.67 oz.	1 oz.	1 oz.	1 oz.
M/MA (Optional)	Item			CREAM CHEESE PACKET		
	Portion Size			1 oz.		
Other (Optional)	Item	APPLE	SEEDLESS GRAPES	FRESH STRAWBERRIES	BREAKFAST BAR (Cinnamon Toast Crunch Milk=n Cereal Bar)	FRESH SLICED ORANGE
	Portion Size	½ cup	½ cup	½ cup	1.4 oz.	½ cup
Component		**Day 6**	**Day 7**	**Day 8**	**Day 9**	**Day 10**
Milk	Item	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
F/V	Item	GREEN APPLE JUICE 100%	ORANGE JUICE 100%	BLUE RASBERRY 100%	APPLE JUICE 100%	ORANGE PINEAPPLE JUICE 100%
	Portion Size	4 oz.	4 oz.	4 oz.	4 oz.	4 oz.
G/B	Item	ENRICHED COLD CEREAL (Cocoa Krispies)	CHERRY POPTART	ENRICHED COLD CEREAL (Frosted Flakes)	Blueberry Muffin	ENRICHED COLD CEREAL (Fruit Loops)
	Portion Size	1 oz.	3.67 oz.	1 oz.	1.8 oz.	1 oz.
M/MA (Optional)	Item					
	Portion Size		.			
Other (Optional)	Item	BANANA SNACK LOAF	BANANA	FRESH APPLE	FRUITY CHEERIOS BAR	FRESH SLICED WATERMELON
	Portion Size	2 oz.	½ cup	½ cup	1.4 oz.	½ cup

Sponsor Name: City of St. Petersburg Parks & Recreation **Agreement Number: 04-0911**

SFSP 2016 Breakfast: Minimum Meal Pattern- 8 oz. Fluid Milk, ½ c. Fruit/Juice/ Vegetable, and 1 serving Grain/Bread. May add Meat/Meat Alternate.

Component		Day 11	Day 12	Day 13	Day 14	Day 15
Milk	Item	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK	1% WHITE MILK
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
F/V	Item	STRAWBERRY KIWI JUICE 100%	BLUE RASPBERRY JUICE 100%	ORANGE JUICE 100%	GREEN APPLE JUICE 100%	ORANGE JUICE 100%
	Portion Size	4oz.	4oz.	4oz.	4oz.	4oz.
G/B	Item	PLAIN BAGEL	ENRICHED COLD CEREAL (Trix)	STRAWBERRY FROSTED POPTART	ENRICHED COLD CEREAL (Frosted Flakes)	ENRICHED COLD CEREAL (Cinnamon Toast Crunch)
	Portion Size	1 oz.	1 oz.	3.67 oz.	1 oz.	1 oz.
M/MA (Optional)	Item	CREAM CHEESE PACKET			STRAWBERRY YOGURT	STRING CHEESE
	Portion Size	1 oz.			4 oz.	1 oz.
Other (Optional)	Item	FRESH SLICED ORANGE	FRESH STRWBERRYS	FRESH BANANA		
	Portion Size	½ cup	½ cup	½ cup		

Sponsor Name: City of St. Petersburg Parks & Recreation **Agreement Number: 04-0911**

SFSP 2016 Lunch: Minimum Meal Pattern- 8 oz. Fluid Milk, ¾ c. Total Serving Fruit/Juice/Vegetable (from 2 items)(juice cannot be counted as more that ½ of the F/V requirement), 1 serving Grain/Bread, and 2 oz. (or equivalent) Meat/Meat Alternate

Component		Day 1	Day 2	Day 3	Day 4	Day 5
Milk	Item	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
M/MA	Item	Pizza (pizza to be delivered hot) (PF)	Hot Chicken Nuggets (CN) & String Cheese	Ham and Yellow American Sandwich	Italian Sub Salami, Turkey, Turkey Ham Swiss Cheese	Club Sandwich Boiled Ham Roast Turkey & String Cheese
	Portion Size	2 Slices of Pizza – See specs. (2 M/MA)	Meat 3 oz. Cheese 1 oz.	Meat 2.4 oz. (cooked) Cheese .5 oz.	Meat: Turkey 1.5 oz. Turkey Ham 1oz Salami .5 oz. Cheese .5 oz.	Meat 1.5 oz. each Cheese 1 oz.
1st F/V	Item	Peach Juice 100%	Grape Juice 100%	Green Apple Juice 100%	Strawberry Kiwi Juice 100%	Apple Juice 100%
	Portion Size	4 oz.	4 oz.	4 oz.	4 oz.	4 oz.
2nd F/V	Item	Strawberry Applesauce	Banana	Sliced Fresh Orange	Apple Slices	Fresh Strawberries
	Portion Size	1/2 cup	1/2 cup	1/2 cup	1/2 cup	1/2 cup
G/B	Item	Crust	White Roll	Whole Wheat Bread	Sub Roll	Pretzel Roll
	Portion Size	2 slices (4 G/B)	1 roll (1 oz.)	2 slices (2 oz.)	Sub Roll (1.8oz.)	Two slices (2 oz.)
Other (Optional)	Item		BBQ Sauce & Ketchup	Mustard & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise
	Portion Size		1 packet each	1 packet each	1 packet each	1 packet each

Component		Day 6	Day 7	Day 8	Day 9	Day 10
Milk	Item	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
M/MA	Item	Pizza (pizza to be delivered hot) (PF)	Hot Chicken Breast Sandwich	All American Sand. Turkey; Turkey Ham; Bologna (Turkey); American Cheese	Turkey & Cheese Sandwich Roast Turkey Breast/Provolone	Ham with Yellow American
	Portion Size	2 Slices of Pizza – See specs. (2 M/MA)	2 oz. (Cooked)	Meat .9 oz., .95 oz., 6 oz. Cheese .5 oz.	Meat 2 oz. Cheese .5 oz.	Meat 2.4oz (cooked) Cheese .5 oz.
1st F/V	Item	Tropical Juice 100%	Blue Raspberry 100%Juice	Green Apple Juice 100%	Orange Juice 100%	Apple Juice 100%
	Portion Size	4 oz.	4 oz.	4 oz.	4 oz.	4 oz.
2nd F/V	Item	Fresh Apple	Fresh Strawberries	Sliced Fresh Orange	Sliced Fresh Watermelon	Fresh Strawberries
	Portion Size	1/2 cup	1/2 cup	1/2 cup	1/2 cup	1/2 cup
G/B	Item	Crust	White Bun	Seeded Bun	Regular White Bread	Whole Wheat Bread
	Portion Size	2 slices (4 G/B)	(2 oz.)	1.8 oz.	2 slices (2 oz.)	2 slices (2 oz.)
Other (Optional)	Item		BBQ Sauce & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise
	Portion Size		1 packet each	1 packet each	1 packet each	1 packet each

Sponsor Name: City of St. Petersburg Parks & Recreation **Agreement Number: 04-0911**

SFSP 2016 Lunch: Minimum Meal Pattern- 8 oz. Fluid Milk, ¾ c. Total Serving Fruit/Juice/Vegetable (from 2 items)(juice can not be counted as more that ½ of the F/V requirement), 1 serving Grain/Bread, and 2 oz. (or equivalent) Meat/Meat Alternate

Component		Day 11	Day 12	Day 13	Day 14	Day 15
Milk	Item	1% Milk (75%Choc/25%Wh	1% Milk (75%Choc/25%Wh	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh)	1% Milk (75%Choc/25%Wh
	Portion Size	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.
M/MA	Item	Pizza (pizza to be delivered hot) (PF)	Hot Hamburger American Cheese	Italian Sub Salami, Turkey, Ham Swiss Cheese	Turkey & Cheese Sandwich Roast Turkey Breast/Provolone	Hoagie/Club Ham/Turkey String Cheese
	Portion Size	2 Slices of Pizza – See specs. (2 M/MA)	Meat 2 oz. Cheese .5 oz.	Meat: Turkey 1.5 oz. Turkey Ham 1oz Salami .5 oz. Cheese .5 oz.	Meat 2 oz. Cheese .5 oz.	Meat 1.5 oz. Each Cheese 1 oz.
1st F/V	Item	Blue Raspberry 100%	Orange Juice 100%-	Grape Juice 100%	Strawberry Kiwi Juice 100%	Apple Juice 100%
	Portion Size	4 oz.	4 oz.	4 oz.	4 oz.	4 oz.
2nd F/V	Item	Fresh Apple	Banana	Sliced Fresh Orange	Seedless Grapes	Sliced Fresh Watermelon
	Portion Size	1/2 cup	1/2 cup	1/2 cup	1/2 cup	1/2 cup
G/B	Item	Crust	Hamburger Bun	Sub Roll	Regular White Bread Slices	Hoagie Roll
	Portion Size	2 slices (4 G/B)	1 Bun (2 oz.)	Sub Roll (1.8oz.)	2 slices (2 oz.)	1 Roll (2 oz.)
Other (Optional)	Item		Ketchup & Mustard	Mustard & Mayonnaise	Mustard & Mayonnaise	Mustard & Mayonnaise
	Portion Size		1 packet each	1 packet each	1 packet each	1 packet each

A RESOLUTION APPROVING THE FIRST RENEWAL OPTION OF AN AGREEMENT (BLANKET AGREEMENT) WITH G.A. FOOD SERVICE OF PINELLAS COUNTY, INC. DBA G.A. FOOD SERVICE, INC. FOR THE SUMMER FOOD SERVICE PROGRAM FOR THE PARKS AND RECREATION DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $312,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 21, 2015 City Council approved the award of a one-year Agreement with four one-year renewal options for the Summer Food Service Program for the Parks and Recreation Department to G.A. Food Services of Pinellas County, Inc. dba G.A. Food Service, Inc. ("G.A. Food") pursuant to RFQ 5753 dated April 27, 2015; and

WHEREAS, the City desires to exercise the first one-year renewal option; and

WHEREAS, G.A. Food has agreed to hold prices firm under the terms and conditions of RFQ 5753; and

WHEREAS, the Purchasing Department in cooperation with the Parks and Recreation Department recommends renewal of this Agreement.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the first one-year renewal option of the Agreement with G.A. Food Services of Pinellas County, Inc. dba G.A. Food Services, Inc. for the Summer Food Service Program for the Parks & Recreation Department at an estimated annual cost not to exceed $312,000 is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of June 2, 2016

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

Subject: Renewing Blanket Purchase Agreements for sod with Sunbelt Sod & Grading Company and Tom's Sod Service, Inc., at an estimated annual cost of $145,000.

Explanation: On September 5, 2013 City Council approved annual agreements for sod through August 31, 2014 with four one-year renewals. On August 28, 2014 and August 20, 2015, City Council approved the first two renewals. This is the third renewal.

The vendors furnish sod that is used to maintain parks, ball fields, golf courses and other facilities projects. The material is also used to re-sod easements after water and sewer system maintenance. Multiple awards are recommended due to the volume and variety of jobs. For small jobs, Tom's Sod furnishes sod for pick up; whereas Sunbelt furnishes, delivers and installs sod for jobs requiring a minimum of four pallets. The primary users are the Engineering & Capital Improvements, Parks & Recreation, Water Resources, and Downtown Enterprise Facilities departments.

The Procurement Department Recommends:

Sod.....$145,000

Tom's Service, Inc. (Clearwater, FL)
Sunbelt Sod & Grading Company (Ruskin, FL)

The contractors have agreed to hold prices firm under the terms and conditions of Bid No. 7525, dated July 16, 2013. Administration recommends renewal of the agreement based upon the contractors' past satisfactory performance, demonstrated ability to comply with the terms and conditions of the contract, and no requested increase in unit prices. The Sunbelt Sod and Grading Company is also a certified SBE. The renewal will be effective from date of approval through August 31, 2016. Amounts paid to contractors pursuant to this renewal shall not exceed a combined total of $145,000.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001) [$121,000], Recreation & Culture Capital Improvement Fund (3029) [$63,000], Water Resources Operating Fund (4001) [$31,000], Water Resources Capital Projects Fund (4003) [$19,000], Sunken Gardens (1207) [$15,000], Transportation Improvement (3071) [$12,000], and for various other departments totaling under $20,000.

Attachments: Resolution

Approvals:

Administrative **Budget**

A RESOLUTION APPROVING THE THIRD RENEWAL OPTION OF AGREEMENTS (BLANKET AGREEMENTS) WITH SUNBELT SOD & GRADING COMPANY AND TOM'S SOD SERVICE, INC. TO PROVIDE SOD FOR THE ENGINEERING & CAPITAL IMPROVEMENTS, PARKS & RECREATION, WATER RESOURCES AND DOWNTOWN ENTERPRISE FACILITIES DEPARTMENTS AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $145,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 5, 2013, City Council approved the award of one-year Agreements with four one-year renewal options to provide sod for the Engineering & Capital Improvements, Parks & Recreation, Water Resources, and Downtown Enterprise Facilities Departments with Sunbelt Sod & Grading Company and Tom's Sod Service, Inc. pursuant to Bid No. 7525 dated July 16, 2013; and

WHEREAS, on August 28, 2014, City Council approved the first one-year renewal options to these Agreements; and

WHEREAS, on August 20, 2015, City Council approved the second one-year renewal options to these Agreements; and

WHEREAS, the City desires to exercise the third renewal option; and

WHEREAS, Sunbelt Sod & Grading Company and Tom's Sod Services, Inc. have agreed to hold prices firm under the terms and conditions of Bid No. 7525; and

WHEREAS, the Purchasing Department in cooperation with the Engineering & Capital Improvements, Parks & Recreation, Water Resources, and Downtown Enterprise Facilities Departments recommends renewal of these Agreements.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the third renewal option of these Agreements (Blanket Agreements) with Sunbelt Sod & Grading Company and Tom's Sod Service, Inc. to provide sod for the Engineering & Capital Improvements, Parks & Recreation, Water Resources, and Downtown Enterprise Facilities at an estimated annual cost not to exceed $145,000 are hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate these transactions.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

_____
City Attorney (Designee)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of June 2, 2016

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

Subject: Accepting a proposal from Tetra Tech Inc. for Post-Disaster Debris Monitoring Services for the City.

Explanation: The City received two proposals for RFP No. 7954: Post-Disaster Debris Monitoring Services. In the event of a disaster the vendor will monitor debris removal including contractors' truckload weight, as well as size and type of debris removed to ensure full compliance with FEMA and environmental regulations. In addition, the vendor will provide disaster recovery technical support including assistance with documentation and funds recovery from the State of Florida and the FEMA Public Assistance Program, as applicable for eligible work.

There is no cost to the city for entering into the agreement. The rates as outlined in the fee schedule only apply upon the city's authorized request for service after an actual emergency.

Proposals were received from Tetra Tech, Inc. and Rostan Solutions, LLC., and were evaluated by a cross-functional team from Sanitation, Parks and Recreation and Finance. The evaluation was based upon qualifications of the firm and staff, experience with similar size and scope of service, capacity to accomplish the work, cost, and financial stability. Tetra Tech Inc.'s proposal is recommended based on their industry experience of more than 50 years, including storm debris and recovery management for 27 years, resources to manage 50 disasters for 90 days and staff of more than 500 employees locally and more than 16,000 nationally to respond to an event.

The Procurement Department recommends for award:

Tetra Tech, Inc.

Tetra Tech, Inc. has met the specifications, terms and conditions of RFP No. 7954 dated January 27, 2016. A blanket purchase agreement will be issued and will be binding only for actual services rendered in the event of a declared emergency when authorized by the City. This Agreement will be effective from date of award through June 30, 2019 with two one-year renewal options.

Tetra Tech, Inc., headquartered in Pasadena, CA was founded in 1966 and has performed similar services for Barnwell County, South Carolina. They have also provided post-ice storm services for the City of Sioux Falls, South Dakota and have performed satisfactorily.

Cost/Funding/Assessment Information: If needed, funds will be obtained through the appropriate department's current budget appropriations. In the event additional funds are needed, supplemental appropriation will require Council approval.

Attachments: Fee Schedule (2 pages)
Resolution

Approvals:

Shry K. McBee

By: _____ **Administrative**

_____ **Budget**

Fee Schedule

Post-Disaster Debris Monitoring Services*

Fees shown below are all-inclusive of overhead, administrative costs, per-diem costs, transportation costs, and all other direct or indirect costs or charges.

Position	Hourly Rate
Project Manager with vehicle, camera and cellular phone	$72.00
Operation Manager/Deputy Project Mgr. with vehicles, camera, and cellular phone	$62.00
GIS Analyst	$42.00
Field Supervisor	$45.00
Debris Site/Tower Monitors	$33.00
Billing/Invoice Analysts	$45.00
Project Assistants	$32.00
Field Coordinators (Crew Monitors)	$33.00
Environmental Specialist	$45.00

Schedule of Hourly Labor Rates for Public Assistance, Grant Application, Administration and Management Services*

The fees for these services can be provided to the City on a time and materials basis, or other alternative compensation structure. Non-labor related expenses will be invoiced at cost without mark-up.

Position	Hourly Rates	Responsibilities
Senior Grant Management Consultant	$145.00	• Independently evaluates, selects, and applies standard planning, analytical, or scientific techniques and procedures • Uses judgment to make minor adaptations and modifications to solutions • Performs work involving conventional plans, investigations, surveys, structures, or equipment with relatively few complex features for which there are few precedents • Individually responsible for single phase of a client project, thus having oversight and responsibility for its successful management

Source: Tetra Tech, Inc.

Grant Management Consultant	$125.00	• Evaluates, selects, and applies standard planning, analytical, or scientific techniques and procedures • Uses judgment to make minor adaptations and modifications to solutions • Performs work involving conventional plans, investigations, surveys, structures, or equipment with relatively few complex features for which there are few precedents • May be individually responsible for single phase of a client project, thus having oversight and responsibility for its successful management
Administrative Assistant	$56.00	• Responsible for a wide array of administrative duties, including maintaining work product records, project filing, word processing, document proofing, project communications and correspondence, and assisting the project manager with miscellaneous administrative and clerical tasks

Source: Tetra Tech, Inc.

A RESOLUTION ACCEPTING A PROPOSAL AND APPROVING THE AWARD OF AN AGREEMENT TO TETRA TECH, INC. FOR POST-DISASTER DEBRIS MONITORING SERVICES FOR WHICH ACTUAL COST TO THE CITY WILL APPLY ONLY UPON AN AUTHORIZED REQUEST FOR SERVICES; 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 have in place post-disaster debris monitoring services in the event of a disaster that complies with environmental regulations and Federal Emergency Management Agency (FEMA) requirements; and

WHEREAS, cost to the City, as outlined in the Fee Schedule, will apply to the City only upon an authorized request for services after an actual emergency; and

WHEREAS, Tetra Tech, Inc. has met the specifications, terms and conditions of RFP No. 7954 dated January 27, 2016; and

WHEREAS, the Purchasing Department recommends 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 Tetra Tech, Inc. for post-disaster debris monitoring services for which actual cost to the City will apply only upon an authorized request for services 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 content:

City Attorney (designee)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of June 2, 2016

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

Subject: Accepting a proposal from Parkson Corporation, a sole source provider, to retrofit one barscreen for the Water Resources Department at a cost of $120,000.

Explanation: The vendor will recondition, rebuild/retrofit the Parkson Aquaguard Model AG-S-T course barscreen for Water Resources at the Northeast Water Reclamation Facility. The barscreen removes foreign materials and debris from the wastewater entering the plant through the influent channel protecting the influent pumps, piping, headwork's equipment, fine barscreen and other downstream equipment. If not removed, large chunks of debris can damage pumps and equipment or hinder the treatment process in the Water Reclamation Facility which can be very costly in repairs and downtime. When completed, each unit will be in new, reconditioned form with a service life as near that of a new unit.

A sole source purchase is recommended because the vendor is the original equipment manufacturer and they are the only OEM source/supplier for these screens and parts necessary for repair. The vendor will provide a one year mechanical warranty for all new parts installed on the existing screens.

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

Parkson Corporation.....$120,000

This purchase is made in accordance with Section 2-241 (d) of the Sole Source Procurement of the Procurement Code, which authorizes City Council to approve the purchase of a supply or service over $100,000 without competitive bidding if it has been determined that the supply or service is available from only one source. The vendor has satisfactorily performed similar work for the city and for the City of Port Orange, Florida. The principals of the firm are Shamus Hurley, President/CEO and Mark D. Turpin, Vice President.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), WRF NE Improvements FY16 (15409).

Attachments: Sole Source
Resolution

Approvals:

Administrative **Budget**

City of St. Petersburg

Sole Source Request

Procurement & Supply Management

Department: Water Resources Requisition No. 5348665

Check One: X Sole Source ____ Proprietary Specifications

Proposed Vendor: PARKSON CORPORATION

Estimated Total Cost: $120,000.00

Description of Items (or Services) to be purchased:

Complete on-site reconditioning, rebuild/retrofit of the Northeast Water Reclamation Facility Parkson Aquaguard Model AG-S-T course barscreen. To include all labor, OEM parts, start-up and operator training.

Purpose of Function of items:

Removes foreign materials and debris from the wastewater entering the plant through the influent channel protecting the Influent pumps, piping, headwork's equipment, fine barscreen's and other downstream equipment. If not removed large hunks of debris can damage pumps and equipment or hinder the treatment process in the Water Reclamation Facility which can be very costly in repairs and down time.

Justification for Sole Source of Proprietary specification:

Parkson is the Original Manufacturer of the Equipment and is the only source for OEM parts. (See attached Parkson Letter). Parkson has all the original drawings and specifications on file for this equipment and can provide exact replacement OEM parts without any engineering cost or revisions. Parkson is the authorized repair and warranty center for this equipment. Labor will be provided by Parkson employee's.

Steve Leont — 5/12/16

Department Director — Date

CRW 5/11/16

05/12/16

Administrator/Chief — Date

Louis Moore — 05/13/16

Louis Moore, Director
Procurement & Supply Management — Date

I hereby certify that in accordance with Section 2-249 of the City of St. Petersburg Procurement Code, I have conducted a good faith review of available sources and have determined that there is only one potential source for the required items per the above justification. I also understand that under Florida Statute 838.22(2) it is a second degree felony to circumvent a competitive bidding process by using a sole-source contract for commodities or services.

Rev (1/11), (6/15)

A RESOLUTION DECLARING PARKSON CORPORATION TO BE A SOLE SOURCE SUPPLIER; ACCEPTING THE PROPOSAL AND APPROVING THE RETROFIT OF ONE (1) BARSCREEN AT THE NORTHEAST WATER RECLAMATION FACILITY FOR THE WATER RESOURCES DEPARTMENT AT AN ESTIMATED COST NOT TO EXCEED $120,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City uses Parkson Corporation barscreens that are supplied by Parkson Corporation; and

WHEREAS, the City desires to maintain compatibility with the Parkson Aquaguard Model AG-S-T course barscreen currently installed at the Northeast Water Reclamation Facility to minimize ongoing maintenance costs and facilitate future upgrades; and

WHEREAS, Parkson Corporation is the original equipment manufacturer and the only OEM source/supplier for the parts necessary for repair of the barscreen; and

WHEREAS, Section 2-241(d) of the City Code provides requirements for sole source procurement of a supply or service over $100,000 without competitive bidding if it has been determined that the supply or service is available from only one source; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approval of the award to Parkson Corporation, as a sole source supplier; and

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

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Parkson Corporation is a sole source supplier; and

BE IT FURTHER RESOLVED that the award to Parkson Corporation to retrofit one (1) barscreen at the Northeast Water Reclamation Facility for the Water Resources Department at an estimated cost not to exceed $120,000 is hereby approved and the Mayor or the Mayor's designee is authorized to execute all necessary documents to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

St. Petersburg City Council Agenda Item
Meeting of June 2, 2016
Consent Agenda

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

Subject:
A Resolution authorizing the Mayor or his Designee to execute a Shared Use Path Maintenance Memorandum of Agreement between the City and the Florida Department of Transportation to maintain the Bayway South Trail on State Road 679 and to execute all other documents necessary to effectuate this resolution; and providing an effective date.

Explanation:
Following notification of the Florida Department of Transportation (FDOT)'s resurfacing project on the Pinellas Bayway SR 679 from the Pinellas Bayway SR 682 to just north of the Tierra Verde Bridge, the City requested that FDOT to incorporate the proposed Shared Use Path trail project along this roadway as a part of the resurfacing project. FDOT agreed to the proposal and has developed design plans for the Shared Use Path to be located on the east side of SR 679 to connect with other trails, future and existing, along the Pinellas Bayway System. FDOT has further agreed to fund the construction of the Shared Use Path with their resurfacing dollars provided that the City agree to maintain certain aspects of the facility that include repair of slopes/erosion, removal of graffiti, gravity walls, hand rails, and pavement markings. The FDOT shall mow, including litter control associated with the mowing cycle, within along the Shared Use Path project according to their standards and shall also maintain the Shared Use Path's pavement surface. The agreement does contemplate that if the City desires to maintain the corridor at a higher standard than that of FDOT, the City may landscaping, mow, sweep, edge and provide weed control along a six-foot section that borders the Shared Use Path.

City staff worked extensively with FDOT staff to negotiate a more balanced maintenance agreement that recognizes the importance of providing this critical link in St. Petersburg's CityTrails network. While it does require the City to assume certain responsibilities for the useful life of the trail, it also is more favorable than the most recent maintenance agreements with FDOT; previous agreements required the City to maintain the pavement surface. The agreement includes language that specifically includes an opportunity to revisit the agreement, and perhaps terminate the agreement, should FDOT update its policy for trail maintenance and begin to maintain trails on its rights-of-way in a more comprehensive manner.

When the Shared Use Path is at the end of its useful life, the City is responsible for presenting the facility to the Pinellas County Metropolitan Planning Organization as that body has the ability to prioritize funding sources that can be used for the trail's rehabilitation or replacement, whichever may be deemed necessary.

Cost:
Because the agreement does not require the City to maintain the pavement surface nor mow in the area of the trail unless it desires, the remainder of the maintenance responsibilities are sufficiently

low and can be accommodated within the routine work of the City's public infrastructure maintenance programs which are budgeted annually, and could be adjusted in future years if necessary. Contrary to projects administered by the City through FDOT's Local Agency Program (LAP) process, there is a non-appropriation clause in this agreement and therefore the City is not required to set aside the full amount of funding required for the trail's maintenance for the entirety of its useful life. Further, the agreement does not obligate the City to rebuild the trail at the end of its useful life.

Recommendations: Administration recommends that Council adopt the attached resolution authorizing the Mayor or his Designee to execute a Shared Use Path Maintenance Memorandum of Agreement between the City and the Florida Department of Transportation to maintain the Bayway South Trail on State Road 679 and to execute all other documents necessary to effectuate this resolution; and providing an effective date.

Attachments:

(1) Resolution
(2) Draft Agreement with Appendices
(3) Map illustrating the limits of the Bayway South Trail included in this Agreement

Approvals:

Administration	5-20-16 Date
Devris L. Fuller Budget	5-20-16 Date

Legal: 00271584.doc V. 1

Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A SHARED USE PATH MAINTENANCE MEMORANDUM OF AGREEMENT BETWEEN THE CITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION TO MAINTAIN THE BAYWAY SOUTH TRAIL ON STATE ROAD 679 AND TO EXECUTE ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation ("FDOT") has agreed to fund the construction of the Bayway South Trail on State Road 679 ("Project"); and

WHEREAS, as a requirement for FDOT's participation in the Project, the City must enter into a Maintenance Memorandum of Agreement ("Agreement") for the Project setting forth the obligations of FDOT and the City; and

WHEREAS, the Agreement requires the City to maintain the Project for its useful life; and

WHEREAS, the City's professional staff has advised City Council that in its professional opinion the annual maintenance cost of the Project is sufficiently low to be absorbed within the routine work of the City's public infrastructure maintenance programs which are budgeted annually.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to execute a Shared Use Path Maintenance Memorandum of Agreement between the City and the Florida Department of Transportation to maintain the Bayway South Trail on State Road 679; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all other documents necessary to effectuate this Resolution;

This resolution shall become effective immediately upon its adoption.

Approved by: _____
Legal Department
By: (City Attorney or Designee)
Legal: 00271582.doc V. 3

Approved by: Evan Mory 5-19-16
Evan Mory
Transportation & Parking Mgmt. Director

_____
Tom Greene
Budget Director

Shared Use Path Maintenance Memorandum of Agreement

State Road 679 (Pinellas Bayway South), City of St. Petersburg

1. The CITY OF ST. PETERSBURG (the "CITY") and the FLORIDA DEPARTMENT OF TRANSPORTATION (the "DEPARTMENT") agree that the CITY will perform certain maintenance activities in association with the Shared Use Path Project, as depicted in the Construction Plans and Specifications of F.P.I.D. #432587-1-52-01 during its useful life from the north end of Bridge Structure #049 at Boca Ciega Bay (Section 15200-000, M.P. 8.739) to the intersection at State Road 682/Pinellas Bayway North (Section 15200-000, M.P. 9.960) ("Shared Use Path Project") according to the DEPARTMENT standards, which include, but are not limited to, the Americans with Disabilities Act, Design Standards, and the Standard Specifications, as amended from time to time, as set forth in the following paragraphs. DEPARTMENT responsibilities are set forth in the following paragraphs related to the Shared Use Path Project.

2. Maintenance items to be maintained by the CITY shall include: repair of slopes/erosion, removal of graffiti, gravity walls, hand rails, pavement markings, and aesthetic features, keep pavement surfaces free from residue accumulation, algae, vegetation, and other slip and trip hazards. The CITY shall trim landscaping, mow, sweep, edge and provide weed control along the Shared Use Path Project corridor (if a higher standard than the DEPARTMENT standard is desired) from;

    a. 6' on both sides of the outside edge of pavement of the Shared Use Path and;
    b. From the north end of Bridge Structure #049 at Boca Ciega Bay (Section 15200-000, M.P. 8.739) to the intersection at State Road 682/Pinellas Bayway North (Section 15200-000, M.P. 9.960).

    In fulfilling its duties to maintain the Shared Use Path by repairing slope erosion, striping, detectable warning surfaces, gravity walls, and hand rails, within the Shared Use Path Project corridor, the CITY shall be responsible for only those elements that are specific to the Shared Use Path Project in accordance with and consistent with DEPARTMENT STANDARDS.

3. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving FDOT and the CITY'S sovereign immunity protections, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes. FDOT and the CITY'S liability for breach of this Agreement is limited in amount and shall not exceed the limitations of liability for tort actions as set forth in Section 768.28(5), Florida Statutes.

4. The DEPARTMENT shall mow, including litter control associated with the mowing cycle, within the Shared Use Path Project, according to the Maintenance Rating Program (MRP) Manual. Mowing and litter control requirements above MRP standards shall be handled and performed by the CITY.

5. The DEPARTMENT shall maintain the pavement within the Shared Use Path Project according to the DEPARTMENT Standards. The CITY shall maintain any aesthetic features associated with bridge structures, including, but not limited to, custom paint or coatings requested by the CITY. Any requests for additional maintenance shall be handled and performed by the CITY.

6. The CITY shall conduct an annual inspection of the Shared Use Path Project to ensure that any and all safety deficiencies are addressed.

7. When the Shared Use Path Project is at the end of its useful life, the CITY is responsible for presenting the Shared Use Path Project to the Metropolitan Planning Organization/Transportation Planning Organization. Nothing herein shall require the CITY to replace or reconstruct the Shared Use Path Project.

8. Should the CITY desire to add future amenities to the Shared Use Path Project, the CITY shall contact the DEPARTMENT for prior approval.

9. If at any time the CITY has not performed the maintenance responsibility on the Shared Use Path Project in accordance with this Agreement, the DEPARTMENT shall notify the CITY of the deficiency with a requirement that it be corrected within a specified right to cure period, provided the right to cure period shall be extended for such reasonable period of time as is necessary to cure the deficiency if the deficiency is not reasonably capable of cure within the right to cure period and CITY commences and continues to diligently cure the deficiency. If the deficiency is not cured within the right to cure period, the DEPARTMENT may perform the necessary maintenance at the CITY'S sole cost and expense, and send an invoice to the CITY, equal to the cost incurred by the DEPARTMENT for such maintenance. Any action taken by the DEPARTMENT does not relieve any obligation of the CITY under the terms and conditions of this Agreement.

10. In the event that either party hereto shall be delayed or hindered in or prevented from the performance required hereunder by reason of strikes, lockouts, labor troubles, failure of power, riots, insurrection, war, acts of God, or other reason not the fault of the party delayed in performing work or doing acts ("Permitted Delay"), such party shall be excused for the period of time equivalent to the delay caused by such Permitted Delay. Notwithstanding the foregoing, any extension of time for a Permitted Delay shall be conditioned upon the party seeking an extension of time delivering written notice of such Permitted Delay to the other party within ten (10) days of the event causing the Permitted Delay.

11. If this Agreement is terminated pursuant to Section 12 (a) below, the DEPARTMENT may require the CITY to remove the Shared Use Path Project in whole or in part and restore the property to the condition that existed immediately prior to the effective date of this Agreement. Removal and restoration shall be completed by the CITY within such time as the DEPARTMENT and the CITY mutually agree in writing. Removal and restoration shall be completed by the CITY in accordance with DEPARTMENT standards. Should the CITY fail to complete the removal and restoration work, the DEPARTMENT may complete the

removal and restoration at the CITY'S sole cost and expense and send an invoice to the CITY, equal to the cost incurred by the DEPARTMENT for such removal and restoration.

12. The Department may remove, relocate, or adjust the Shared Use Path Project in whole or in part at any time in the future at the Department's sole cost and expense, as determined to be necessary by the DEPARTMENT in order that the adjacent State Road be widened, altered or otherwise changed. The DEPARTMENT shall give the CITY notice regarding such removal, relocation, or adjustment.

13. This Agreement may be terminated under either of the following conditions: (a) by the DEPARTMENT, if the City fails to perform its duties under this Agreement, following ten (10) days written notice after the expiration of any applicable cure periods; or (b) by the DEPARTMENT for refusal by the CITY to allow public access to public records subject to the provisions of Chapter 119, Florida Statutes.

    To the extent permitted by applicable law without causing this obligation to be subject to approval by referendum pursuant to the Florida Constitution, the City shall appropriate in its annual budget, for each Fiscal Year, non-ad valorem funds lawfully available to satisfy its maintenance responsibilities under this Agreement. This provision does not create any lien upon, or pledge of, such non-ad valorem funds, nor does it preclude the City from pledging such funds in the future, or from levying and collecting any particular non-ad valorem funds. The Department recognizes that the City must comply with Section 166.241, Florida Statutes, Article VII of the Florida Constitution, and Section 2-128 of the City Code. This Agreement shall not be construed to modify, in any way, the City's obligations under the statute, constitution and ordinance.

14. The DEPARTMENT'S Pinellas Field Office shall be notified forty-eight hours in advance of commencing any scheduled construction or maintenance activities. Emergency repairs shall be performed without delay and the Area FDOT Representative notified immediately. The Area FDOT Representative with responsibility for the roadway within this Project is located at 5211 Ulmerton Road, Clearwater, FL. 33760, phone 727-575-8300.

15. The DEPARTMENT will require the CITY to cease operations and remove all personnel and equipment from the DEPARTMENT'S right-of-way if any actions on the part of the CITY or representatives of the CITY materially breaches this Agreement as determined by the DEPARTMENT.

16. The DEPARTMENT'S District Secretary shall decide all questions, difficulties, and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution, or fulfillment of the service hereunder and the character, quality, amount, and value thereof; and his decision upon all claims, questions, and disputes shall be final and conclusive upon the parties hereto.

17. The CITY shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new persons employed by the CITY during the

term of the Agreement and shall expressly require any subcontractors, assigned by the CITY'S contractor to perform work pursuant to the contract with the Department to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new persons employed by the subcontractor during the Agreement term.

18. This Agreement embodies the entire agreement and understanding between the parties and there are no other agreements or understandings, oral or written, with reference to the subject matter that are not merged herein and superseded hereby.

19. This Agreement may not be assigned or transferred by the CITY, in whole or in part without consent of the DEPARTMENT.

20. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

21. If the FDOT Guidance for Multi-Use Trail Development and Maintenance or equivalent document ("Guidance") is updated to provide that FDOT maintains trails on its rights-of-way in a more comprehensive manner than the Guidance in effect at the time of this Agreement's Effective Date, Department and City shall work together cooperatively to establish a revised agreement that reflects the change in Departmental policy as set forth in the newly published Guidance, or to mutually agree to terminate this Agreement whichever is determined to be most appropriate by the Parties.

22. All notices, demands, requests or other instruments shall be given by depositing the same in the U.S. Mail, postage prepaid, registered or certified with return receipt:

    (a) If to the DEPARTMENT, address to District Maintenance Engineer, at Florida Department of Transportation, MS 7-1200, 11201 N. McKinley Drive, Tampa, Florida 33612-6456 or at such other address as the Department may from time to time designate by written notice to the CITY; and

    (b) If to the CITY address to _____ _____ or at such other address as the CITY may from time to time designate by written notice to the DEPARTMENT.

    All time limits provided shall run from the date of receipt of all such notices, demands, requests and other instruments.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF ST. PETERSBURG
a municipal corporation
of the State of Florida
By: _____
Name_____
As its: _____

Attest: _____
Chandrahasa Srinivasa, City Clerk

(SEAL)

Approved as to Content and Form:

_____
City Attorney (Designee)
By: _____
Assistant City Attorney

Legal: 00267674.doc V. 13

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____
Brian McKishnie., P.E.
Director of Transportation Operations, District Seven

Attest:_____
Print: _____
Executive Secretary

(SEAL)

Legal Review:

_____
Office of the General Counsel, District

St. Petersburg CityTrails
Bike Routes, Sidepaths, and Trails Status
May 2016
Pinellas Trail
Gandy Blvd Sidepath
Roosevelt Blvd Sidepath
Gateway/Area Trail
North Bay Trail Extension
Island Loop Trail
North Bay Trail Phase II
Walter Fuller Park Connector Trail
North Bay Trail
West Library Trail
Booker Creek Trail North
Treasure Island Beach Trail
Treasure Island Causeway Trail
Pinellas Trail Extension
Clam Bayou Trail Phase 1
Historic Booker Creek Trail Loop
Clam Bayou Trail Phase 2
Clam Bayou Extension Trail/37th Street Trail
Bayway Trail North Phase II
Skyway Trail Extension Phase II
Bayway Bridge Trail
Bayway Trail South Connection
Skyway Trail Extension
Legend
Completed
Under Construction
In Design
Pending
Bike Route
CityTrails
St. Petersburg

St. Petersburg City Council Agenda Item
Meeting of June 2, 2016
Consent Agenda

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

Subject:
A Resolution authorizing the Mayor or his Designee to execute a citywide Shared Use Path Maintenance Memorandum of Agreement between the City and the Florida Department of Transportation to maintain the Shared Use Path Projects on State Roads 686, 682 and 694 and to execute all other documents necessary to effectuate this resolution; and providing an effective date.

Explanation:
In 2014, the Florida Legislature authorized the Florida Department of Transportation (FDOT) to allocate funds to develop a statewide system of shared-use, non-motorized trails included Shared Use Paths on state rights-of-way. However, language was included in the legislation that did not obligate FDOT to operate or maintain those Shared Use Path facilities. Accordingly, FDOT has developed a policy that requires local jurisdictions to participate in maintenance activities for Shared Use Path projects located within the state right-of-way, and to enter in to a maintenance agreement that outlines responsibilities between the parties.

There are several trail facilities planned to be built along state roads in St. Petersburg. At least two Shared Use Paths are currently in design by FDOT, and FDOT has indicated that they will fund the construction of these trails pending a signed maintenance agreement. Another location has a recently-constructed trail facility for which FDOT has requested a maintenance agreement. In all, the three locations are trails along SR 686 (Roosevelt Boulevard), SR 682 (Pinellas Bayway), and SR 694 (Gandy Boulevard); these trail facilities represent all of the currently planned and existing trails on FDOT right-of-way at this time. However, the agreement is structured such that if additional trails on State rights-of-way within the City are planned, designed, and built, the agreement can be amended by adding the new trail(s) to the list indicated in paragraph 2; such amendment would be subject to City Council approval. Conversely, the agreement also includes language that specifically includes an opportunity to revisit the agreement, and perhaps terminate the agreement, should FDOT update its policy and begin to maintain trails on its rights-of-way in a more comprehensive manner.

City staff worked extensively with FDOT staff to negotiate a more balanced maintenance agreement that recognizes the importance of providing these critical links in St. Petersburg's CityTrails network. While it does require the City to assume certain responsibilities, it also is more favorable than the most recent maintenance agreements with FDOT. The maintenance requirements allocated to the City for the trail's useful life include the following features of the Shared Use Path when, and only when, they are included as a part of the Shared Use Path project: vegetation management, ornamental landscaping, trail heads, bathroom facilities, parking facilities, repair of slopes/erosion, removal of graffiti, boardwalks, gravity walls, sea walls, railings, signing, pavement markings, pedestrian/bicycle signals, lighting, benches, litter receptacles, and any aesthetic features. The FDOT shall mow, including litter control associated with the mowing cycle, within and along the Shared

Use Path project according to their standards and shall also maintain the Shared Use Path's pavement surface; previous agreements required the City to maintain the pavement surface. The agreement does contemplate that if the City desires to maintain the corridor at a higher standard than that of FDOT, the City may landscaping, mow, sweep, edge and provide weed control along a six-foot section that borders the Shared Use Path. The City is not responsible for the pavement surface maintenance as prior agreements required which is a significant improvement.

When the Shared Use Path is at the end of its useful life, the City is responsible for presenting the facility to the Pinellas County Metropolitan Planning Organization as that body has the ability to prioritize funding sources that can be used for the trail's rehabilitation or replacement, whichever may be deemed necessary.

Cost:
Because the agreement does not require the City to maintain the pavement surface nor mow in the area of the trail unless it desires, the remainder of the maintenance responsibilities can be considered in advance of the project and incorporated into the project as deemed necessary. Essential elements of the trail requiring City maintenance are sufficiently low and can be accommodated within the routine work of the City's public infrastructure maintenance programs which are budgeted annually, and could be adjusted in future years if necessary. Contrary to projects administered by the City through FDOT's Local Agency Program (LAP) process, there is a non-appropriation clause in this agreement and therefore the City is not required to set aside the full amount of funding required for the trail's maintenance for the entirety of its useful life. Further, the agreement does not obligate the City to rebuild the trail at the end of its useful life.

Recommendations: Administration recommends that Council adopt the attached resolution authorizing the Mayor or his Designee to execute a citywide Shared Use Path Maintenance Memorandum of Agreement between the City and the Florida Department of Transportation to maintain the Shared Use Path Projects on State Roads 686, 682 and 694 and to execute all other documents necessary to effectuate this resolution; and providing an effective date.

Attachments:

(1) Resolution
(2) Draft Agreement with Appendices
(3) Map illustrating locations of Shared Use Paths referenced within Agreement

Approvals:

Administration	Date: 5-20-16
Budget	Date: 5-20-16

Legal: 00271577.doc V. 1

Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A CITYWIDE SHARED USE PATH MAINTENANCE MEMORANDUM OF AGREEMENT BETWEEN THE CITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION TO MAINTAIN THE SHARED USE PATH PROJECTS ON STATE ROADS 686, 682 AND 694 AND TO EXECUTE ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation ("FDOT") has agreed to fund the construction of Shared Use Path Projects on State Roads 686, 682 and 694 ("Projects"); and

WHEREAS, as a requirement for FDOT's funding participation in the Projects, the City must enter into a Citywide Shared Use Path Maintenance Memorandum of Agreement ("Agreement") for the Projects setting forth the obligations of FDOT and the City; and

WHEREAS, construction has been completed for the Shared Use Path Project on State Road 682 and is anticipated for the Shared Use Path Projects on State Roads 686 and 694; and

WHEREAS, the Agreement requires the City to maintain certain elements of the Projects for their useful life; and

WHEREAS, the City's professional staff has advised City Council that in its professional opinion the annual maintenance cost of the Projects is sufficiently low to be accommodated within the routine work of the City's public infrastructure maintenance programs which are budgeted annually.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to execute a Citywide Shared Use Path Maintenance Memorandum of Agreement between the City and the Florida Department of Transportation to maintain the Shared Use Path Projects on State Roads 686, 682 and 694; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all other documents necessary to effectuate this Resolution;

This resolution shall become effective immediately upon its adoption.

Approved by: _____
Legal Department
By: (City Attorney or Designee)
Legal: 00270400.doc V. #

Approved by: Evan Mory 5-19-16
Evan Mory
Transportation & Parking Mgmt. Director

Tom Greene
Budget Director

Citywide Shared Use Path Maintenance Memorandum of Agreement

City of St. Petersburg

1. The CITY OF ST. PETERSBURG (the "CITY") and the FLORIDA DEPARTMENT OF TRANSPORTATION (the "DEPARTMENT") agree that the CITY will perform certain maintenance activities in association with the Shared Use Path Projects ("Shared Use Path Project") during their useful life, according to the DEPARTMENT standards, which include, but are not limited to, the Americans with Disabilities Act, Design Standards, and the Standard Specifications, as amended from time to time, as set forth in the following paragraphs. DEPARTMENT responsibilities are set forth in the following paragraphs related to the Shared Use Path Project.

2. Maintenance items to be maintained by the CITY shall be limited to any of the following items that are identified in DEPARTMENT-approved construction plans of Shared Use Path Projects located on the State Highway System within the corporate limits of the CITY: vegetation management, ornamental landscaping, trail heads, bathroom facilities, parking facilities, repair of slopes/erosion, removal of graffiti, boardwalks, gravity walls, sea walls, railings, signing, pavement markings, pedestrian/bicycle signals, lighting, benches, litter receptacles, and aesthetic feature. The CITY shall keep pavement surfaces free from residue accumulation, algae, vegetation, and other slip and trip hazards. The CITY shall trim landscaping, mow (if a higher standard than the DEPARTMENT standard is desired), sweep, edge and provide weed control along the Shared Use Path Project as measured 6' from the outside edges of the Shared Use Path Project pavement, or to the DEPARTMENT'S right of way line, whichever distance is less, and from;

    a. SR 686 (Roosevelt Boulevard) from the intersection of 28th Street North/Lake Carillon Drive (Section 15030-000, M.P. 8.503) to 527' east of the driveway entrance to Bon Secours (Section 15030-000, M.P. 10.802), and from;
    b. SR 682 (Pinellas Bayway North) from the City Limits (Section 15200-001, M.P. 0.429) to the intersection at SR 679/Pinellas Bayway South (Section 15200-001, M.P. 1.400), and from;
    c. SR 694 (Gandy Boulevard) from the City Limits (Section 15240-000, M.P. 1.249) to 388' east of Dr. Martin Luther King Junior Street (Section 15240-000, M.P. 2.839), in Pinellas County, Florida.

    The CITY, in fulfilling its duties to maintain the Shared Use Path Project will do so by maintaining any of the items that are identified in DEPARTMENT-approved construction plans of Shared Use Path Projects located on the State Highway System within the corporate limits of the CITY: repairing slope erosion and maintaining signs, sign poles, striping, pavement symbols, traffic markings, detectable warning surfaces, pavers, crosswalks, bollards, delineators, walls, railings, lighting, pedestrian/bicycle signals, and any other safety features within the Shared Use Path Project that are specific to the Shared Use Path Project shall be performed in accordance with and consistent with DEPARTMENT standards.

The CITY shall also maintain any of the following items that are identified in DEPARTMENT-approved construction plans of Shared Use Path Projects located on the State Highway System within the corporate limits of the CITY: paint of railings, sign poles, structures, etc. Repair to any Shared Use Path Project structural or safety feature shall be in-kind and to DEPARTMENT standards. The CITY shall maintain all landscaping to DEPARTMENT standards and all irrigation systems in good operational condition. The CITY shall maintain and repair the Shared Use Path Project at it sole cost and in a good and workmanlike manner, and with reasonable care.

3. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving FDOT and the CITY'S sovereign immunity protections, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes. FDOT and the CITY'S liability for breach of this Agreement is limited in amount and shall not exceed the limitations of liability for tort actions as set forth in Section 768.28(5), Florida Statutes.

4. The DEPARTMENT shall mow, including litter control associated with the mowing cycle, within the Shared Use Path Project, according to the Maintenance Rating Program (MRP) Manual. Mowing and litter control requirements above MRP standards shall be handled and performed by the CITY.

5. The DEPARTMENT shall maintain the pavement and bridge structures within the Shared Use Path Project according to the DEPARTMENT Standards. The CITY shall maintain any aesthetic features associated with bridge structures, including, but not limited to, custom paint or coatings requested by the CITY. Any requests for additional maintenance shall be handled and performed by the CITY.

6. The CITY shall pay utility bills for lighting, signals, and irrigation specific to any Share Use Path identified in DEPARTMENT-approved construction plans for Shared Use Path Projects located on the State Highway System within the corporate limits of the CITY.

7. The CITY shall conduct an annual inspection of the Shared Use Path Project to ensure that any and all safety deficiencies are addressed.

8. When the Shared Use Path Project is at the end of its useful life, the CITY is responsible for presenting the Shared Use Path Project to the Metropolitan Planning Organization/Transportation Planning Organization. Nothing herein shall require the CITY to replace or reconstruct the Shared Use Path Project.

9. Should the CITY desire to add future amenities to the Shared Use Path Project, the CITY shall contact the DEPARTMENT for prior approval.

10. If at any time the CITY has not performed the maintenance responsibility on the Shared Use Path Project in accordance with this Agreement, the DEPARTMENT shall notify the CITY of the deficiency with a requirement that it be corrected within a specified right to cure

period, provided the right to cure period shall be extended for such reasonable period of time as is necessary to cure the deficiency if the deficiency is not reasonably capable of cure within the right to cure period and CITY commences and continues to diligently cure the deficiency. If the deficiency is not cured within the right to cure period, the DEPARTMENT may perform the necessary maintenance at the CITY'S sole cost and expense, and send an invoice to the CITY, equal to the cost incurred by the DEPARTMENT for such maintenance. Any action taken by the DEPARTMENT does not relieve any obligation of the CITY under the terms and conditions of this Agreement.

11. In the event that either party hereto shall be delayed or hindered in or prevented from the performance required hereunder by reason of strikes, lockouts, labor troubles, failure of power, riots, insurrection, war, acts of God, or other reason not the fault of the party delayed in performing work or doing acts ("Permitted Delay"), such party shall be excused for the period of time equivalent to the delay caused by such Permitted Delay. Notwithstanding the foregoing, any extension of time for a Permitted Delay shall be conditioned upon the party seeking an extension of time delivering written notice of such Permitted Delay to the other party within ten (10) days of the event causing the Permitted Delay.

12. If this Agreement is terminated pursuant to Section 14 (a) below, the DEPARTMENT may require the CITY to remove the Shared Use Path Project in whole or in part and restore the property to the condition that existed immediately prior to the effective date of this Agreement. Removal and restoration shall be completed by the CITY within such time as the DEPARTMENT and the CITY mutually agree in writing. Removal and restoration shall be completed by the CITY in accordance with DEPARTMENT standards. Should the CITY fail to complete the removal and restoration work, the DEPARTMENT may complete the removal and restoration at the CITY'S sole cost and expense and send an invoice to the CITY, equal to the cost incurred by the DEPARTMENT for such removal and restoration.

13. The Department may remove, relocate, or adjust the Shared Use Path Project in whole or in part at any time in the future at the Department's sole cost and expense, as determined to be necessary by the DEPARTMENT in order that the adjacent State Road be widened, altered or otherwise changed. The DEPARTMENT shall give the CITY notice regarding such removal, relocation, or adjustment.

14. This Agreement may be terminated under either of the following conditions: (a) by the DEPARTMENT, if the CITY fails to perform its duties under this Agreement, following ten (10) days written notice after the expiration of any applicable cure periods; or (b) by the DEPARTMENT for refusal by the CITY to allow public access to public records subject to the provisions of Chapter 119, Florida Statutes.

15. To the extent permitted by applicable law without causing this obligation to be subject to approval by referendum pursuant to the Florida Constitution, the CITY shall appropriate in its annual budget, for each Fiscal Year, non-ad valorem funds lawfully available to satisfy its maintenance responsibilities under this Agreement. This provision does not

create any lien upon, or pledge of, such non-ad valorem funds, nor does it preclude the CITY from pledging such funds in the future, or from levying and collecting any particular non-ad valorem funds. The Department recognizes that the CITY must comply with Section 166.241, Florida Statutes, Article VII of the Florida Constitution, and Section 2-128 of the City Code. This Agreement shall not be construed to modify, in any way, the CITY'S obligations under the statute, constitution and ordinance.

16. The DEPARTMENT'S Pinellas Operations Center shall be notified forty-eight hours in advance of commencing any scheduled construction or maintenance activities. Emergency repairs shall be performed without delay and the Operations Center Engineer notified immediately. The Operations Center Engineer with responsibility for the roadway within this Project is located at 5211 Ulmerton Road, Clearwater, FL. 33760, phone 727-575-8300.

17. The DEPARTMENT will require the CITY to cease operations and remove all personnel and equipment from the DEPARTMENT'S right-of-way if any actions on the part of the CITY or representatives of the CITY materially breaches this Agreement as determined by the DEPARTMENT.

18. The DEPARTMENT'S District Secretary shall decide all questions, difficulties, and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution, or fulfillment of the service hereunder and the character, quality, amount, and value thereof; and his decision upon all claims, questions, and disputes shall be final and conclusive upon the parties hereto.

19. The CITY shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new persons employed by the CITY during the term of the Agreement and shall expressly require any subcontractors, assigned by the CITY'S contractor to perform work pursuant to the contract with the Department to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new persons employed by the subcontractor during the Agreement term.

20. This Agreement embodies the entire agreement and understanding between the parties and there are no other agreements or understandings, oral or written, with reference to the subject matter that are not merged herein and superseded hereby.

21. This Agreement may not be assigned or transferred by the CITY, in whole or in part without consent of the DEPARTMENT.

22. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

23. If the FDOT Guidance for Multi-Use Trail Development and Maintenance or equivalent document ("Guidance") is updated to provide that FDOT maintains trails on its rights-of-way in a more comprehensive manner than the Guidance in effect at the time of this Agreement's Effective Date, DEPARTMENT and CITY shall work together cooperatively to establish a revised agreement that reflects the change in Departmental policy as set forth in the newly published Guidance, or to mutually agree to terminate this Agreement whichever is determined to be most appropriate by the Parties.

24. All notices, demands, requests or other instruments shall be given by depositing the same in the U.S. Mail, postage prepaid, registered or certified with return receipt:

    (a) If to the DEPARTMENT, address to District Maintenance Engineer, at Florida Department of Transportation, MS 7-1200, 11201 N. McKinley Drive, Tampa, Florida 33612-6456 or at such other address as the Department may from time to time designate by written notice to the CITY; and

    (b) If to the CITY address to _____ _____ or at such other address as the CITY may from time to time designate by written notice to the DEPARTMENT.

    All time limits provided shall run from the date of receipt of all such notices, demands, requests and other instruments.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF ST. PETERSBURG
a municipal corporation
of the State of Florida
By: _____
Name_____
As its: _____

Attest: _____
Chandrahasa Srinivasa, City Clerk

(SEAL)

Approved as to Content and Form:

_____
City Attorney (Designee)
By: _____
Assistant City Attorney

Legal: 00269995. Doc V. 3

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____
Brian McKishnie., P.E.
Director of Transportation Operations, District Seven

Attest:_____
Print: _____
Executive Secretary

(SEAL)

Legal Review:

_____
Office of the General Counsel, District

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

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

SUBJECT: A resolution authorizing the Mayor, or his Designee, to execute a Sublease Agreement with SJR FL Holdings, LLC, an Arizona limited liability company, to provide for the construction and use of a parking facility within Joint Development and Multiple Use (JDMU) Parcel No. 3 for a period of five (5) years; and to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: Real Estate & Property Management ("Real Estate") received a request from SJR FL Holdings, LLC ("SJR"), an Arizona limited liability company, to utilize Joint Development and Multiple Use Parcel No. 3 ("Property") located at the southeast corner of 5th Avenue North and 8th Street North, to construct a parking facility for use by the residents of the SJR owned neighboring apartment buildings located to the south of the Property at 409 – 8th Street North and 779 - 4th Avenue North, St. Petersburg ("Apartments"). The Property has not been developed previously and the proposed use is consistent with the land use contemplated in the Joint Development Multiple Use ("JDMU") Agreement.

SJR is extensively renovating the Apartments to provide a total of fifteen (15) residential units, which have been vacant for an extended period of time. The Apartments currently do not have off-street parking and the construction of a parking facility will provide twenty-one (21) parking spaces for the tenants of the Apartments. Upon completion of this project, SJR will provide a sense of security and reduce the attraction of squatters and accumulation of litter left on the Property by trespassers.

An appraisal of the Property was prepared by Scott W. Seaman, SRA, of McCormick, Braun, & Seaman, who has determined the current fair market rent for this site to be $637.50 per month or $7,650.00 annually.

SJR has executed the proposed Sublease Agreement ("Sublease") for an initial five (5) year term with the option to renew for four (4) additional five-year periods, subject to the approval of City Council. The rent during the first year of the initial term will be $637.50 per month. On each anniversary of the commencement date of the term, rent will be increased by the percentage increase of the Consumer Price Index. The maximum increase in any single year will be no more than 3.5 percent. SJR will be responsible for the cost of all improvements, estimated to be approximately $60,000, to include site preparation, paving, curbing, landscaping, and lighting. SJR, at its own cost and expense, will maintain the Property and improvements including, but not limited to, electrical service, security, lighting, irrigation, landscaping, and trash collection, in addition to applicable taxes and insurance. Additionally, SJR will maintain a commercial

general liability insurance policy in an amount of at least $1,000,000 per occurrence and $2,000,000 in the aggregate protecting the City against all claims or demands that may arise or be claimed on account of SJR's occupancy and use of the Property. The Sublease allows SJR to request a renewal one hundred eighty (180) days prior to the expiration of the Term. Any renewal or extension will be presented to City Council for approval.

The JDMU agreement that provides the City with the ability to develop and use the JDMU parcels requires that the proposed use of the Property, be approved by the Florida Department of Transportation ("FDOT") and receive the concurrence of the Federal Highway Administration ("FHWA"). The approval from FDOT and the FHWA is conditioned on the receipt of City Council's authorization of this Sublease.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a Sublease Agreement with SJR FL Holdings, LLC, an Arizona limited liability company, to provide for the construction and use of a parking facility within Joint Development and Multiple Use (JDMU) Parcel No. 3 for a period of five (5) years; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration, Aerial and Resolution

APPROVALS: Administration:

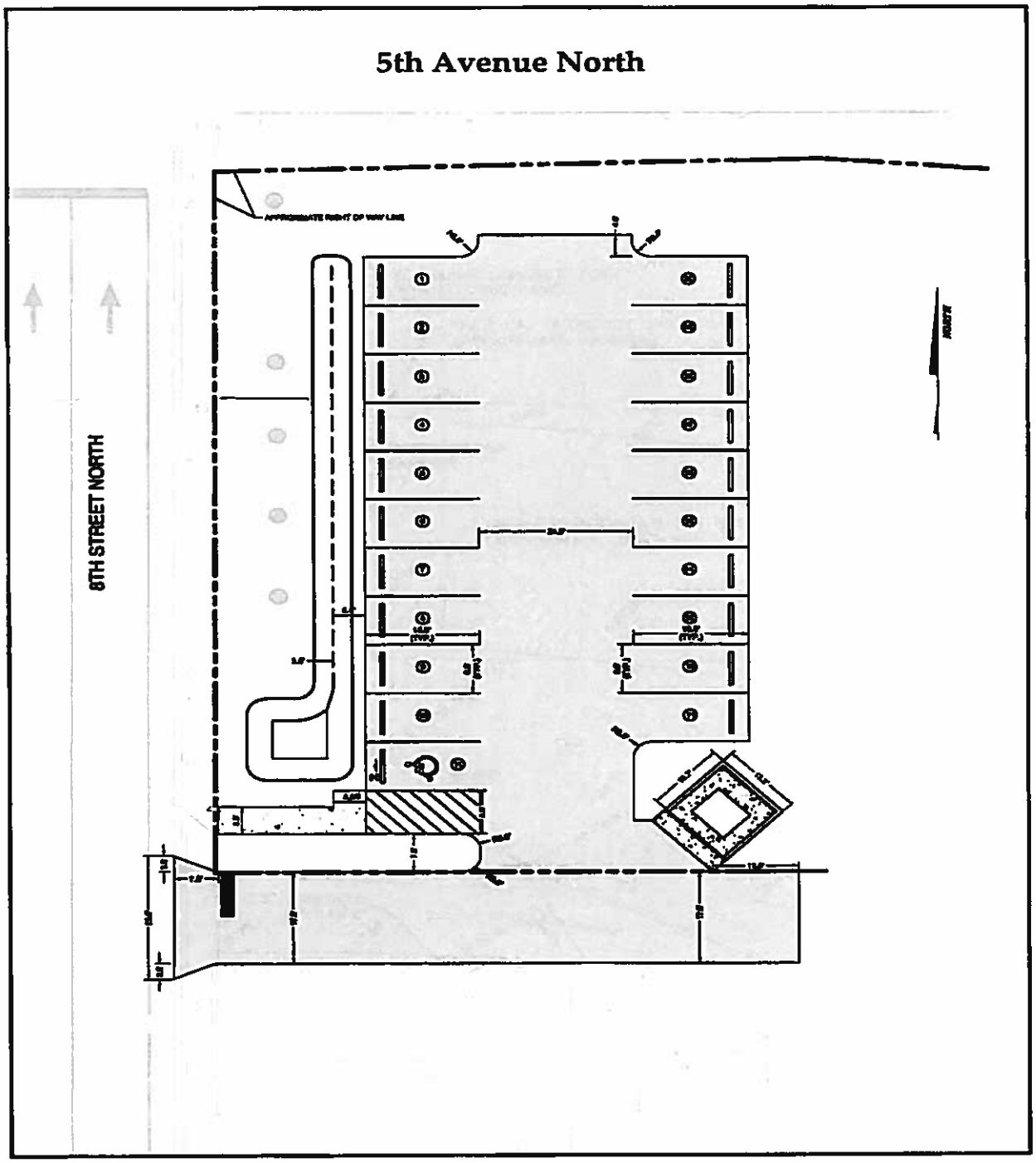
Budget: N/A

Legal:

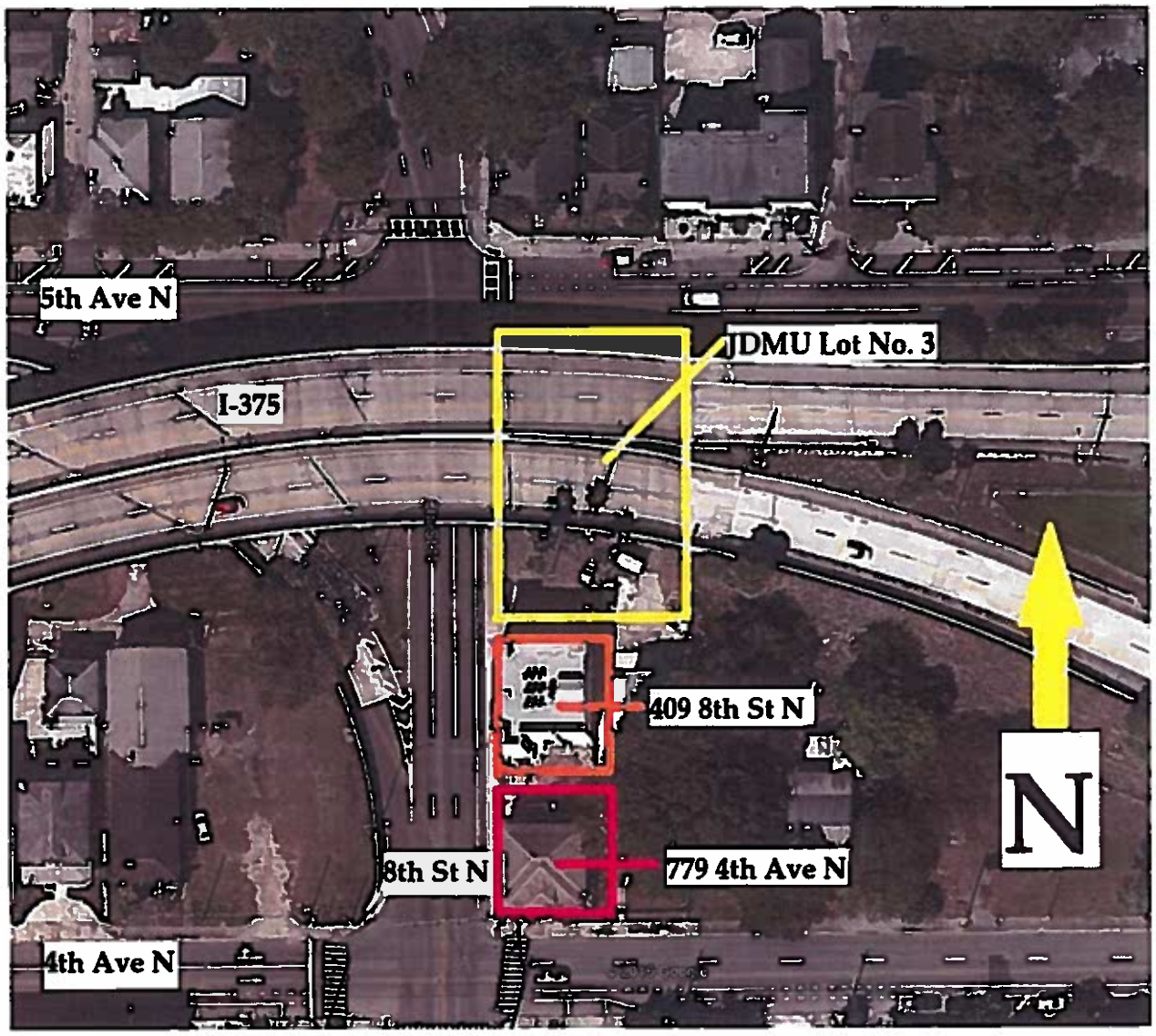
(As to consistency w/attached legal documents)
Legal: 00270121.doc V. 1

ILLUSTRATION

Site Plan



AERIAL


5th Ave N
JDMU Lot No. 3
I-375
409 8th St N
N
8th St N
779 4th Ave N
4th Ave N

Resolution No. 2016-_____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A SUBLEASE AGREEMENT WITH SJR FL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TO PROVIDE FOR THE CONSTRUCTION AND USE OF A PARKING FACILITY WITHIN JOINT DEVELOPMENT AND MULTIPLE USE (JDMU) PARCEL NO. 3 FOR A PERIOD OF FIVE (5) YEARS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Real Estate & Property Management ("Real Estate") received a request from SJR FL Holdings, LLC, an Arizona limited liability company, to utilize Joint Development and Multiple Use Parcel No. 3 ("Property") located at the southeast corner of 5th Avenue North and 8th Street North, to construct a parking facility for use by the residents of the SJR owned neighboring apartment buildings located to the south of the Property at 409 – 8th Street North and 779 - 4th Avenue North, St. Petersburg ("Apartments"); and

WHEREAS, the Property has not been developed previously and the proposed use is consistent with the land use contemplated in the JDMU Agreement; and

WHEREAS, the Property is located on the southeast corner of the intersection of Fifth Avenue North and 8th Street North and is legally described as follows:

> Commence at the Northeast corner of Lot 3, Block 1, MOFFETT'S ADDITION to St. Petersburg, in Section 19, Township 31 South, Range 17 East, as per plat thereof recorded in Plat Book 1, Page 63, of Hillsborough County, Florida, of which Pinellas County was formerly a part, run thence South 89°55'17" West, 207.90 feet, thence North 85°29'57" West, 26.55 feet, thence South 88°38'22" West, 7.55 feet to a Point of Beginning; thence South 00°08'35" West, 131.95 feet; thence South 89°55'17" West, 87.00 feet; thence North 00°08'35" East, 130.00 feet; thence North 88°38'22"East, 87.03 feet to the Point of Beginning; and

WHEREAS, SJR is extensively renovating the Apartments to provide a total of fifteen (15) residential units, which have been vacant for an extended period of time; and

WHEREAS, the Apartments currently do not have off-street parking and the construction of a parking facility will provide twenty-one (21) parking spaces for the tenants of the Apartments; and

WHEREAS, upon completion of this project, SJR will provide a sense of security and reduce the attraction of squatters and accumulation of litter left on the Property by trespassers; and

WHEREAS, an appraisal of the Property was prepared by Scott W. Seaman, SRA, of McCormick, Braun, & Seaman, who has determined the current fair market rent for this site to be $637.50 per month or $7,650.00 annually; and

WHEREAS, SJR has executed the proposed Sublease Agreement ("Sublease") for an initial five (5) year term with the option to renew for four (4) additional five-year periods, subject to the approval of City Council; and

WHEREAS, the rent during the first year of the initial term will be $637.50 per month; and

WHEREAS, on each anniversary of the commencement date of the term, rent will be increased by the percentage increase of the Consumer Price Index, with the maximum increase in any single year exceeding no more than 3.5 percent; and

WHEREAS, SJR will be responsible for the cost of all improvements, estimated to be approximately $60,000, to include site preparation, paving, curbing, landscaping, and lighting; and

WHEREAS, SJR, at its own cost and expense, will maintain the Property and improvements including, but not limited to, electrical service, security, lighting, irrigation, landscaping, and trash collection, in addition to applicable taxes and insurance; and

WHEREAS, SJR will maintain a commercial general liability insurance policy in an amount of at least $1,000,000 per occurrence and $2,000,000 in the aggregate protecting the City against all claims or demands that may arise or be claimed on account of SJR's occupancy and use of the Property; and

WHEREAS, the Sublease allows SJR to request a renewal one hundred eighty (180) days prior to expiration of the Term and any renewal or extension will be presented to City Council for approval; and

WHEREAS, the JDMU agreement that provides the City with the ability to develop and use the JDMU parcels requires that the proposed use of the property be approved by the Florida Department of Transportation ("FDOT") and receive the concurrence of the Federal Highway Administration ("FHWA"); and

WHEREAS, approval from FDOT and FHWA is conditioned on the receipt of City Council authorization of this Sublease.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor, or his Designee, is hereby authorized to execute a Sublease Agreement with SJR FL Holdings, LLC, an Arizona limited liability company, to provide for the construction and use of a parking facility within Joint Development and Multiple Use (JDMU) Parcel No. 3, as legally described above, for a period of five (5) years; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)
Legal: 00270121.doc V. 1

APPROVED BY:

Bruce E. Grimes, Director
Real Estate & Property Management

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

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

SUBJECT: A resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Palmetto Park Crime Watch and Neighborhood Association, Inc., a Florida not-for-profit corporation, for the use of a surplus, unimproved City-owned parcel located at 2519 – 3rd Avenue South, St. Petersburg, as a "Community Garden" for a period of twelve (12) months for a fee of $12.00, with the right to request extensions for two (2) additional one (1) year terms; and to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: Real Estate and Property Management received a request from Palmetto Park Crime Watch and Neighborhood Association, Inc. ("Licensee") to renew the License Agreement for the use of a surplus, unimproved City-owned parcel located at 2519 – 3rd Avenue South, St. Petersburg, as a community garden to grow vegetables that will be distributed to the residents within the Palmetto Park neighborhood, that it has utilized since June 2001.

The subject parcel has dimensions of 50 ft. x 127 ft. and is zoned NT-2 (Neighborhood Traditional Single-Family-2). The subject parcel is legally described as follows:

Lot 14, Block 6, COLONIAL PLACE REVISED
Pinellas County Parcel I.D. No.: 23/31/16/17442/006/0140
Street Address: 2519 – 3rd Avenue South, St. Petersburg

The Licensee has executed a License Agreement ("Agreement") for a term of twelve (12) months ("Term"), subject to City Council approval, with the right to request extensions for two (2) additional terms of one (1) year each ("Renewal Term"), with the terms and conditions providing the Licensee with the same basic rights and privileges it has enjoyed during the preceding term. At the beginning of each Term and any Renewal Term thereof, the Licensee shall pay a fee of $12.00. The Agreement provides that the Licensee shall be responsible for all applicable costs (including installation, deposits, and usage) for utilities associated with the Licensee's use of the subject parcel. The Licensee shall pay a nominal fee to the City for the entire term. Additionally, the Licensee shall maintain a $1,000,000 Commercial General Liability policy protecting the City against all claims which may arise or be claimed on account of the Licensee's use of the subject parcel in accordance with the State of Florida Statutory requirements. The Agreement may be terminated without cause by either party with thirty (30) days written notice prior to the scheduled date of termination. Under the terms of the Agreement, "the City is under no obligation to locate or provide a replacement facility under any circumstances."

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Palmetto Park Crime Watch and Neighborhood Association, Inc., a Florida not-for-profit corporation, for the use of a surplus, unimproved City-owned parcel located at 2519 – 3rd Avenue South, St. Petersburg, as a "Community Garden" for a period of twelve (12) months for a fee of $12.00, with the right to request extensions for two (2) additional one (1) year terms; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

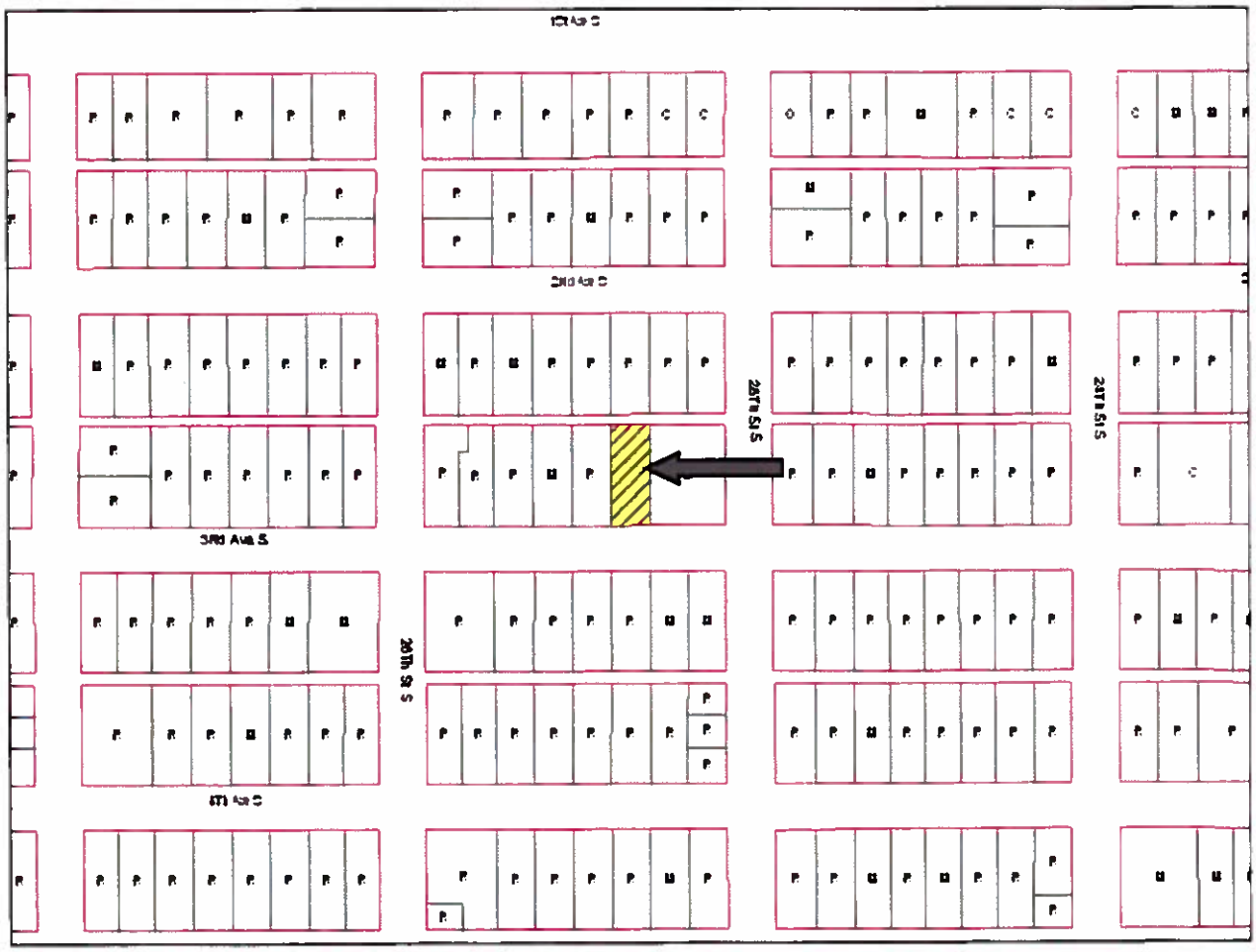
ATTACHMENTS: Illustration, Resolution

APPROVALS: Administration: _____

Budget: N/A

Legal: _____
(As to consistency w/attached legal documents)
Legal: 00270548.doc V. 1

ILLUSTRATION



Lot 14, Block 6, COLONIAL PLACE REVISED
Pinellas County Parcel I.D. No.: 23/31/16/17442/006/0140
Street Address: 2519 – 3rd Avenue South, St. Petersburg

Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH PALMETTO PARK CRIME WATCH AND NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF A SURPLUS, UNIMPROVED CITY-OWNED PARCEL LOCATED AT 2519 – 3RD AVENUE SOUTH, ST. PETERSBURG, AS A "COMMUNITY GARDEN" FOR A PERIOD OF TWELVE (12) MONTHS FOR A FEE OF $12.00, WITH THE RIGHT TO REQUEST EXTENSIONS FOR TWO (2) ADDITIONAL ONE (1) YEAR TERMS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Real Estate and Property Management received a request from Palmetto Park Crime Watch and Neighborhood Association, Inc. ("Licensee") to renew the License Agreement for the use of a surplus, unimproved City-owned parcel located at 2519 – 3rd Avenue South, St. Petersburg, as a community garden to grow vegetables that will be distributed to the residents within the Palmetto Park neighborhood, that it has utilized since 2001; and

WHEREAS, the subject parcel has dimensions of 50 ft. x 127 ft. and is zoned NT-2 (Neighborhood Traditional Single-Family-2); and

WHEREAS, the subject parcel is legally described as follows:

Lot 14, Block 6, COLONIAL PLACE REVISED
Pinellas County Parcel I.D. No.: 23/31/16/17442/006/0140
Street Address: 2519 – 3rd Avenue South, St. Petersburg; and

WHEREAS, the Licensee has executed a License Agreement ("Agreement") for a term of twelve (12) months ("Term"), subject to City Council approval, with the right to request extensions for two (2) additional terms of one (1) year each ("Renewal Term"), with the terms and conditions providing Licensee with the same basic rights and privileges it has enjoyed during the preceding term; and

WHEREAS, at the beginning of each Term and any Renewal Term thereof, the Licensee shall pay a fee of $12.00; and

WHEREAS, the Licensee shall be responsible for all applicable costs (including installation, deposits, and usage) for utilities associated with the Licensee's use of the subject parcel; and

WHEREAS, the Licensee shall maintain a $1,000,000 Commercial General Liability policy protecting the City against all claims which may arise or be claimed on account of the Licensee's use of the subject parcel in accordance with the State of Florida Statutory requirements; and

WHEREAS, the Agreement may be terminated without cause by either party with thirty (30) days written notice prior to the scheduled date of termination; and

WHEREAS, under the terms of the Agreement, "the City is under no obligation to locate or provide a replacement facility under any circumstances."

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor, or his Designee, is authorized to execute a License Agreement with Palmetto Park Crime Watch and Neighborhood Association, Inc., a Florida not-for-profit corporation, for the use of a surplus, unimproved City-owned parcel located at 2519 – 3rd Avenue South, St. Petersburg, as a "Community Garden" for a period of twelve (12) months for a fee of $12.00, with the right to request extensions for two (2) additional one (1) year terms; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)
Legal: 00270548.doc V. 1

APPROVED BY:

Michael R. Dove, Administrator
Neighborhood Affairs

APPROVED BY:

Bruce E. Grimes, Director
Real Estate and Property Management

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

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

SUBJECT: A resolution authorizing the Mayor, or his Designee, to execute a License Agreement with the St. Petersburg Shuffleboard Club, a Florida not-for-profit corporation, for the use of the shuffleboard facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of $36.00 for the entire term, plus an additional fee of $700.00 per month for water and electrical usage; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council.)***

EXPLANATION: Real Estate & Property Management received a request from the Parks & Recreation Department ("Parks") to initiate a license agreement with the St. Petersburg Shuffleboard Club ("Club") for the use of the shuffleboard recreational facilities consisting of a clubhouse, shuffleboard courts, bleachers, restrooms, tournament booth, the first floor bridge room and the non-exclusive use of the lawn bowling court adjacent to the shuffleboard courts within the Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg ("Premises").

The Club is a not-for-profit social club formed in 1924, and over the years the Club worked with the City on building what became the Premises, beginning with two shuffleboard courts and ending up with the largest shuffleboard facility in the world. The Club experienced a downturn in membership in the 1980's and 1990's and consequently struggled to fulfill their financial obligations to the Premises, resulting in the City assuming responsibility for the Premises on January 1, 1998. Through the hard work of the current Club membership, the Club's financial situation has improved to a point where the Club requested that the operation and maintenance responsibilities be returned to the Club, and Parks requested REPM to create a new license agreement accordingly.

The Club ("Licensee") has executed a License Agreement ("Agreement"), for a term of thirty-six (36) months, subject to City Council approval, with the following major business points:

- The aggregate fee is thirty-six dollars ($36.00) for the entire term.
- Licensee will pay an additional fee of $700.00 per month for water and electrical usage, in addition to applicable taxes and insurance.
- Licensee will maintain the interior and exterior of the building Systems within the Premises, as defined in the Agreement, and pay for repairs to the Systems up to $5,000 annually.
- The Licensee may rent the Premises, or parts thereof, to other organizations for meetings, weddings, and parties.
- The Licensee, Licensee's invitees, or parties renting the Premises from the Licensee, may play live or recorded music which shall cease no later than 11

p.m., and the kitchen facilities shall be used for the preparation, temporary storage, reheating and serving of food but no cooking shall be allowed.

- Subject to the availability of funds, as determined in the City's sole discretion, the City may make any repair that exceeds $5,000, with the Licensee contributing the first $5,000 annually.
- City maintenance obligations are limited to repairs necessitated by structural defects in the Premises, and amounts exceeding the specific expense caps noted above; the City will provide maintenance of the greenspace, the Lawn Bowling Court and trimming of all trees within the Premises.
- Licensee will maintain a commercial general liability insurance policy in the amount of $1,000,000 per occurrence and $2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises.
- The Agreement may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination.

City Council Resolution No. 79-740A, dated October 4, 1979, establishes policies for the sale and leasing of City-owned park and waterfront property. This resolution requires that when leasing City property to a non-profit, private organization "... the organization pays operating costs plus a reserve for replacement." Since the Licensee is responsible for maintenance and improvements to the buildings within the Premises for its intended use, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs. Under the terms of the Agreement, the City is under no obligation to locate or provide a replacement facility under any circumstances.

Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for five (5) years or less on commercially-zoned property with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned Downtown Center - 2 (DC-2).

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a License Agreement with St. Petersburg Shuffleboard Club, a Florida not-for-profit corporation, for the use of the shuffleboard facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of $36.00 for the entire term, plus an additional fee of $700.00 per month for water and electrical usage; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

APPROVALS: Administration: _____

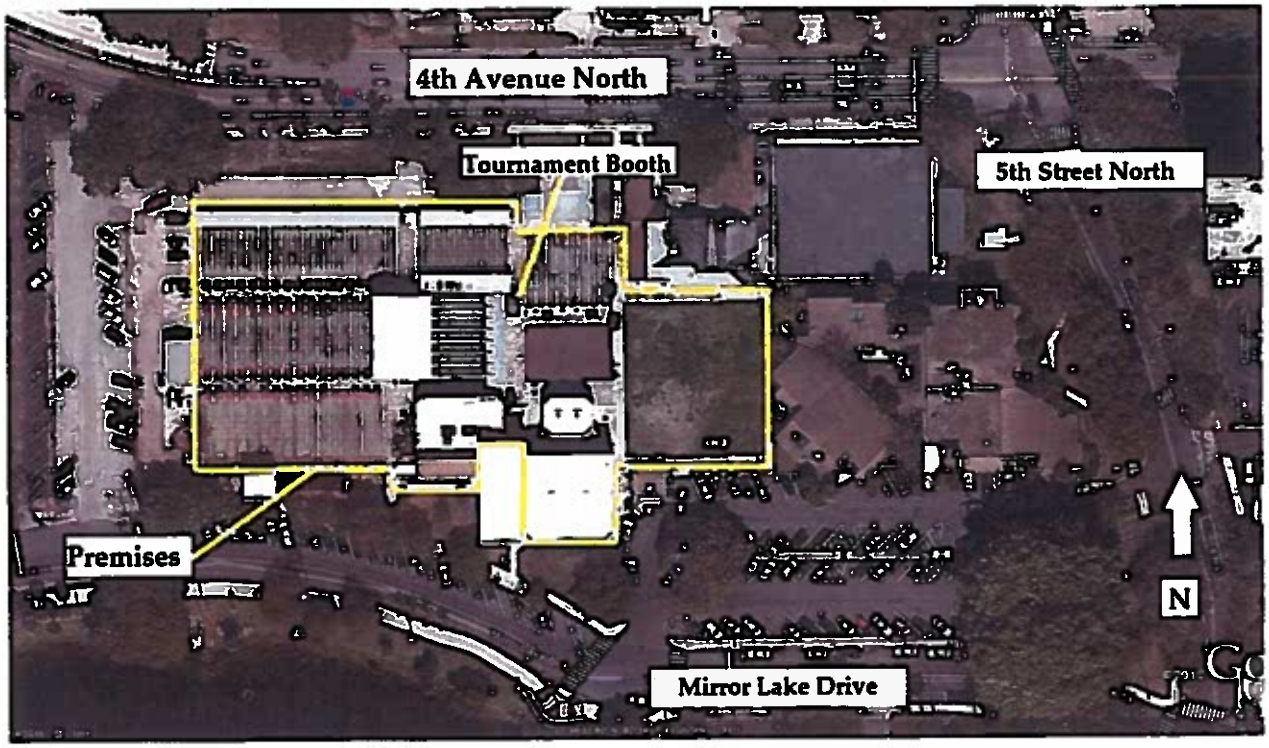
Budget: N/A

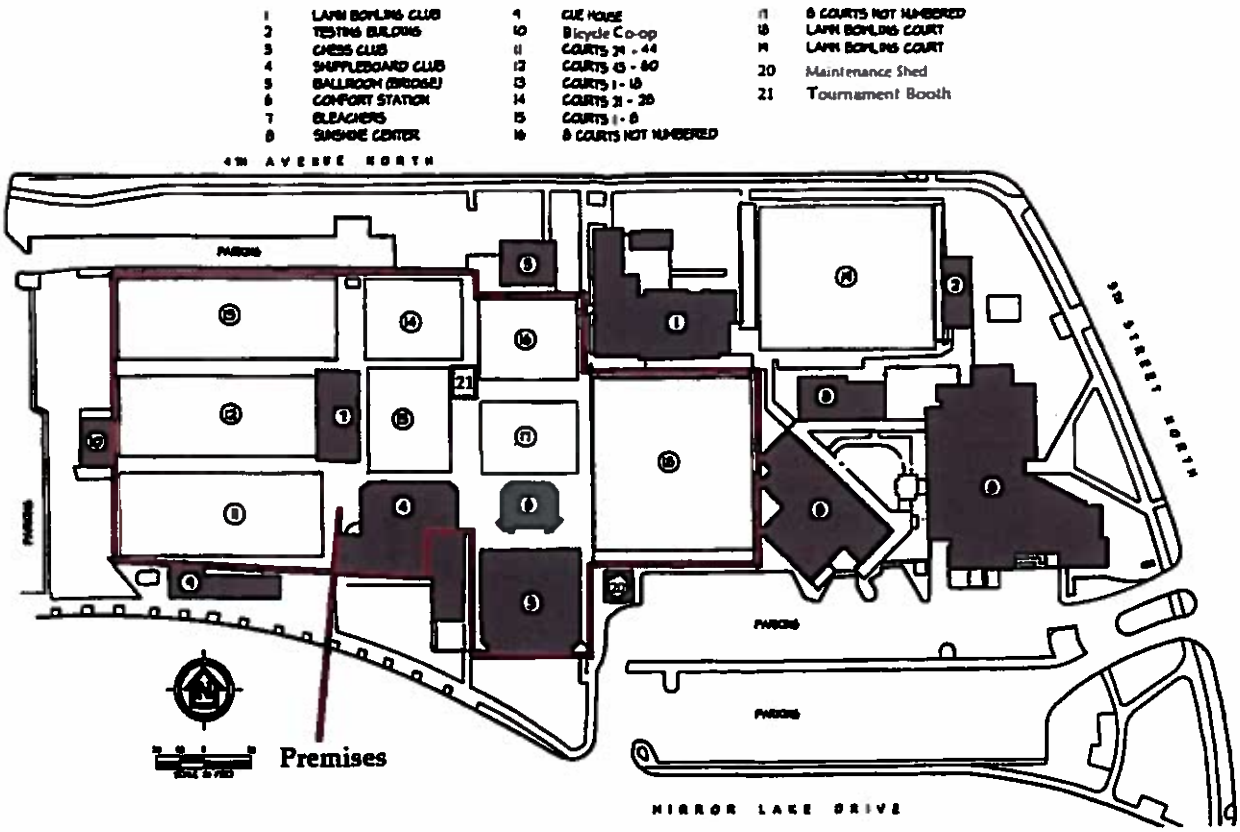
Legal: _____

(As to consistency w/attached legal documents)

Legal: 00270115.doc V. 2

ILLUSTRATION





Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH THE ST. PETERSBURG SHUFFLEBOARD CLUB, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF THE SHUFFLEBOARD FACILITIES WITHIN THE CITY-OWNED HISTORIC MIRROR LAKE RECREATION COMPLEX LOCATED AT 559 MIRROR LAKE DRIVE NORTH, ST. PETERSBURG, FOR A PERIOD OF THIRTY-SIX (36) MONTHS FOR AN AGGREGATE FEE OF $36.00 FOR THE ENTIRE TERM, PLUS AN ADDITIONAL FEE OF $700.00 PER MONTH FOR WATER AND ELECTRICAL USAGE; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; WAIVING THE RESERVE FOR REPLACEMENT REQUIREMENT OF CITY COUNCIL RESOLUTION NO. 79-740A; AND PROVIDING AN EFFECTIVE DATE. ***(REQUIRES AFFIRMATIVE VOTE OF AT LEAST SIX (6) MEMBERS OF CITY COUNCIL.)***

WHEREAS, Real Estate & Property Management received a request from the Parks & Recreation Department ("Parks") to initiate a license agreement with the St. Petersburg Shuffleboard Club ("Club") for use of the shuffleboard facilities consisting of a clubhouse, shuffleboard courts, bleachers, restrooms, tournament booth, the first floor bridge room and the non-exclusive use of the lawn bowling court adjacent to the shuffleboard courts within the historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg ("Premises"); and

WHEREAS, the Club ("Licensee") has executed a License Agreement ("Agreement"), for a term of thirty-six (36) months, subject to City Council approval, with the following major business points:

- The aggregate fee is thirty-six dollars ($36.00) for the entire term.
- Licensee will pay an additional fee of $700.00 per month for water and electrical usage, in addition to applicable taxes and insurance.
- Licensee will maintain the interior and exterior of the building Systems within the Premises, as defined in the Agreement, and pay for repairs to the Systems up to $5,000 annually.
- The Licensee may rent the Premises, or parts thereof, to other organizations for meetings, weddings, and parties.

- The Licensee, Licensee's invitees, or parties renting the Premises from the Licensee, may play live or recorded music which shall cease no later than 11 p.m., and the kitchen facilities shall be used for the preparation, temporary storage, reheating and serving of food but no cooking shall be allowed.
- Subject to the availability of funds, as determined in the City's sole discretion, the City may make any repair that exceeds $5,000, with the Licensee contributing the first $5,000 annually.
- City maintenance obligations are limited to repairs necessitated by structural defects in the Premises, and amounts exceeding the specific expense caps noted above; the City will provide maintenance of the greenspace, the Lawn Bowling Court and trimming of all trees within the Premises.
- Licensee will maintain a commercial general liability insurance policy in the amount of $1,000,000 per occurrence and $2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises.
- The Agreement may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination; and

WHEREAS, the Agreement is in accordance with the policies established in Resolution No. 79-740A, provided however that due to the Licensee being responsible for maintenance and improvements to the buildings within the Premises for its intended use, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs; and

WHEREAS, under the terms of the Agreement, the City is under no obligation to locate or provide a replacement facility under any circumstances; and

WHEREAS, Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for five (5) years or less on commercially-zoned property with approval by an affirmative vote of at least six (6) members of City Council; and

WHEREAS, the subject property is zoned Downtown Center - 2 (DC-2); and

WHEREAS, under the terms of the Agreement, the City is under no obligation to provide a replacement facility under any circumstances.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor, or his Designee, is hereby authorized to execute a License Agreement with the St. Petersburg Shuffleboard Club, a Florida not-for-profit corporation, for the use of the shuffleboard facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of $36.00 for the entire term, plus an additional fee of $700.00 per month for water and electrical usage; and to execute all documents necessary to effectuate same; and

BE IT FURTHER RESOLVED that the reserve for replacement requirement of City Council Resolution No. 79-740A is waived.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)
Legal: 00270115.doc V. 2

APPROVED BY:

Michael J. Jefferis, Director
Parks & Recreation

APPROVED BY:

Bruce E. Grimes, Director
Real Estate and Property Management

MEMORANDUM
CITY OF ST. PETERSBURG

City Council Meeting of June 2, 2016

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

FROM: Clay Smith, Director, Downtown Enterprise Facilities Department

SUBJECT: A Resolution approving a supplemental appropriation in the amount of $70,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Master Plan FY16 Project (15367) to update the Marina Master Plan; and authorizing the Mayor or his designee to execute all other documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: The Marina Master Plan was developed several years ago and is in need of updating. Key aspects of the update include: (1) ensuring that plans for the Marina along the 2nd Ave., NE corridor are consistent with plans for the Pier/Pier Approach and (2) developing a funding strategy for replacement of the Central Yacht Basin Marina Docks.

The Marina's Central Yacht Basin facilities were built in 1963. They were designed for vessels of the 1950's and 1960's which were smaller and narrower than vessels of today. Additionally, at 53 years of age, the facilities are in continual need of expensive maintenance. The Marina Master Plan will be a guiding document for development of replacement facilities.

RECOMMENDATION: Administration recommends approval of the attached Resolution approving a supplemental appropriation in the amount of $70,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Master Plan FY16 project (15367) to update the Marina Master Plan; and authorizing the Mayor or his designee to execute all other documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: A supplemental appropriation in the amount of $70,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Master Plan FY16 project (15367) to update the Marina Master Plan for FY16 is required.

ATTACHMENTS: Resolution

APPROVALS: Administration:

Budget: Devris L. Fuller 5-18-16

Legal:

RESOLUTION NO. _____

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION OF $70,000 FROM THE UNAPPROPRIATED BALANCE OF THE MARINA CAPITAL IMPROVEMENT FUND (4043) TO THE MARINA MASTER PLAN FY16 PROJECT (15367) TO UPDATE THE MARINA MASTER PLAN; AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg ("City") intends to update the Marina Master Plan to include ensuring that plans for the Marina along the 2nd Ave., NE corridor are consistent with plans for the Pier & Pier Approach, and to develop a funding strategy for replacement of the Central Yacht Basin Marina Docks; and

WHEREAS, the City Marina Central Yacht Basin facility was built in 1963 and was designed for vessels of the 1950's and 1960's which were smaller and narrower than vessels of today; and

WHEREAS, at 53 years of age, the facilities are in continual need of expensive maintenance; and

WHEREAS, the Marina Master Plan will be a guiding document for development of replacement facilities.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a supplemental appropriation of $70,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Master Plan FY16 project (15367) to update the Marina Master Plan is hereby approved

Marina Capital Improvement Fund (4043)	
Marina Master Plan FY16 Project (15367)	$70,000

; and

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

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal

Administration

Budget

MEMORANDUM
CITY OF ST. PETERSBURG

City Council Meeting of June 2, 2016

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

FROM: Clay Smith, Director, Downtown Enterprise Facilities Department cds

SUBJECT: A Resolution approving a supplemental appropriation in the amount of $35,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Transient Docks Project (15358) to complete a wind and wave analysis associated with the Transient Visitor Dock Project; and authorizing the Mayor or his designee to execute all other documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: On February 18, 2016, City Council gave funding approval in the amount of $190,800, to initiate efforts to obtain necessary permits and to develop plans and specifications for construction of a Transient Visitor Dock pursuant to a grant award in the amount of $632,000 from the Florida Fish & Wildlife Conservation Commission (FWC).

Through administrative oversight, funding for a needed wind and wave analysis was inadvertently omitted from the February 18, 2016, funding request. The results of the proposed wind and wave analysis will help the designers adjust the overall dock configuration to avoid waves where possible and to address floating dock performance specifications.

This Agenda Item seeks funding in the amount of $35,000 to cover the cost of this needed analysis.

The Marina's FY-16 Capital Fund Budget does not contain funds for this effort. Thus, funds are being sought from the unappropriated balance of FY16 Marina CIP Fund Balance in the amount of $35,000.

RECOMMENDATION: Administration recommends approval of the attached Resolution approving a supplemental appropriation in the amount of $35,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Transient Docks Project (15358) to conduct a needed wind and wave analysis associated with the Transient Visitor Dock Project; and authorizing the Mayor or his designee to execute all other documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: A supplemental appropriation in the amount of $35,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Transient Docks Project (15358) for FY16 to conduct a needed wind and wave analysis associated with the Transient Visitor Dock Project is required.

ATTACHMENTS: Resolution

APPROVALS: Administration: _____

Budget: DeVris L. Fulleo 5-18-16

Legal: _____

RESOLUTION NO. _____

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION OF $35,000 FROM THE UNAPPROPRIATED BALANCE OF THE MARINA CAPITAL IMPROVEMENT FUND (4043) TO THE MARINA TRANSIENT DOCKS PROJECT (15358) TO COMPLETE A WIND AND WAVE ANALYSIS ASSOCIATED WITH THE TRANSIENT VISITOR DOCK PROJECT; AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on February 18, 2016, City Council gave funding approval in the amount of $190,800, to initiate efforts to obtain necessary permits and to develop plans and specifications for construction of a Transient Visitor Dock, pursuant to a grant award in the amount of $632,000 from the Florida Fish & Wildlife Conservation Commission (FWC); and

WHEREAS, through administrative oversight, funding for a needed wind and wave analysis was inadvertently omitted from the February 18, 2016, funding request; and

WHEREAS, this Agenda Item seeks funding in the amount of $35,000 to cover the cost of this needed analysis; and

WHEREAS, the Marina's FY-16 Capital Fund Budget does not contain funds for this effort and thus, funds are being sought from the Marina Capital Improvement Fund balance in the amount of $35,000.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a supplemental appropriation of $35,000 from the unappropriated balance of the Marina Capital Improvement Fund (4043) to the Marina Transient Docks Project (15358) to complete a wind and wave analysis associated with the Transient Visitor Dock Project is hereby approved

Marina Capital Improvement Fund (4043)	
Marina Transient Docks Project (15358)	$35,000

; and

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

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal

Administration

Budget

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

TO: City Council Chair & Members of City Council

SUBJECT:

Authorizing the Mayor or his designee to accept a grant from the State of Florida Department of Agriculture and Consumer Services ("Department") in the amount not to exceed $394,383 for the City's summer food program and to execute a grant agreement and all other documents necessary to effectuate this transaction with the Department; approving a supplemental appropriation in the amount of $394,383 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department; and providing an effective date.

EXPLANATION:

The State of Florida Department of Agriculture and Consumer Services, Division of Food, Nutrition and Wellness will award the City of St. Petersburg funding to provide breakfast and lunch for any child age 18 or under at 16 recreation sites during the summer - five days a week from June 13 until August 5. This program is funded by the US Department of Agriculture through the state and is accessible by anyone age 18 or under. A child need not be registered in a City program. The times that the meals are available are posted at each site and any child can receive breakfast and/or lunch. The grant pays for the meals and provides for an administrative cost to run the program. The payments under the grant are made on a reimbursement basis based on how many meals are provided.

RECOMMENDATION:

The Administration recommends that the City Council adopt the attached resolution authorizing the Mayor or his designee to accept a grant from the State of Florida Department of Agriculture and Consumer Services ("Department") in the amount not to exceed $394,383 for the City's summer food program and to execute a grant agreement and all other documents necessary to effectuate this transaction with the Department; approving a supplemental appropriation in the amount of $394,383 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION:

Revenues of approximately $394,383 will be received from the State of Florida Department of Agriculture. A supplemental appropriation in the amount of $394,383 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department, Parks & Recreation Administration (190-1573) is required.

ATTACHMENTS: Resolution

APPROVALS:

Administration: for SK McRae Budget: Jim

RESOLUTION NO. 2016- _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT FROM THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DEPARTMENT") IN THE AMOUNT NOT TO EXCEED $394,383 FOR THE CITY'S SUMMER FOOD PROGRAM AND TO EXECUTE A GRANT AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION WITH THE DEPARTMENT; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $394,383 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE PARKS & RECREATION DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City of St. Petersburg Parks & Recreation Department applied for and was awarded a grant from the State of Florida Department of Agriculture and Consumer Services in the amount not to exceed $394,383 to provide funding for the City's Summer Food Program, which provides breakfast and lunch for any child age 18 or under.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept a grant from the State of Florida Department of Agriculture and Consumer Services ("Department") in an amount not to exceed $394,383 for the City's Summer Food Program and to execute a grant agreement and all other documents necessary to effectuate this transaction with the Department.

BE IT FURTHER RESOLVED, that there is hereby approved from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, the following supplemental appropriation for fiscal year 2016:

General Fund (0001)

Parks & Recreation Department, Parks & Recreation Administration (190-1573)	$394,383

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal: _____ Administration: _____ for SKMcBee

Budget: _____

00271205

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

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

SUBJECT: A resolution 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 $350,000 for FY 2016 for a portion of SR 595/Tyrone Blvd.; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $350,000 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 595/Tyrone Blvd., Project No. TBD; and providing an effective date.

EXPLANATION: The State of Florida Department of Transportation ("FDOT") has established programs for the beautification of existing roadway projects, and has proposed a HLRMOA for landscape improvement along State Road 595/Tyrone Blvd. right-of-way between US Alt 19A/CR 1/Park St. N. (Section 15000-000, M.P. 0.000) and SR 693/66th Street North (Section 15010-000, M.P. 6.068) in Pinellas County, Florida.

The City Engineering and Capital Improvements Department will coordinate the design of landscape plans for specific locations with the FDOT District Seven Landscape Architect and submit plans to FDOT for approval prior to installation by City contractors. The City Engineering and Capital Improvements Department will coordinate the installation and establishment of the landscape improvements and invoice the FDOT for landscape design, installation and establishment costs after the work is completed, up to a maximum of $350,000.

The Parks and Recreation Department currently has maintenance agreements with FDOT to perform routine maintenance of landscaped areas along the FDOT roadway corridors within the City of St. Petersburg pursuant to the FDOT programs. The Agreement requires the City to perform ongoing maintenance, including litter removal, weeding, pruning, fertilizer application, chemical application, mulching and removal or replacement of dead plants at the City's option. The Agreement will be in effect until terminated by either the FDOT or the City, after 60 days notice.

RECOMMENDATION: Administration recommends adoption of the attached resolution 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 $350,000 for FY 2016 for a portion of SR 595/Tyrone Blvd.; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $350,000 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 595/Tyrone Blvd.; Project No. TBD; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after approval of a supplemental appropriation from the Landscape Reimbursement and Maintenance Memorandum Agreement (HLRMOA) ("Agreement") in the amount of $350,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, to the FDOT RW Landscape Improvements FY16 SR 595/Tyrone Blvd., Project No. TBD.

ATTACHMENT: Resolution

APPROVALS: _____ Administration TBG

_____ Budget

Legal: 00271174.doc V. 2

RESOLUTION NO. 2016 - _____

A RESOLUTION 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 $350,000 FOR FY 2016 FOR A PORTION OF SR 595/TYRONE BLVD.; AND TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $350,000 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 595/TYRONE BLVD., PROJECT NO. TBD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation ("FDOT") has established programs for the beautification of existing roadway projects and has proposed a HLRMOA for landscape improvements on State Road 595/Tyrone Blvd. right-of-way between US Alt 19A/CR 1/Park St. N. (Section 15000-000, M.P. 0.000) and SR 693/66th Street North (Section 15010-000, M.P. 6.068) in Pinellas County, Florida; and

WHEREAS, FDOT has offered the City funding in the amount not to exceed $350,000 for highway beautification landscape improvements for this portion of SR 595/Tyrone Blvd., pursuant to a District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement (HLRMOA) ("Agreement"); and

WHEREAS, under the Agreement the City's Engineering and Capital Improvements Department will coordinate the design, installation and establishment of the landscape improvements and the City's Parks and Recreation Department will perform the ongoing maintenance, including litter removal, weeding, pruning, fertilizer application, chemical application, mulching and removal or replacement of dead plants at the City's option; and

WHEREAS, the City's maintenance responsibilities shall remain in full force and effect until the Agreement is terminated by either the FDOT or the City following sixty (60) days written notice.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept funding under District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreements (HLRMOA) ("Agreement") in an amount not to exceed $350,000 for FY 2016 for a portion of SR 595/Tyrone Blvd.; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Agreement and all other documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, the following supplemental appropriation for FY 2016:

General Capital Improvement Fund (3001)
FDOT RW Landscape Improvements FY16 SR 595/Tyrone Blvd.,
Project No. TBD, $350,000

This resolution shall become effective immediately upon its adoption.

Approved by:

Legal Department
By: (City Attorney or Designee)

Tom Greene
Budget Director

Approved by:

Thomas B. Gibson, P.E.
Engineering Director

Legal: 00271175.doc V. 2

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

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

SUBJECT: A resolution rescinding City Council Resolution No. 2016-158; 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 $250,000 for FY 2016 for a portion of SR 93/I-275; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $250,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the rescission and the additional revenues, to FDOT RW Landscape Improvements FY16 SR 93/I-275, Project No. TBD; and providing an effective date.

EXPLANATION: The State of Florida Department of Transportation ("FDOT") has established programs for the beautification of existing roadway projects, and has proposed a HLRMOA for landscape improvements along State Road 93/I-275 right-of-way between 54th Avenue South (Section 15190-000, M.P. 0.110) and Beginning of Bridges #107 and #210 (Section 15190-000, M.P. 16.649) in Pinellas County, Florida.

City Council approved an amount of $50,000.00 for landscape improvements on S.R. 93/I-275 on April 21, 2016. FDOT has offered the City an additional $200,000.00 in funding for landscape improvements on S.R. 93/I-275, for a total of $250,000. The prior Resolution No. 2016-158 is proposed to be rescinded along with approval of a new agreement amount of $250,000.

The City Engineering and Capital Improvements Department will coordinate the design of landscape plans for specific locations with the FDOT District Seven Landscape Architect and submit plans to FDOT for approval prior to installation by City contractors. The City Engineering and Capital Improvements Department will coordinate the installation and establishment of the landscape improvements and invoice the FDOT for landscape design, installation and establishment costs after the work is completed, up to a maximum of $250,000.

The Parks and Recreation Department currently has maintenance agreements with FDOT to perform routine maintenance of landscaped areas along the FDOT roadway corridors within the City of St. Petersburg pursuant to the FDOT programs. The Agreement requires the City to perform ongoing maintenance, including litter removal, weeding, pruning, fertilizer application, chemical application, mulching and removal or replacement of dead plants at the City's option. The Agreement will be in effect until terminated by either the FDOT or the City, after 60 days notice.

RECOMMENDATION: Administration recommends adoption of the attached resolution rescinding City Council Resolution No. 2016-158; 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 $250,000 for FY 2016 for a portion of SR 93/I-275; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $250,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the rescission and the additional revenues, to FDOT RW Landscape Improvements FY16 SR 93/I-275, Project No. TBD; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after approval of a supplemental appropriation from the Landscape Reimbursement and Maintenance Memorandum Agreement (HLRMOA) ("Agreement") in the amount of $250,000 for the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, to the FDOT RW Landscape Improvements FY16 SR 93/I-275, Project No. TBD.

ATTACHMENT: Resolution

APPROVALS: _____ Administration _____ Budget

Legal: 00271595.doc V. 5

Resolution No. 2016 - _____

A RESOLUTION RESCINDING CITY COUNCIL RESOLUTION NO. 2016-158; 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 $250,000 FOR FY 2016 FOR A PORTION OF SR 93/I-275; AND TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $250,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE RESCISSION AND THE ADDITIONAL REVENUES, TO FDOT RW LANDSCAPE IMPROVEMENTS FY16 SR 93/I-275, PROJECT NO. TBD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation ("FDOT") has established programs for the beautification of existing roadway projects; and

WHEREAS, City Council has previous adopted Resolution No. 2016-158, that authorized the Mayor or his Designee to accept $50,000 in funding from the Florida Department of Transportation ("FDOT") for landscape on a portion of SR 93/ I-275 ("Project") and to execute a District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement (HLRMOA) with FDOT and that approved a supplemental appropriation in the amount of $50,000; and

WHEREAS, FDOT has decided to provide an additional $200,000 in funding to the City for the Project and has proposed a HLRMOA for landscape improvements along SR 93/I-275 from 54th Avenue S to the Howard Frankland Bridge; and

WHEREAS, in order to accomplish this expansion, it will be necessary for the City Council to rescind Resolution No. 2016-158 including the supplemental appropriation and to execute a new District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement (HLRMOA) ("Agreement") with FDOT for the increased amount of $250,000 and approve a new supplemental appropriation in the amount of $250,000; and

WHEREAS, under the Agreement the City's Engineering and Capital Improvements Department will coordinate the design, installation and establishment of the landscape improvements and the City's Parks and Recreation Department will perform the ongoing maintenance, including litter removal, weeding, pruning, fertilizer application, chemical application, mulching and removal or replacement of dead plants at the City's option; and

WHEREAS, the City's maintenance responsibilities shall remain in full force and effect until the Agreement is terminated by either the FDOT or the City following sixty (60) days written notice.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that City Council Resolution No. 2016-158 is hereby rescinded; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to accept funding under a District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement (HLRMOA) ("Agreement") in an amount not to exceed $250,000 for FY 2016 for a portion of SR 93/I-275; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Agreement and all other documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the rescission and the additional revenues, the following supplemental appropriation for FY 2016:

General Capital Improvement Fund (3001)
FDOT RW Landscape Improvements FY16 SR 93/I-275, Project No. TBD, $250,000

This resolution shall become effective immediately upon its adoption.

Approved by:

Legal Department
By: (City Attorney or Designee)

Tom Greene
Budget Director

Approved by:

Thomas B. Gibson, P.E.
Engineering Director

Legal: 00271509.doc V. 4

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

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

SUBJECT: A resolution 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 $450,000 for FY 2016 for a portion of SR 592/I-375; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $450,000 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 592/I-375, Project No. TBD; and providing an effective date.

EXPLANATION: The State of Florida Department of Transportation ("FDOT") has established programs for the beautification of existing roadway projects, and has proposed a HLRMOA for landscape improvement along State Road 592/I-375 right-of-way between SR 93/I-275 (Section 15002-000, M.P. 0.290) and 4th Street North (Section 15002-000, M.P. 1.220) in Pinellas County, Florida.

The City Engineering and Capital Improvements Department will coordinate the design of landscape plans for specific locations with the FDOT District Seven Landscape Architect and submit plans to FDOT for approval prior to installation by City contractors. The City Engineering and Capital Improvements Department will coordinate the installation and establishment of the landscape improvements and invoice the FDOT for landscape design, installation and establishment costs after the work is completed, up to a maximum of $450,000.

The Parks and Recreation Department currently has maintenance agreements with FDOT to perform routine maintenance of landscaped areas along the FDOT roadway corridors within the City of St. Petersburg pursuant to the FDOT programs. The Agreement requires the City to perform ongoing maintenance, including litter removal, weeding, pruning, fertilizer application, chemical application, mulching and removal or replacement of dead plants at the City's option. The Agreement will be in effect until terminated by either the FDOT or the City, after 60 days notice.

RECOMMENDATION: Administration recommends adoption of the attached resolution 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 $450,000 for FY 2016 for a portion of SR 592/I-375; and to execute the Agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $450,000 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 592/I-375; Project No. TBD; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after approval of a supplemental appropriation from the Landscape Reimbursement and Maintenance Memorandum Agreement (HLRMOA) ("Agreement") in the amount of $450,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, to the FDOT RW Landscape Improvements FY16 SR 592/I-375, Project No. TBD.

ATTACHMENT: Resolution

APPROVALS:

TBG Administration

Budget

Legal: 00271172.doc V. 2

RESOLUTION NO. 2016 - _____

A RESOLUTION 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 $450,000 FOR FY 2016 FOR A PORTION OF SR 592/I-375; AND TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $450,000 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 592/I-375, PROJECT NO. TBD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation ("FDOT") has established programs for the beautification of existing roadway projects and has proposed a HLRMOA for landscape improvements on State Road 592/I-375 right-of-way between SR 93/I-275 (Section 15002-000, M.P. 0.290) and 4th Street North (Section 15002-000, M.P. 1.220) in Pinellas County, Florida; and

WHEREAS, FDOT has offered the City funding in the amount not to exceed $450,000 for highway beautification landscape improvements for this portion of SR 592/I-375, pursuant to a District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement (HLRMOA) ("Agreement"); and

WHEREAS, under the Agreement the City's Engineering and Capital Improvements Department will coordinate the design, installation and establishment of the landscape improvements and the City's Parks and Recreation Department will perform the ongoing maintenance, including litter removal, weeding, pruning, fertilizer application, chemical application, mulching and removal or replacement of dead plants at the City's option; and

WHEREAS, the City's maintenance responsibilities shall remain in full force and effect until the Agreement is terminated by either the FDOT or the City following sixty (60) days written notice.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept funding under a District Seven Highway Landscape Reimbursement and Maintenance Memorandum of Agreement (HLRMOA) ("Agreement") in an amount not to exceed $450,000 for FY 2016 for a portion of SR 592/I-375; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Agreement and all other documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional revenues, the following supplemental appropriation for FY 2016:

General Capital Improvement Fund (3001)
FDOT RW Landscape Improvements FY16 SR 592/I-375,Project No.TBD,$450,000

This resolution shall become effective immediately upon its adoption.

Approved by:

Legal Department
By: (City Attorney or Designee)

Tom Greene
Budget Director

Approved by:

Thomas B. Gibson, P.E.
Engineering Director

Legal: 00271173.doc V. 2

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of June 2, 2016

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

Subject: Increasing the allocation of a three-year blanket purchase agreement with Morelli Landscaping, Inc. for landscape services for the Engineering and Capital Improvements Department by $900,000, for an estimated total cost of $5,400,000.

Explanation: On February 20, 2014, City Council awarded the blanket purchase agreement to Morelli Landscaping Inc. at an estimated first year cost of $1,500,000, which included FDOT FY14 highway landscaping projects. The blanket purchase agreement is effective through March 31, 2017. On December 18, 2014, City Council approved an increase in allocation of $1,500,000 for FDOT FY15 highway landscape projects and work for the second year of the agreement. On April 21, 2016, City Council approved an additional $1,500,000 increase to the allocation on the blanket purchase agreement for FDOT FY16 highway landscape projects and work for the third year of the agreement as well as other City projects. An additional $900,000 in HLRMOA funding for landscape construction on the FDOT right of ways is being offered to the City of St. Petersburg by the FDOT. This request is to increase the current blanket agreement with the landscape contractor to accommodate the new funding amount.

The vendor provides landscape contractor services for rights-of-way and public facilities. Projects include streetscape and highway beautification on city, county and State of Florida Department of Transportation (FDOT) rights-of-way, traffic calming project landscapes, multi-use trail project landscapes, bridge landscapes, park landscapes such as Rio Vista Park and the Gizella Kopsick Palm Arboretum, city facility landscaping for public buildings such as North Shore Pool and other public facilities such as fire stations, recycling centers, lift stations and the Southwest Water Reclamation Facility. Projects are funded in the individual departmental budgets.

FDOT right-of-way projects are fully funded by FDOT District Seven highway beautification funds and are governed by Highway Landscape Reimbursement and Maintenance Memorandum of Agreement (HLRMOA) agreements between the City and the FDOT.

The Procurement Department in cooperation with the Engineering and Capital Department, requests an increase in allocation:

Original Contract Sum	$1,500,000.00
December 18, 2014 Council Approved Increase	1,500,000.00
April 21, 2016 Council Approved Increase	1,500,000.00
Requested Allocation Increase	900,000.00
Revised Contract Sum	$5,400,000.00

Cost/Funding/Assessment Information: Funds have been previously appropriated in the user department operating budgets, including General Capital Improvement Fund (3001) [$900,000].

Attachments: Resolution

Approvals:

Administrative **Budget**

A RESOLUTION APPROVING AN INCREASE TO THE ALLOCATION OF THE BLANKET PURCHASE AGREEMENT WITH MORELLI LANDSCAPING, INC. FOR LANDSCAPE SERVICES FOR THE ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT, IN THE AMOUNT OF $900,000 FOR A TOTAL AMOUNT NOT TO EXCEED $5,400,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 20, 2014, the City Council approved a three-year blanket purchase agreement with Morelli Landscaping, Inc. to provide landscape services for the Engineering and Capital Improvements Department effective through March 31, 2017; and

WHEREAS, the Federal Department of Transportation has offered the City additional funding to the District 7 Highway Landscape Reimbursement and Maintenance of Agreement in the amount of $900,000 to further supplement landscape contractor services for various rights of way and public facility projects; and

WHEREAS, this Resolution will increase the allocation for the Blanket Agreement for the Florida Department of Transportation ("FDOT") FY16 Highway Landscape Projects and landscape services for the third year of the agreement for the Engineering and Capital Improvements Department; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Engineering and Capital Improvements Department, recommends approval of an increase to the allocation.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that an increase to the allocation of the Blanket Purchase Agreement with Morelli Landscaping, Inc. for landscape services for the Engineering and Capital Improvements Department in the amount of $900,000 for a total amount not to exceed $5,400,000 is hereby approved and the Mayor or the 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)

A RESOLUTION OF THE CITY COUNCIL OF ST. PETERSBURG, FLORIDA CONFIRMING THE APPOINTMENT OF BRETT PETTIGREW AS ASSISTANT CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that this Council confirms the appointment by the Mayor, made upon the recommendation of the City Attorney, of Brett Pettigrew as Assistant City Attorney.

This resolution shall take effect immediately upon its adoption.

Approved as to form and content:

City Attorney (designee)

00270416.doc

MEMORANDUM

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

FROM: Jacqueline M. Kovilaritch, City Attorney

DATE: May 11, 2016

RE: Vacant Assistant City Attorney Position

The Legal Department has an open Assistant City Attorney position due to the dedication of one attorney to the Codes Department. I have recommended, and the Mayor has appointed, an individual whom we feel is highly qualified for the open position.

Brett Pettigrew is a 2009 graduate of Stetson University College of Law and was admitted to The Florida Bar in 2009. Prior to attending law school, Brett earned a Bachelor of Arts degree from Duke University. Brett has worked in private practice for the last several years and has experience handling a wide variety of matters including contract drafting and negotiation.

Your June 2, 2016 City Council meeting agenda will include a consent agenda item requesting that you confirm Brett Pettigrew as Assistant City Attorney. This appointment will take effect immediately upon its adoption. Brett will begin employment on Monday, June 6, 2016.

If you have any questions, please let me know.

Attachments

cc: Mayor Rick Kriseman

00270417

MEMORANDUM
Council Meeting of June 2, 2016

TO: City Council Chair and Members of City Council

FROM: Robert Gerdes, Director, Codes Compliance Assistance Department RG

RE: Resolution to Approve Appointment of Aaron Sharpe as a Code Enforcement Board Special Magistrate

In November, 2015 the Code Enforcement Board process was consolidated from a two day process to a one day process, and the Code Enforcement Board assumed the previous responsibility of a Special Magistrate to certify code liens. After nearly six months evaluating the results of the change, the Codes Compliance Assistance department has decided to maintain the one day hearing process, but reinstitute a Special Magistrate to certify code liens for the purpose of efficiently managing the process.

A current member of the Code Enforcement Board, Aaron Sharpe, has indicated that he is willing to resign from the Board to become the Special Magistrate. Mr. Sharpe served two consecutive full terms ending December 31, 2015 on the Code Enforcement Board, and was appointed to a third consecutive term, in excess of the term limits provided by Section 2-337 by Resolution on December 17, 2015.

Chapter 9 of the St. Petersburg City Code allows a former member of the Board to become Special Magistrate. However, the City Code precludes dual office holding, so any candidate may not serve both on the Board and as Special Magistrate. Mr. Sharpe's last day of service to the Board will be on May 25, 2016.

Attachments: Resolution

RESOLUTION NO: _____

A RESOLUTION APPOINTING AARON SHARPE AS A SPECIAL MAGISTRATE TO EXERCISE THE POWERS OF A MUNICIPAL CODE ENFORCEMENT BOARD AS PROVIDED IN CHAPTER 162, FLORIDA STATUTES, AND IN ACCORDANCE WITH CHAPTER 9 OF THE ST. PETERSBURG CITY CODE; AND REMOVING HIM FROM THE CODE ENFORCEMENT BOARD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in November, 2015 the Code Enforcement Board process was consolidated from a two day process to a one day process, and the Code Enforcement Board assumed the previous responsibility of a Special Magistrate to certify code liens.

WHEREAS, the Codes Compliance Assistance department intends to maintain the one day hearing process, but reinstitute a Special Magistrate to certify code liens for the purpose of efficiently managing the process.

WHEREAS, a current member of the Code Enforcement Board, Aaron Sharpe, has served two consecutive full terms ending December 31, 2015 on the Code Enforcement Board, and was appointed to a third consecutive term, in excess of the term limits provided by Section 2-337 by Resolution on December 17, 2015.

WHEREAS, Mr. Sharpe has the experience and is willing to serve in the capacity of Special Magistrate and resign from his third term on the Code Enforcement Board.

WHEREAS, the Codes Compliance Assistance Department supports the appointment of the proposed appointee, Aaron Sharpe, as a Code Enforcement Special Magistrate.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Chapter 9 of the St. Petersburg City Code provides for the appointment of a Special Magistrate having the powers and duties of the Code Enforcement Board, pursuant to Part I of Chapter 162, Florida Statutes.

BE IT FURTHER RESOLVED that Aaron Sharpe is a resident of the City and a current member of the Code Enforcement Board, and is otherwise qualified for appointment to the office of Special Magistrate.

THEREFORE, BE IT RESOLVED that this Council hereby accepts Aaron Sharpe's resignation from the Code Enforcement Board and appoints him as the City's Special Magistrate for Code Enforcement, to serve for a three-year term starting as of June 15, 2016, and ending July 1, 2019.

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 June 2, 2016

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

SUBJECT: A resolution authorizing the Mayor or his designee to accept a grant of $1,622,936 from the Florida Housing Finance Corporation ("FHFC") for FY 2016/17 to fund the State Housing Initiatives Partnership ("SHIP") Program for the purpose of providing affordable housing opportunities for low- and moderate-income persons; authorizing the submission of the 2016/17 SHIP Funding Strategies Summary Certification Form to FHFC; authorizing the Mayor or his designee to execute a grant agreement with FHFC and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $1,622,936 from the increase in the unappropriated balance of the SHIP Fund (1019), resulting from these additional revenues to the SHIP Program, Housing and Community Development Department (082) Housing Administration Division (1089); and providing an effective date.

EXPLANATION: The State Housing Initiatives Partnership ("SHIP") Program was created through the William E. Sadowski Affordable Housing Act, pursuant to Chapter 420.907 – 420.9079, Florida Statutes ("Act"), for the purpose of providing assistance through the transfer of funds from documentary stamps generated from the sale of residential properties to the Florida Housing Finance Corporation ("FHFC") for use by local governments in implementing SHIP Programs to produce and preserve affordable housing. During the 2016 regular session, $135.5 million in SHIP funds were allocated for distribution to local governments to continue to implement their SHIP Program, a program that provides affordable housing opportunities to residents of the City of St. Petersburg.

To receive SHIP funds from the State, eligible municipalities must develop affordable housing strategies ("Strategies") and must submit a SHIP Local Housing Assistance Plan ("Plan") a minimum of every three years to FHFC to be eligible to receive funding. During the 2016 regular session of the Florida Legislature, the Florida Legislature allocated more than $200 million in funding to fund the SHIP Program from documentary stamp revenues, $135.5 million of which was earmarked to fund the SHIP Program. FHFC allocated $32.3 million to the State Apartment Incentive Loan (SAIL) Program to provide low interest loans on a competitive basis to developers of affordable housing. The City is scheduled to receive its allocation of $1,622,936 from the FHFC and must comply with the Act during the implementation of the SHIP program during FY 2016/17.

To accept the funding, the City has to budget the strategies in its Plan under the SHIP Program for FY 2016/17, where funding will be allocated to provide assistance to eligible applicants.

The City is required to reserve at least 30 percent of the funds for awards to very-low income persons and at least 30 percent of the funds for awards to low-income persons as required in the Act. In addition, there is a requirement to expend at least 75 percent of the funds for construction, rehabilitation or emergency repair and at least 65 percent of the funds for home ownership. The City is also required to make 20 percent of funds available for persons with special needs (preference to persons with developmental disabilities).

The City must expend all funding by June 30, 2019. The City is required to complete the 2016/17 SHIP Funding Strategies summary Certification Form detailing the strategies that it plans to use and submit it to the FHFC.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor or his designee to accept a grant of $1,622,936 from the Florida Housing Finance Corporation ("FHFC") for FY 2016/17 to fund the State Housing Initiatives Partnership ("SHIP") Program for the purpose of providing affordable housing opportunities for low- and moderate-income persons; authorizing the submission of the 2016/17 Funding Strategies Summary Certification Form to FHFC; authorizing the Mayor or his designee to execute a grant agreement with the FHFC and all other documents necessary to effectuate this resolution; approving a supplemental appropriation in the amount of $1,622,936 from the increase in the unappropriated balance of the SHIP Fund (1019), resulting from these additional revenues to the SHIP Program, Housing and Community Development Department (082) Housing Administration Division (1089); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Revenues of $1,622,936 will be received from the FHFC. A supplemental appropriation in the amount of $1,622,936 from the increase in the unappropriated balance of the SHIP Fund (1019), resulting in these additional revenues to the SHIP Program, Housing and Community Development Department (082), Housing Administration Division (1089) is required.

Attachments: Resolution
Certification Form

APPROVALS:

Administration: M. R. Done Budget: _____

Legal: 00267263.doc V. 1

Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT OF $1,622,936 FROM THE FLORIDA HOUSING FINANCE CORPORATION ("FHFC") FOR FY 2016/17 TO FUND THE STATE HOUSING INITIATIVES PARTNERSHIP ("SHIP") PROGRAM FOR THE PURPOSE OF PROVIDING AFFORDABLE HOUSING OPPORTUNITIES FOR LOW- AND MODERATE-INCOME PERSONS; AUTHORIZING THE SUBMISSION OF THE 2016/17 SHIP FUNDING STRATEGIES SUMMARY CERTIFICATION FORM TO FHFC; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A GRANT AGREEMENT WITH FHFC AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $1,622,936 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE SHIP FUND (1019), RESULTING FROM THESE ADDITIONAL REVENUES TO THE SHIP PROGRAM, HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (082), HOUSING ADMINISTRATION DIVISION (1089); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State Housing Initiatives Partnership ("SHIP") Program was created through the William E. Sadowski Affordable Housing Act, Chapter 420.907 – 420.9079, Florida Statutes ("Act"); and

WHEREAS, the SHIP Program transfers documentary stamp revenues to the Florida Housing Finance Corporation ("FHFC") and local governments for use in implementing partnership programs to produce and preserve affordable housing; and

WHEREAS, during the 2016 regular session of the Florida Legislature, the Florida Legislature allocated more than $200 million in funding to affordable housing to include the SHIP and State Apartment Incentive Loan (SAIL) programs; and

WHEREAS, $135.5 million was allocated to the SHIP Program; and

WHEREAS, The City is to receive its allocation from the Florida Housing Finance Corporation ("FHFC") in the amount of $1,622,936, and must comply with the Act during the implementation of the SHIP program for FY 2016/17; and

WHEREAS, to accept the funding, the City has to budget the strategies in its SHIP Local Housing Assistance Plan under the SHIP Program for FY 2016/17, where funding will be allocated to provide assistance to eligible applicants; and

WHEREAS, the City is required to expend at least 75 percent of the funds for rehabilitation or emergency repair and at least 65 percent of the funds for home ownership and reserve at least 30 percent of the total funds for awards to very-low income persons and at least 30 percent of the total funds for awards to low-income persons as required by the Act and;

WHEREAS, in order to receive its FY 2016/17 SHIP allocations, the City is required to complete a SHIP Funding Strategies Summary Certification Form detailing the strategies that it plans to use and submit it to FHFC; and

WHEREAS, the City must expend all funding from this allocation by June 30, 2019.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept a grant of $1,622,936 from the Florida Housing Finance Corporation ("FHFC") for FY 2016/17 to fund the State Housing Initiatives Partnership ("SHIP") Program for the purpose of providing affordable housing opportunities for low- and moderate-income persons; and

BE IT FURTHER RESOLVED that the submission of the 2016/17 SHIP Funding Strategies Summary Certification Form to FHFC is authorized; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a grant agreement with FHFC and all other documents necessary to effectuate this resolution; and

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the SHIP Fund (1019) resulting from these additional revenues, the following supplemental appropriation for FY 2017:

<u>SHIP Fund (1019)</u>

SHIP Program, Housing and Community Development Department (082), Housing Administration Division (1089)	$1,622,936

This Resolution shall become effective immediately upon its adoption.

Approvals:

Legal: _____ Administration: _____

Budget: _____

Legal: 00267262.doc V. 1

St. Petersburg City Council
Consent Agenda
Meeting of June 2, 2016

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

SUBJECT: Approving a one-year renewal of the agreement with Pinellas County Urban League, Inc. for the operation of a summer youth workplace readiness training program in the amount of $135,000 for a total contract amount of $205,000 and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction .

EXPLANATION: The current agreement was administratively approved with the Pinellas County Urban League, Inc. for management services of the STYLE - Workforce Readiness Program with an initial term of October 1, 2013 through September 30, 2014, which was administratively renewed to September 30, 2015. The annual budget for the program is and has been $35,000 to provide workforce readiness skills (resume writing, interviewing, financial literacy, appropriate dress, etc.) and interactions with professionals from various career fields to 50 students during a six week summer program. The STYLE program is an opportunity for youth between the ages of 14 – 16 years of age to prepare them for future work experiences.

During the FY 15 Budget Cleanup, an additional $275,000 was allocated to youth employment programs. Administration determined that $100,000 could be provided to the Pinellas County Urban League, Inc. as a one-time increase for the 2016 summer program. The additional funding will provide opportunities for an additional 100 youth for a total of 150 individuals to participate in the summer of 2016.

RECOMMENDATION: Administration recommends approving a one-year renewal of the agreement with Pinellas County Urban League, Inc. for the operation of a summer youth workplace readiness training program in the amount of $135,000 for a total contract amount of $205,000 and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Operating Fund (0001) Community Services (083) Grants in Aid to Organizations (5810120).

ATTACHMENT: Resolution

APPROVALS: M.L. Dove
Administrative

Budget

Resolution No. 2016-_____

A RESOLUTION APPROVING A ONE-YEAR RENEWAL OF THE AGREEMENT WITH PINELLAS COUNTY URBAN LEAGUE, INC. FOR THE OPERATION OF A SUMMER YOUTH WORKPLACE READINESS TRAINING PROGRAM IN THE AMOUNT OF $135,000 FOR A TOTAL CONTRACT AMOUNT OF $205,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 1, 2013, Pinellas County Urban League, Inc. ("Urban League") and the City of St. Petersburg, Florida ("City") entered into a one-year agreement with four one-year renewal options for Urban League to operate a summer youth workplace readiness training program ("Program") for the City with 50 participants in the amount of $35,000 per year commencing in the summer of 2014 ("Agreement"); and

WHEREAS, the first renewal option was exercised in the amount of $35,000 for Urban League to operate the Program in the summer of 2015 with 50 participants; and

WHEREAS, Administration desires to amend the Agreement to exercise its second renewal option and increase the amount of funding for Urban League to operate the Program by $100,000 for up to 150 youth to participate in the Program in the summer of 2016; and

WHEREAS, funds in the amount of $135,000 were previously appropriated by City Council and are available in the General Operating Fund (0001) Community Services (083) Grants in Aid to Organizations (5810120).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that a one-year renewal of the agreement with Pinellas County Urban League, Inc. for the operation of a summer youth workplace readiness training program in the amount of $135,000 for a total contract amount of $205,000 is approved.

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

This resolution shall become effective immediately upon its adoption.

Legal: Sharon Michnowczny Administration: M. R. Dove

Budget: [illegible]

00271343

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 2, 2016

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

SUBJECT: A resolution authorizing the Mayor or his designee to credit bid up to the City's Final Judgment amount of $60,210.62 at a judicial auction on two (2) unimproved parcels located at approximately 3811 – 10th Avenue South and 1200 - 33rd Street south, St. Petersburg, to pay real estate taxes, a presale fee and closing related costs; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: The City initiated a foreclosure action to collect past due Special Assessment and Code liens on two (2) properties located at 3811 - 10th Avenue South and 1200 - 33rd Street South, St. Petersburg ("Properties"). After filing a motion for summary judgment, the City was awarded a Final Judgment totaling $60,210.62. In an effort to encourage economic development, the City desires to ensure that the Properties will be acquired by a third party or acquired by the City.

On December 7, 2015, Administration authorized the Real Estate Department to credit bid up to $2,000 and pay past due taxes for these Properties. On December 14, 2015 and March 21, 2016, the City bid up to $2,000 of its judgment at each judicial auction, but was not the successful bidder on each occasion. The City bid the required minimum amount of $100 of its judgment at another judicial auction on May 2, 2016 to encourage third party development. At each of the three (3) judicial auctions, the winning bidders did not make payment with the Clerk of Circuit Court as required, and the City was forced to reset the sales.

Due to the bidders not following through with payment for the Properties following the previous judicial auction dates, the City has decided to 1) credit bid an amount not to exceed its judgment amount of $60,210.62 to not only ensure the Properties are not retained by the Defendant, who has failed to maintain the Properties for several years, but for the City to acquire the Properties (and to ensure the judicial auction does not have to be rescheduled for a fifth time); 2) pay the real estate taxes on the Properties in the amount of ±$8,000; and 3) release any additional Special Assessment liens that remain on each of the Properties that were not a part of the judgment with the intent of reselling each property. The bids at the previous foreclosure auctions have not exceeded $15,000; therefore, the City does not anticipate bidding the full amount of the judgment to ensure it is the highest bidder. If the City is the winning bidder at the judicial auction on June 13, 2016, it will be required to pay the outstanding real estate taxes and closing related costs on the Properties, which is currently estimated to be $9,000.

CB-17

On January 7, 2016, City Council through the adoption of City Council Resolution No. 2016-13 authorized the Mayor or his designee to credit bid on each property or properties that the City has been granted a Final Judgment, for up to the just market value of the property as determined by the Pinellas County Property Appraiser, to pay real estate taxes due, not to exceed $5,000 per property, and to pay a presale fee and closing related costs not to exceed $1,000 per property. This transaction does not meet the criteria of the resolution due to the just market value of the Properties being less than the judgement amount of $60,219.62 and the real estate taxes exceed $5,000 on the property located at 3811 - 10th Avenue South. The Pinellas County Property Appraiser's just market value for 3811 – 10th Avenue South is $5,284 and $3,607 for 1200 – 33rd Street South.

The subject Properties are legally described as follows:

Parcel 1: 3811 – 10th Avenue South
Lot 40, ROSEMONT
Pinellas County Parcel I.D. No.: 27/31/16/76806/000/0400

Parcel 2: 1200 – 33rd Street South
Lot 21, Block 4, GRAND CENTRAL SUBDIVISION NO. 1
Pinellas County Parcel I.D. No.: 26/31/16/32724/004/0210

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor or his designee to credit bid up to the City's Final Judgment amount of $60,210.62 at a judicial auction occurring on June 13, 2016 on two (2) unimproved parcels located at approximately 3811 – 10th Avenue South and 1200 - 33rd Street South, St. Petersburg, to pay real estate taxes, a presale fee and closing related costs not to exceed $9,000; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

ATTACHMENTS: Illustrations and Resolution

JUDGEMENT INFORMATION: The City shall bid an amount not to exceed the Final Judgement amount of $60,210.62.

COST/FUNDING/ASSESSMENT INFORMATION: Funds are available in Housing Fund 3000, Project 14601, Award 81037 to pay for the real estate taxes, presale fee and closing related costs.

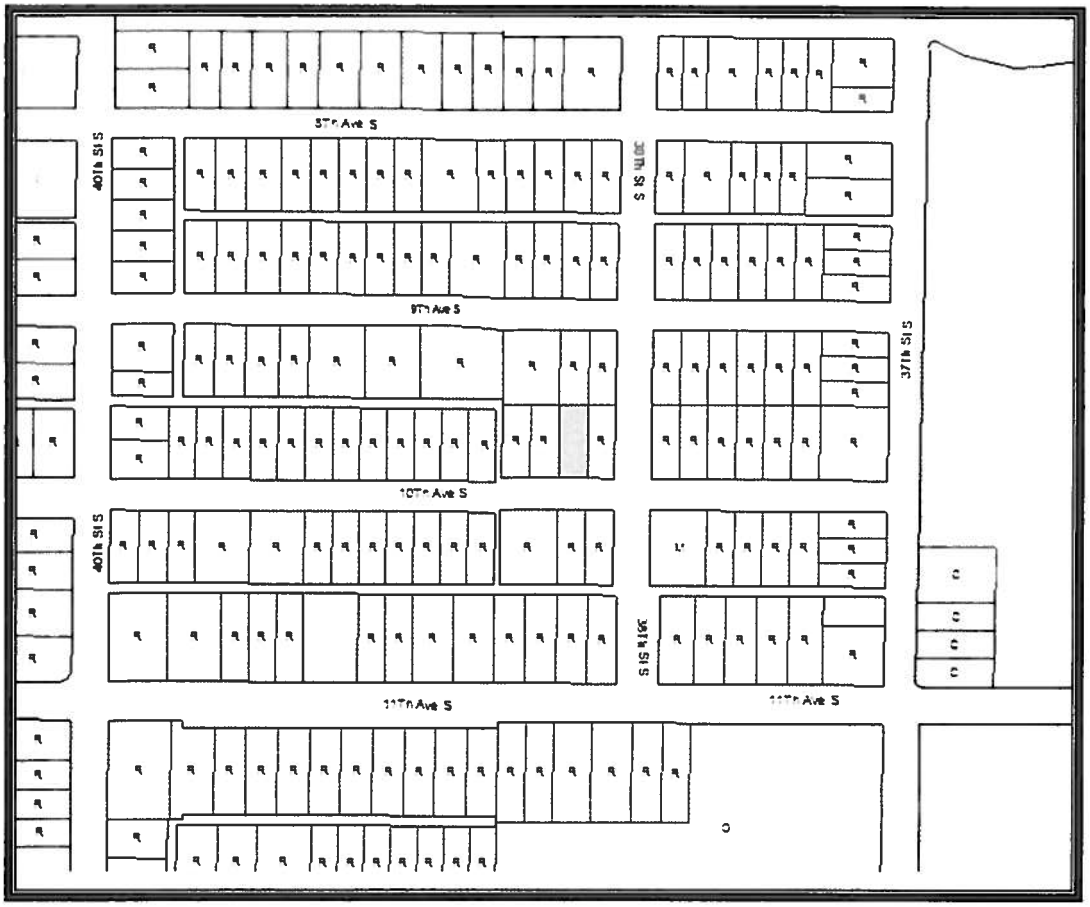
APPROVALS:

Administration: M.R. Jones

Budget: Derris C. Fulker 5-27-16

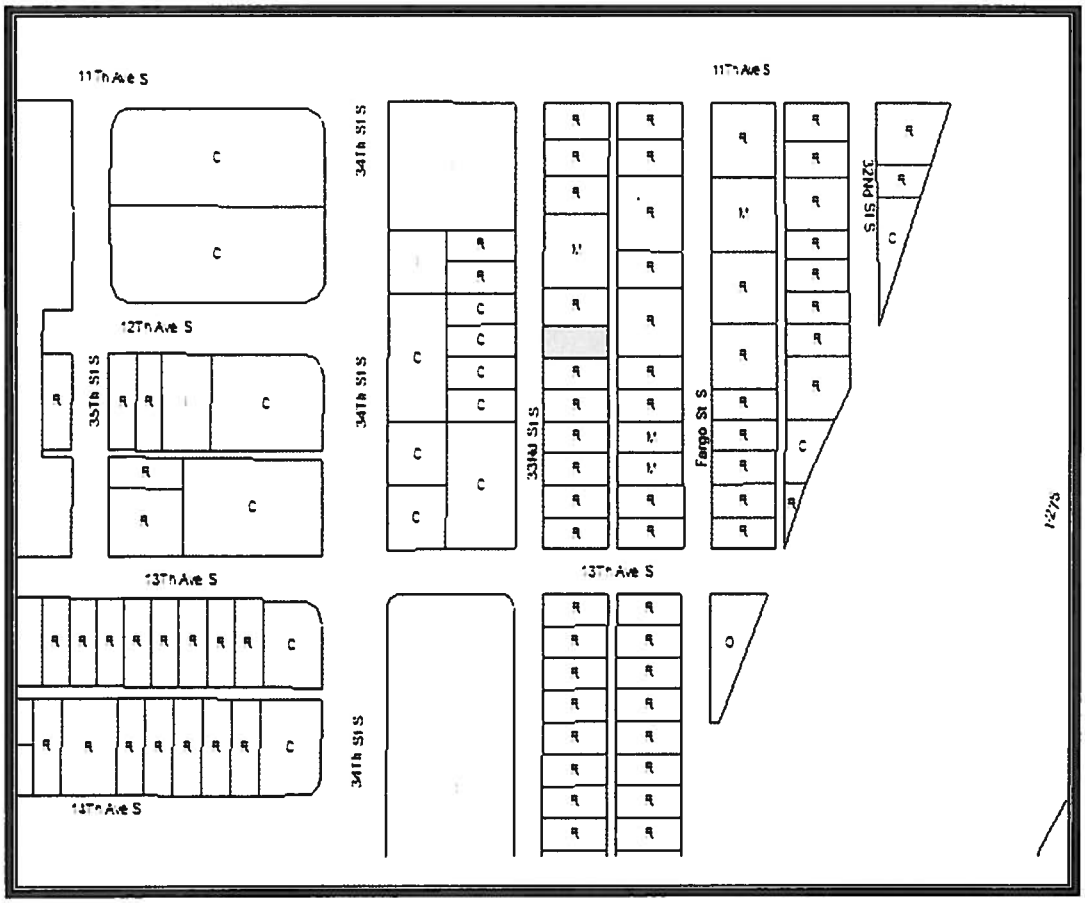
Legal: (As to consistency w/attached legal documents)
Legal Doc. No. 00272687

ILLUSTRATION



<u>Parcel 1</u>: 3811 - 10th Avenue South, St. Petersburg

ILLUSTRATION



<u>Parcel 2</u>: 1200 – 33rd Street South, St. Petersburg

Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO CREDIT BID UP TO THE CITY'S FINAL JUDGMENT AMOUNT OF $60,210.62 AT A JUDICIAL AUCTION ON TWO (2) UNIMPROVED PARCELS LOCATED AT APPROXIMATELY 3811 – 10TH AVENUE SOUTH AND 1200 - 33RD STREET SOUTH, ST. PETERSBURG, TO PAY REAL ESTATE TAXES, A PRESALE FEE AND CLOSING RELATED COSTS; AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City initiated a foreclosure action to collect past due Special Assessment and Code Liens on two (2) properties located at 3811 - 10th Avenue South and 1200 - 33rd Street South, St. Petersburg ("Properties"); and

WHEREAS, after filing a motion for summary judgment, the City was awarded a final judgment totaling $60,210.62; and

WHEREAS, in an effort to encourage economic development, the City desires to ensure that the Properties will be acquired by a third party or acquired by the City; and

WHEREAS, on December 7, 2015, Administration authorized the Real Estate Department to credit bid up to $2,000 and pay past due taxes for these Properties; and

WHEREAS, on December 14, 2015 and March 21, 2016, the City bid up to $2,000 of its judgment at each judicial auction, but was not the successful bidder on each occasion; and

WHEREAS, the City bid the required minimum amount of $100 of its judgment at another judicial auction on May 2, 2016 to encourage third party development; and

WHEREAS, at each of the three (3) judicial auctions, the winning bidders did not make payment with the Clerk of Circuit Court as required, and the City was forced to reset the sales; and

WHEREAS, due to the bidders not following through with payment for the Properties following the previous judicial auction dates, the City has decided to 1) credit bid an amount not to exceed its judgment amount of $60,210.62 to not only ensure the Properties are not retained by the Defendant, who has failed to maintain the Properties for several years, but for the

City to acquire the Properties (and to ensure the judicial auction does not have to be rescheduled for a fifth time); 2) pay the real estate taxes on the Properties in the amount of ±$8,000; and 3) release any additional Special Assessment liens that remain on each of the Properties that were not a part of the judgment with the intent of reselling each property; and

WHEREAS, the bids at the previous foreclosure auctions have not exceeded $15,000; therefore, the City does not anticipate bidding the full amount of the judgment to ensure it is the highest bidder; and

WHEREAS, if the City is the winning bidder at the judicial auction on June 13, 2016, it will be required to pay the outstanding real estate taxes and closing related costs on the Properties, which is currently estimated to be $9,000; and

WHEREAS, on January 7, 2016, City Council through the adoption of City Council Resolution No. 2016-13 authorized the Mayor or his designee to credit bid on each property or properties that the City has been granted a Final Judgment, for up to the just market value of the property as determined by the Pinellas County Property Appraiser, to pay real estate taxes due, not to exceed $5,000 per property, and to pay a presale fee and closing related costs not to exceed $1,000 per property; and

WHEREAS, this transaction does not meet the criteria of the resolution due to the just market value of the Properties being less than the judgement amount of $60,219.62 and the real estate taxes exceed $5,000 on the property located at 3811 - 10th Avenue South; and

WHEREAS, the Pinellas County Property Appraiser's just market value for 3811 – 10th Avenue South is $5,284 and $3,607 for 1200 – 33rd Street South; and

WHEREAS, the subject Properties are unimproved and legally described as follows:

Parcel 1: 3811 – 10th Avenue South
Lot 40, ROSEMONT
Pinellas County Parcel I.D. No.: 27/31/16/76806/000/0400

Parcel 2: 1200 – 33rd Street South
Lot 21, Block 4, GRAND CENTRAL SUBDIVISION NO. 1
Pinellas County Parcel I.D. No.: 26/31/16/32724/004/0210

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 credit bid up to the City's Final Judgment amount of $60,210.62 at a judicial auction on two (2) unimproved parcels located at approximately 3811 – 10th Avenue South and 1200 - 33rd Street South, St. Petersburg, as legally described above, to pay real estate taxes, a presale fee and closing related costs; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)
Legal Doc. No. 00272687

APPROVED BY:

Bruce E. Grimes, Director
Real Estate and Property Management

APPROVED BY:

Michael R. Dove, Administrator
Neighborhood Affairs