COUNCIL MEETING

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

CITY OF ST. PETERSBURG

October 6, 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.

October 6, 2016
8:30 AM

A. Meeting Called to Order and Roll Call.

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

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

Officer James W. Thornton - October 16, 1937

Officer William G. Newberry - October 17, 1937

Officer Eugene W. Minor - October 25, 1929

Firefighter William K. Walker - October 10, 1948

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 243-H amending section 26-168 relating to Residential Parking Permits; implementing the Parking Permit Program and prohibiting parking for over two hours without a parking permit for parking in that portion of the City between Second Street North and Beach Drive Northeast and Fifth and Seventh Avenues; correcting typographical errors; and providing an effective date.

2. Ordinance 244-H in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Public Utility Easement to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy, within Coconut Park located at 500 Sunset Drive South, St. Petersburg.

First Reading and First Public Hearings

Setting October 20, 2016 as the public hearing date for the following proposed Ordinance(s):

3. City-initiated application amending the St. Petersburg City Code, Chapter 16, Land Development Regulations (LDRs). (City File LDR 2016-04) [MOVED TO NEW ORDINANCES AS F-6]

4. Private application amending the St. Petersburg City Code, Chapter 16, Land Development Regulations ("LDRs"), to create a new zoning category – NPUD-3 (Neighborhood Planned Unit Development). (City File LDR 2016-01)

Second Reading and Second Public Hearings

Quasi-Judicial Proceedings

Swearing in of witnesses. Representatives of City Administration, the applicant/appellant, opponents, and members of the public who wish to speak at the public hearing must declare that he or she will testify truthfully by taking an oath or affirmation in the following form:

> *"Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?"*

The oath or affirmation will be administered prior to the presentation of testimony and will be administered in mass to those who wish to speak. Persons who submit cards to speak after the administration of the oath, who have not been previously sworn, will be sworn prior to speaking. ***For detailed procedures to be followed for Quasi-Judicial Proceedings, please see yellow sheet attached to this agenda.***

E. Reports

1. Public Arts Commission - (Oral) (Councilmember Kornell)

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

   (a) Forward Pinellas

   (b) Tampa Bay Transportation Management Area (TBTMA)

   (c) MPO Action Committee

   (d) PSTA - (Vice-Chair Rice)

   (e) Looper Group

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

3. Approval of funding for Social Services programs for the period of October 1, 2016 through September 30, 2017. Two funding options are presented for your consideration. Resolution A provides funding in the amount of $456,500 (the amount budgeted for

Social Action Funding in FY 2017). Resolution B provides an additional $20,500 in funding for a total of $477,000.

(a) Approving funding for various Social Service Agencies in the amount of $456,500 for the period of October 1, 2016 through September 30, 2017 on the recommendation of the Social Services Allocations Committee; authorizing the Mayor or his designee to execute the City's form grant agreement and all other documents necessary to effectuate these transactions; authorizing the City Attorney or her designee to make non-substantive changes to the City's form grant agreement.

(b) Approving funding for various Social Service Agencies in the amount of $477,000 for the period of October 1, 2016 through September 30, 2017 on the recommendation of the Social Services Allocations Committee; authorizing the Mayor or his designee to execute the City's form grant agreement and all other documents necessary to effectuate these transactions; authorizing the City Attorney or her designee to make non-substantive changes to the City's form grant agreement.

(c)

4. Sewer Update

5. Tampa Bay Water – (Oral) (Councilmember Nurse)

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

Setting October 20, 2016 as the public hearing date for the following proposed Ordinance(s):

1. Approving a City-initiated application to designate property bound by 2nd Street North (east), 3rd Street North (west), 1st Avenue North (north) and Central Avenue (south), temporarily referred to as "Block 25 Historic District" (commonly known as First Block, Jannus Landing Block, and Detroit Hotel Block), as a Local Historic Landmark District. (City File HPC 15-90300001)

2. Private application amending the Future Land Use Map designation for the single-family residence from Planned Redevelopment-Residential to Planned Redevelopment-Residential/Resort Facility Overlay (RFO). There is no Official Zoning Map change proposed. (City File FLUM-43)

3. An Ordinance approving a vacation of an approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South. (City File No.: 16-33000010).

4. An Ordinance approving a vacation of rights-of-way and easements as dedicated on Section D Florida Riviera Plat No. 5 as recorded in Plat Book 17, Page 37, Public Records of Pinellas County, Florida lying within Lots 23 and 24; Block 3; located northwest of the intersection of Snug Harbor Road and Plaza Comercio. (City File No.: 16-33000011).

5. An Ordinance amending Section 2-242 relating to approval authority; providing that purchases and contracts for supplies, services and construction for more than $50,000 shall require City Council approval.

6. City-initiated application amending the St. Petersburg City Code, Chapter 16, Land Development Regulations (LDRs). (City File LDR 2016-04)

G. New Business

1. Referring to the Budget, Finance & Taxation Committee a discussion about reducing the Payment in Lieu of Franchise Fee (PILOF) that comes out of the wastewater enterprise fund to the city's general fund budget for the 2018 fiscal year budget. (Councilmember Kornell)

2. Referring to the Budget, Finance & Taxation Committee to add to the Weeki Wachee Project List building a youth sports field at Thurgood Marshall Middle School. (Councilmember Wheeler-Bowman)

3. Requesting a Resolution of Support seeking to host the Twenty-Fourth Annual Conference of the National Association of Civilian Oversight of Law Enforcement Fall 2018. (Councilmember Kornell)

4. Referring to the Public Services & Infrastructure Committee a further discussion regarding the possibility of reopening the Albert Whitted facility so there will be a chance to ask questions raised in the Brown and Caldwell study. (Councilmember Kornell)

5. Referring to the Public Services & Infrastructure Committee a discussion concerning communication requirements to the public in regards to sewer discharges. (Councilmember Kornell)

6. Request Council support of a resolution condemning violence and hate speech, expressing solidarity with Muslims and all those targeted for their ethnicity, race or religion. (Councilmember Rice)

H. Council Committee Reports

1. Public Services & Infrastructure Committee (9/22/16)

2. Housing Services Committee (9/22/16)

I. Legal

1. An Attorney-Client Session, to be heard at 10:00 a.m., or soon thereafter, pursuant to Florida State Statute 286.011(8) in conjunction with the lawsuit styled Bradley Westphal v. City of St. Petersburg, Case No: 1D12-3563.

2. Final approval of City of St. Petersburg Health Facilities Authority approval of the issuance of bonds by the Orange County Health Facilities Authority for health facilities in St. Petersburg, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

3. Legal Update: Acie Jenkins v. City of St. Petersburg, Case No. 15-007037-CI (Pinellas County)

J. Open Forum

K. Adjournment

1. On Thursday, October 6, 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 Bradley Westphal

v. City of St. Petersburg, Case No: 1D12-3563 (Fla 1st DCA), L.T. No.: 10-019508SLR (OJCC). 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-Bowman; Amy Foster, Chair; Mayor Rick Kriseman; Jacqueline M. Kovilaritch, City Attorney; Jeannine Williams, Chief Assistant City Attorney, Joseph Patner, Assistant City Attorney, Ken MacCollom, Assistant City Attorney; and Danielle Martin, Assistant City Attorney. The open City Council meeting will begin at 8:30 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
October 6, 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
October 6, 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 Ring Power Corp, Inc., a sole source supplier, for the maintenance and repairs of generators for the Water Resources Department at an estimated annual amount of $210,000.

2. Awarding a contract to Himes Electrical Service, Inc. in the amount of $206,850 for the Mirror Lake Complex Electrical & Civil Upgrades (Engineering/CID Project No. 11201-017; Oracle No. 12868.

3. Renewing a blanket purchase agreement with Paramount Power, Inc. for maintenance and repair of generators at an estimated annual amount of $106,000.

4. Accepting a proposal from American Blast Systems, Inc., a sole source supplier, for rifle protection plates for the Police Department at a total cost of $275,080.

(City Development)

5. Authorizing the Mayor, or his Designee, to execute a Subordination Agreement with the Florida Department of Transportation ("FDOT") to subordinate the City of St. Petersburg's interest in a portion of a water main easement at 49th Street North and 118th Avenue North in Pinellas Park, Florida, associated with FDOT's Parcel No. 141.03.

6. Authorizing the Mayor or his designee to execute a Supplemental Agreement to an existing Florida Department of Transportation ("FDOT") Joint Participation Agreement ("JPA") to expand the scope of the JPA to include the design and construction of Taxiway "C"; Approving a rescission of $75,000 from a previous appropriation to the Hangar #1 Rehabilitation Project (#14075); Approving a Supplemental Appropriation of $75,000 from the Airport CIP Fund (4033).

(Leisure Services)

7. Authorizing the Mayor or his designee to accept a Childcare Food Program grant in the amount of $191,212 from the Florida Department of Health, Bureau of Childcare Food Programs for after school programs at City recreation centers and to execute all other documents necessary to effectuate this transaction.

8. Authorizing the Mayor or his designee to accept the Partnerships to Improve Community Health (PICH) grant in the amount of $46,850 from the State of Florida Department of Health and to execute a grant agreement along with all other documents necessary to

effectuate this transaction; approving a supplemental appropriation in the amount of $46,850 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department.

(Public Works)

9. Approving the first amendment to the architect/engineering amended and restated agreement between the City of St. Petersburg and Harvard Jolly, Inc. for additional design and construction administration services related to a multi-level parking garage with a top deck solar photovoltaic system for the new St. Petersburg Police Department Headquarters project in the amount of $188,800, for a total amended A/E fee of $4,638,230; authorizing the Mayor or his designee to execute the A/E Agreement; and providing an effective date. (Engineering Project No. 11234-018, Oracle No.12847).

10. Rescinding an unencumbered appropriation in the amount of $48,956.32 in the City Facilities Capital Improvement Fund (3031) from the Dwight Jones Improvements Project (14664); approving a supplemental appropriation in the amount of $48,956.32 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from this rescission, to the Jamestown Buildings (constructed in 2008) Repair & Repainting Project (TBD); providing an effective date (Engineering & CID No. 16239-019; Oracle No. TBD).

(Miscellaneous)

11. Approval of Arts Advisory Committee recommendations for FY2017 funding of $275,000.00 for Arts and Cultural Grants for the period of October 1, 2016 through September 30, 2017.

12. Approving funding in an amount not to exceed $148,633 for the Society of St. Vincent de Paul, South Pinellas, Inc. to operate the St. Vincent de Paul Care Center for the period commencing October 1, 2016 and ending September 30, 2017; Authorizing the Mayor or his designee to execute the City's form grant agreement and all other documents necessary to effectuate this transaction. [DELETED]

13. Authorizing the Mayor or his designee to execute an Agreement between the City of St. Petersburg and the University of South Florida Board of Trustees for the St. Petersburg Archaeological Parks Virtual Application Planning and Design Project at a cost not to exceed $91,361.49.

14. Authorizing the Mayor or his designee to execute a Letter of Agreement and Contract with the University of South Florida ("USF") for pass through of funds from the Florida Department of Transportation ("FDOT") in the amount of $70,000.00 to fund Police Department overtime costs incurred by High Visibility Enforcement for the Pedestrian and Bicycle Safety Campaign; and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $70,000.00 from the increase in the unappropriated balance of the General Fund (0001) resulting from these additional revenues to the Police Department, Traffic & Marine (140-1477), High Visibility Enforcement Grant (TBD).

15. Reappointment of Council member Lisa Wheeler-Bowman to the PSTA Board of Directors for the term beginning October 1, 2016 – September 30, 2019.

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

City Council Special Session [DELETED]
Thursday, September 29, 2016, 8:00 a.m., Council Chamber

CRA / Agenda Review (10/6/16)
Thursday, September 29, 2016, 1:30 p.m., Room 100

Budget, Finance & Taxation Committee
Thursday, October 13, 2016, 8:00 a.m., Room 100

Public Services & Infrastructure Committee
Thursday, October 13, 2016, 9:15 a.m., Room 100

Youth Services Committee [DELETED]
Thursday, October 13, 2016, 10:30 a.m., Room 100

CRA / Agenda Review (10/20/16)
Thursday, October 13, 2016, 1:30 a.m., Room 100

City Council Meeting
Thursday, October 13, 2016, 3:00 p.m., Council Chamber

Energy, Natural Resources & Sustainability Committee
Thursday, October 20, 2016, 10:00 a.m., Room 100

Committee of the Whole: Tropicana Field Conceptual Master Plan
Thursday, October 20, 2016, 1:00 p.m., Room 100

City Council Meeting
Thursday, October 20, 2016, 3:00 p.m., Council Chamber

CITY OF ST. PETERSBURG
Board and Commission Vacancies

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

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.

St. Petersburg City Council Agenda Item
Meeting of October 6, 2016
Second Reading and Public Hearing

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

Subject: An ordinance amending section 26-168 relating to Residential Parking Permits; implementing the Parking Permit Program and prohibiting parking for over two hours without a parking permit for parking in that portion of the City between Second Street North and Beach Drive Northeast and Fifth and Seventh Avenues; correcting typographical errors; and providing an effective date.

Action Being Requested: Amendments to Section 26-168 to provide adequate regulation and enforcement of a new Residential Parking Permit zone.

Summary: In response to a request received from residents of the Historic Old Northeast Neighborhood for an on-street Residential Parking Permit Program (RPP), the Transportation and Parking Management Department has completed an evaluation of conditions and is now recommending an amendment to the Residential Parking Permit Ordinance to create a new RPP Zone.

On-street parking availability in portions of the Old Northeast has been an issue for a number of years. The residents, association, and city has worked together to provide adequate regulation and enforcement. Unfortunately, conditions have become too constrained for many of the residents. This is especially the case between 5th and 7th Avenues North from Beach Drive to 3rd Street and they have now sought additional relief.

After two presentations at general neighborhood meetings, city staff met on four occasions with a neighborhood committee to discuss and develop the parameters to implement a Residential Parking Permit Program. The department first undertook on-site surveys and confirmed that the area met the criteria as established by the Supreme Court, to have RPP considered. Parking from non-residents has been verified to be generated from the commercial establishments south of 5th Avenue N/E. The ruling requires that at least 25% of the vehicles parked are from persons whose destination is a commercial district outside the area and that the number of parking spaces occupied by all vehicles exceeds 75% on an average weekday. We therefore verified on two separate occasions that these conditions were met at the locations as follows:

- 6th Avenue N/E between Beach Drive a/ 3rd Street
- 7th Avenue N/S between Beach Drive / 3rd Street
- Beach Drive between 5th Avenue NE / 7th Avenue NE
- Bay Street between 5th Avenue NE / 7th Avenue NE
- 1st Street between 5th Avenue NE / 7th Avenue NE
- 2nd Street between 5th Avenue NE / 7th Avenue NE
- 3rd Street between 5th Avenue NE / 7th Avenue NE

Petitions were gathered, two public meetings held and ultimately a vote of the affected area residents took place and implementation of RPP was approved by 70% of the residents who voted in the above noted area, including a buffer area along 8th Avenue N between Beach Drive and 3rd Street. It was agreed that the residents within this buffer area should be involved in the whole process, and even qualify for a RPP, because once implemented, parking from additional spillover could ultimately move north to 8th Avenue N. Should further infiltration occur after implementation, we would expand the RPP area to include 8th Avenue NE., after agreement from the neighborhood.

The committee determined that the RPP would be limited to two-hour parking between 8:00 AM and 8:00 PM daily, except by RPP. This will allow a motorist to park between 6:00 PM and 10:00 AM daily without the need for either a RPP or Visitor Permit. Based on our review, this will be sufficient to regulate non-residents while minimizing the hardship for residents.

We understand that the decision to proceed was not unanimous, as almost no decision making process is. There are drawbacks to the program. Implementation will require residents to apply for and retain a permit for their own and all visitor vehicles. Additional signage will also be required to be posted in the permit area. Signs will, however, be kept to a minimum utilizing existing posts wherever possible. There is also a small commercial development on the northwest perimeter of the proposed RPP. The owners have expressed concerns for employees and patrons who won't be allowed to park in the RPP area for longer than two-hours, between 10am and 6pm. In addition, enforcement officers will be required to patrol this area on a daily basis. However, current staff will be able to incorporate this area as part of their regular functions at this time and no additional staff will be required.

Cost: It is estimated that regulatory signs will cost $5,000 to start the program, these costs will be absorbed within the normal signs and markings division budget. Other additional costs are minimal.

Recommendations:

Recommended City Council Action:

Conduct Second Reading and Public Hearing for the attached ordinance; Adopt ordinance.

Attachments:

(1) Proposed Ordinance
(2) Map Illustrating Designated Residential Parking Permit Area

Approvals:

Administration	9-27-16 Date
DEVRIS C. FULLER Budget	9.27.16 Date

AN ORDINANCE AMENDING SECTION 26-168 RELATING TO RESIDENTIAL PARKING PERMITS; IMPLEMENTING THE PARKING PERMIT PROGRAM AND PROHIBITING PARKING FOR OVER TWO HOURS WITHOUT A PARKING PERMIT FOR PARKING IN THAT PORTION OF THE CITY BETWEEN THIRD STREET NORTH AND BEACH DRIVE NORTHEAST AND FIFTH AND EIGHTH AVENUES; CORRECTING TYPOGRAPHICAL ERRORS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The St. Petersburg City Code is hereby amended by adding a new subsection 26-168(e)(5) to read as follows:

Sec. 26-168. - Residential parking permits.

(e)(5) Northeast area, Zone 4. 3rd Street North to the centerline of Beach Drive Northeast between 8th Avenue and 5th Avenue, but not including parking on any portion of 5th Avenue.

Section 2. Section 26-168(c) is hereby amending by changing the acronym 'CRPPA' to 'RPPA'.

Section 3. 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 4. 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.

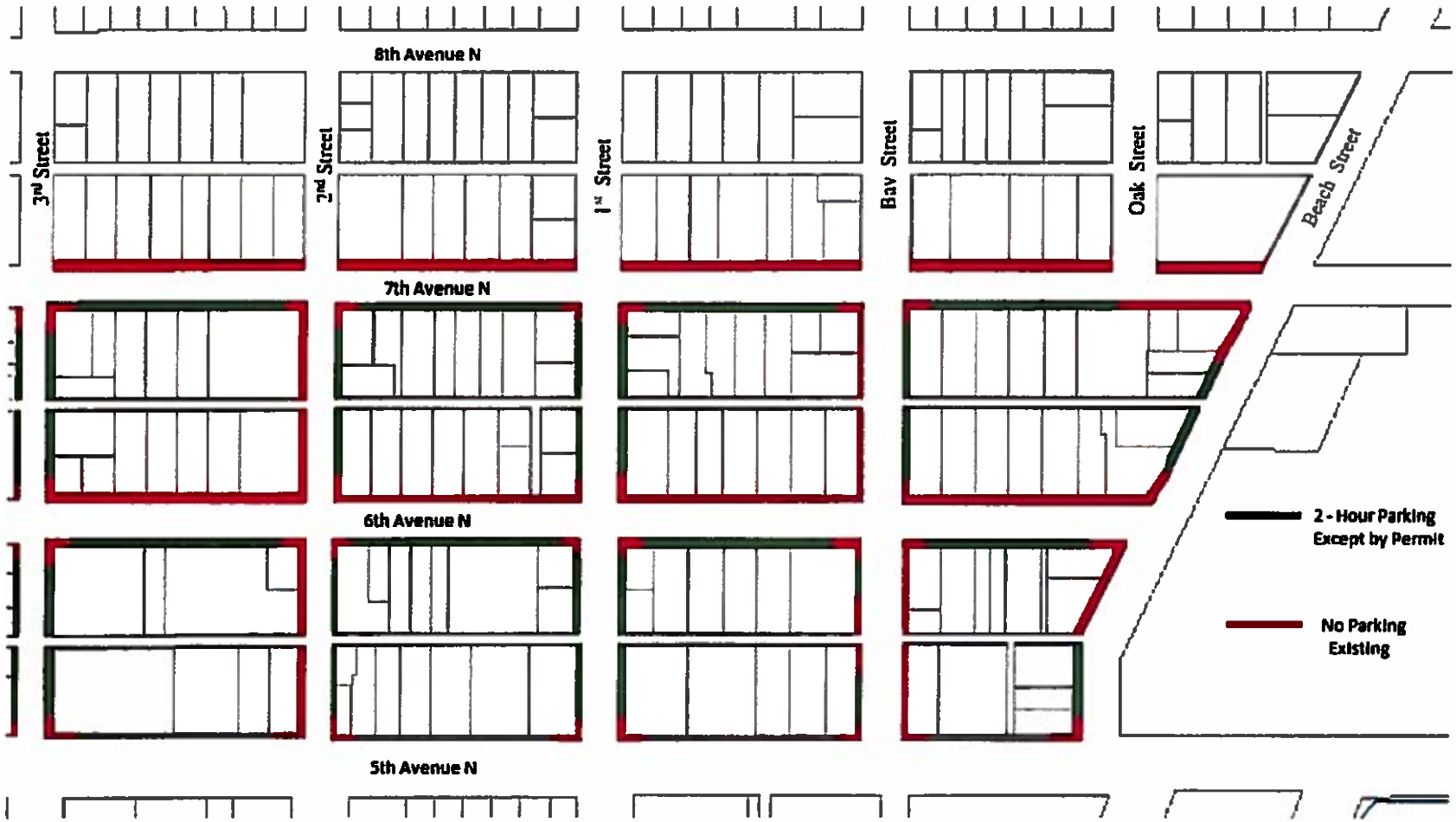
Approved as to Form and Content:

_____

City Attorney (designee)

00285549

Historic Old Northeast
Residential Permit Parking – Designated Parking Areas
Zone - 4



H.O.N.A Residential Permit Parking Area - 09/29/15

ST. PETERSBURG CITY COUNCIL

Meeting of October 6, 2016

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

SUBJECT: An Ordinance in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Public Utility Easement to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy, within Coconut Park located at 500 Sunset Drive South, St. Petersburg; authorizing the Mayor, or his Designee, to execute all documents necessary to effectuate this ordinance; and providing an effective date.

BACKGROUND: Real Estate & Property Management received a request from the Parks and Recreation Department to prepare the necessary documents to grant Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy, ("Duke Energy"), a Public Utility Easement ("Easement") (also referred to by Duke Energy as a "Distribution Easement - Corporate"), within Coconut Park located at 500 Sunset Drive South, St. Petersburg.

The Easement, as legally described in Exhibit "A", is necessary to install and maintain power upgrades for improved park lighting. The Easement will have no significant effect on the public's use of the property.

An ordinance is required to authorize the grant of this Easement to Duke Energy as the requested Easement is to be located on land classified by the City Charter as "Park and Waterfront Property." This action is in compliance with Section 1.02(c)(3) of the City Charter that provides *"...utility easements may be granted upon specific approval by ordinance where the easement will have no significant effect on the public's use of the property."*

RECOMMENDATION: Administration recommends that City Council adopt the attached ordinance in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Public Utility Easement to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy within Coconut Park located at 500 Sunset Drive South, St. Petersburg; authorizing the Mayor, or his Designee, to execute all documents necessary to effectuate this Ordinance; and providing an effective date.

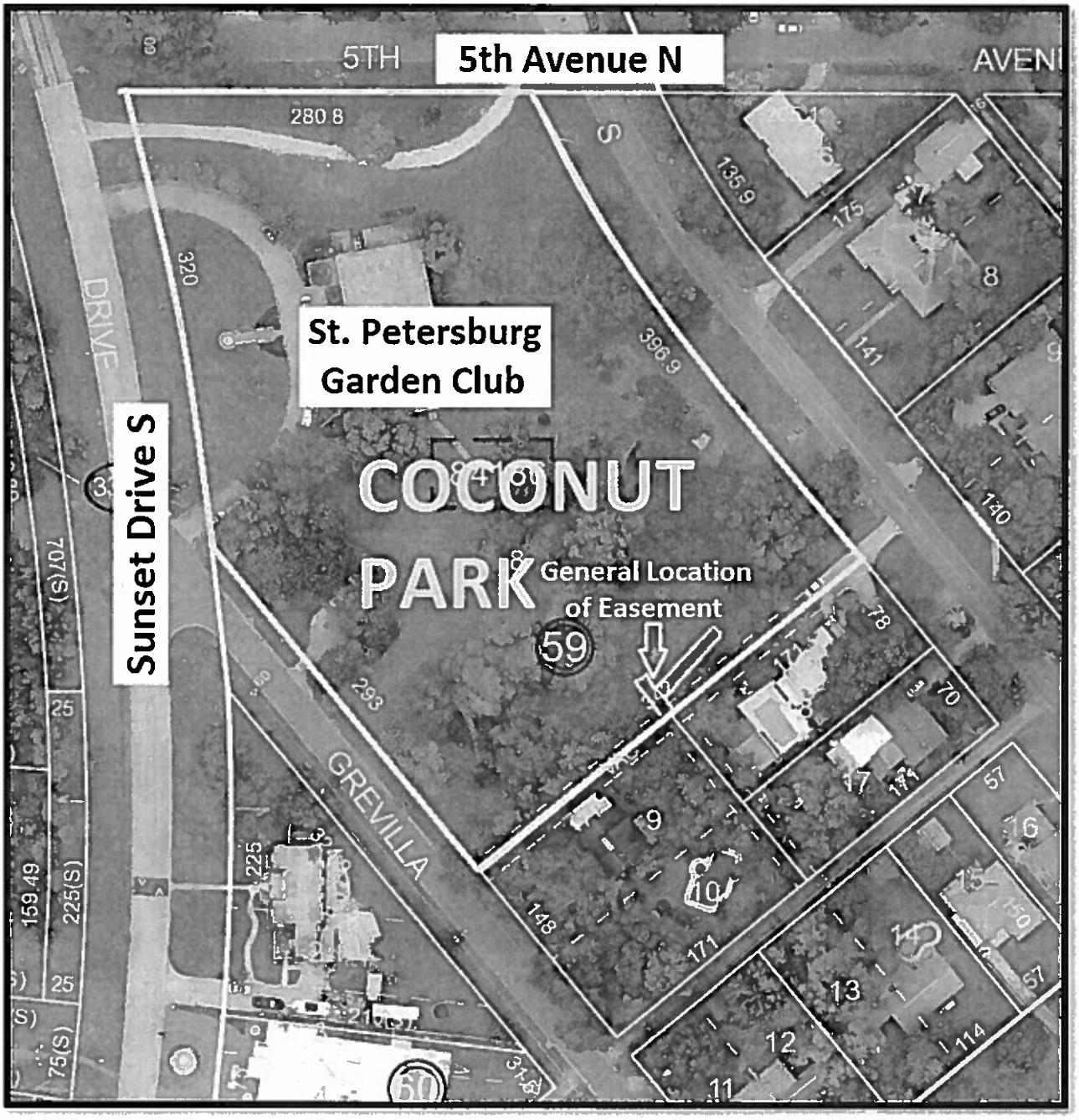
ATTACHMENTS: Illustration, Ordinance & Exhibits

APPROVALS: Administration: _____

Budget: N/A

Legal: SBM
(As to consistency w/attached legal documents)
Legal: 00288705

ILLUSTRATION



ORDINANCE NO.: _____

AN ORDINANCE IN ACCORDANCE WITH SECTION 1.02(C)(3), ST. PETERSBURG CITY CHARTER, AUTHORIZING THE GRANT OF A PUBLIC UTILITY EASEMENT TO DUKE ENERGY FLORIDA, INC., A FLORIDA CORPORATION, D/B/A DUKE ENERGY, WITHIN COCONUT PARK LOCATED AT 500 SUNSET DRIVE SOUTH, ST. PETERSBURG; AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The City Council of the City of St. Petersburg, Florida, hereby approves the grant of a Public Utility Easement ("Easement") to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy to install and maintain power upgrades for improved park lighting, within the Easement location set forth in the legal description which is attached hereto as Exhibit "A" and the illustration which is attached hereto as Exhibit "B" and incorporated herein.

Section 2. This Easement will have no significant effect on the public's use of the property and is granted pursuant to Section 1.02(c)(3) of the St. Petersburg, Florida, City Charter.

Section 3. The Mayor, or his Designee, is authorized to execute all documents necessary to effectuate this Ordinance.

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

LEGAL:

City Attorney (Designee)
Legal: 00288705

APPROVED BY:

Michael J. Jefferis, Director
Parks & Recreation

APPROVED BY:

Bruce E. Grimes, Director
Real Estate & Property Management

EXHIBIT "A"

(Legal Description of the Easement)

LEGAL DESCRIPTION

A PORTION OF LOT 8, BLOCK 59, REVISED MAP OF SOUTH DAVISTA, AS RECORDED IN PLAT 4, PAGE 73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A PORTION OF THE NORTHWESTERLY ONE HALF OF THE 16 FOOT ALLEY ADJACENT THERETO AS SHOWN ON SAID PLAT BEING DESCRIBED AS FOLLOWS:

FROM THE SOUTHERLYMOST CORNER OF SAID LOT 8 AS POINT OF REFERENCE; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY OF GREVILLA AVENUE SOUTH, S40°00'00"E, 8.00 FEET TO THE CENTERLINE OF THE 16 FOOT ALLEY ADJACENT TO SAID LOT 8; THENCE ALONG SAID CENTERLINE, N50°02'21"E, 158.23 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE, N41°57'43"W, 41.16 FEET; THENCE N48°02'17"E, 10.00 FEET; THENCE S41°57'43"E 24.03 FEET; THENCE N41°08'07"E, 74.33 FEET; THENCE S48°51'53"E, 10.00 FEET; THENCE S41°08'07"W, 75.54 FEET; THENCE S41°57'43"E, 7.41 FEET TO A POINT ON THE CENTERLINE OF SAID 16 FOOT ALLEY; THENCE ALONG SAID CENTERLINE, S50°02'21"W, 10.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1163 SQUARE FEET OR 0.027 ACRES MORE OR LESS.

ST PETERSBURG, FLORIDA

LEGEND

LS LICENSED SURVEYOR
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS

NOTES

1. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
2. NOT A BOUNDARY SURVEY.
3. BASIS OF BEARINGS: ASSUMED S40°00'00"E, ALONG THE NORTHEASTERLY RIGHT OF WAY OF GREVILLA AVENUE SOUTH.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:
CITY OF ST. PETERSBURG

500 SUNSET DRIVE SOUTH
DESCRIPTION & SKETCH
SECTION 18 TOWNSHIP 31S. RANGE 16E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	8/22/16
CHECKED	JAA	8/22/16
FIELD BOOK		
FIELD DATE		

JAMES A. ANDER PSM LS 3972
AUGUST 22, 2016
DATE

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2818
BUSINESS ENTITY LB21
ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA
SINCE 1919

JOB NO. 15Y25609SS
SHEET NO. 1 OF 2

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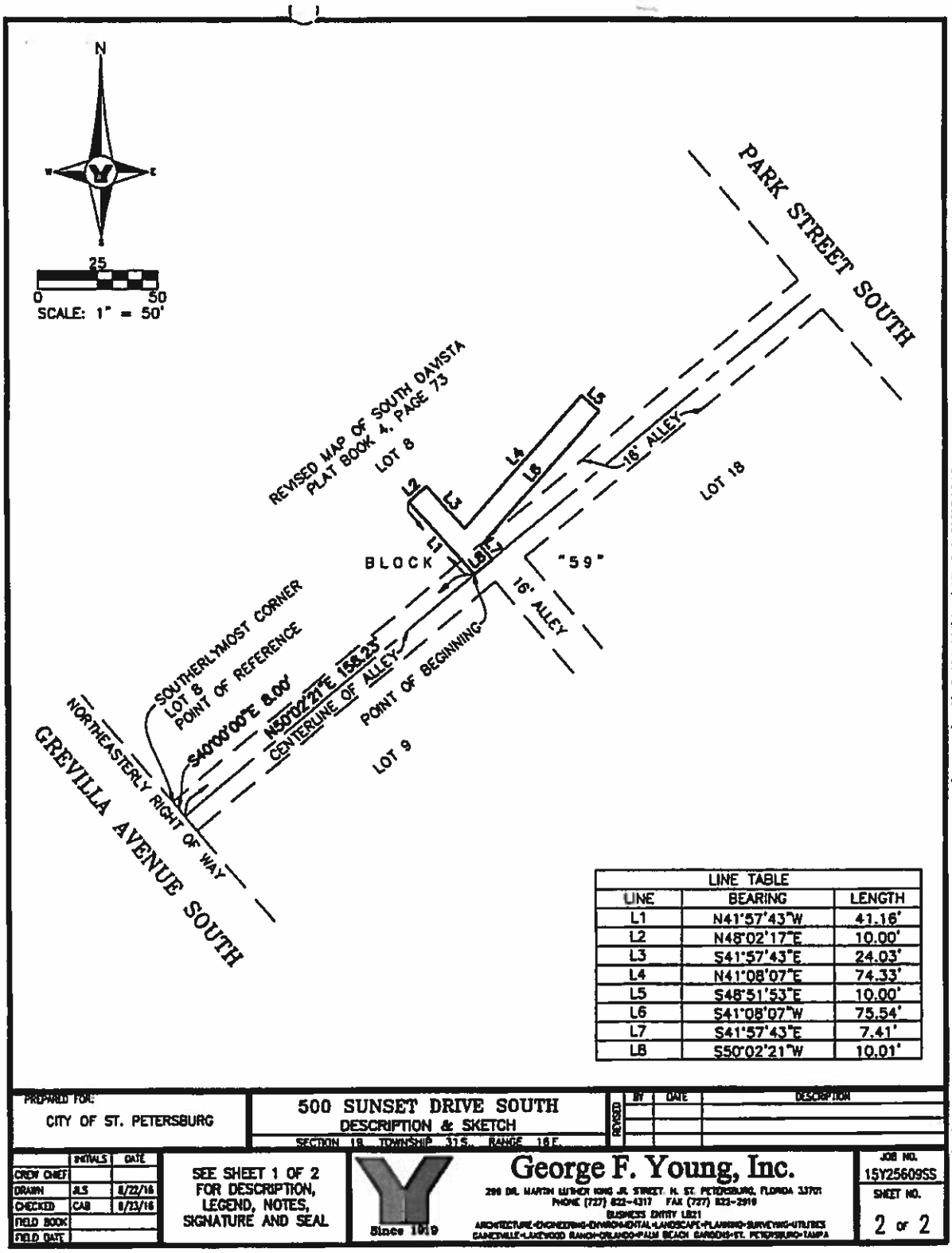
EXHIBIT "B"

(Illustration of the Easement)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°57'43"W	41.16'
L2	N48°02'17"E	10.00'
L3	S41°57'43"E	24.03'
L4	N41°08'07"E	74.33'
L5	S48°51'53"E	10.00'
L6	S41°08'07"W	75.54'
L7	S41°57'43"E	7.41'
L8	S50°02'21"W	10.01'

PREPARED FOR:
CITY OF ST. PETERSBURG

500 SUNSET DRIVE SOUTH
DESCRIPTION & SKETCH
SECTION 18 TOWNSHIP 31S. RANGE 16E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	8/22/16
CHECKED	CAB	8/23/16
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 OF 2 FOR DESCRIPTION, LEGEND, NOTES, SIGNATURE AND SEAL

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY L821
ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA

JOB NO. 15Y25609SS
SHEET NO. 2 OF 2

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ST. PETERSBURG CITY COUNCIL

Meeting of October 6, 2016

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

SUBJECT: **City File LDR-2016-01:** Private-initiated application amending the St. Petersburg City Code, Chapter 16, Land Development Regulations ("LDRs") pertaining to NPUD (Neighborhood Planned Unit Development).

REQUEST: *First reading* and *first public hearing* of the attached ordinance amending the St. Petersburg City Code, Chapter 16, LDRs, to create a new zoning category – NPUD-3 (Neighborhood Planned Unit Development).

RECOMMENDATION:

Administration:

The Administration recommends APPROVAL.

Development Review Commission:

On February 3, 2016, the DRC reviewed the proposed amendments and voted unanimously to make a finding of consistency with the City's Comprehensive Plan.

City Council:

On March 3, 2016, the application was scheduled for a first reading and first public hearing with the City Council. Before opening the public hearing, City Council rescheduled the item to April 21. The action was conditioned upon City Staff conducting a public information meeting, which was requested by representatives from several neighborhood associations in south St. Petersburg.

Citizen Input:

A public information meeting was held on Monday, April 4, at the Lake Vista Recreation Center. The meeting was noticed through the Council of Neighborhood Associations ("CONA"), including direct email notice to the registered contacts for the following neighborhood associations: Bahama Shores; Broadwater; Greater Pinellas Point; and Lakewood Estates. Six (6) individuals attended the meeting including the applicant and his agent, the Presidents for Greater Pinellas Point and Broadwater Neighborhoods, and two (2) City Council members. Further, the item was previously discussed at the CONA meeting on Wednesday, March 16.

Special Note:

The *first reading* and *first public hearing* was last scheduled for April 21, 2016. At the request of the applicant, the *first reading* and *first public hearing* was put on hold pending further notice. Recently, the applicant requested final processing of the application.

Recommended City Council Action:

1. CONDUCT the first reading and first public hearing of the proposed ordinance; and
2. SET the second reading and adoption public hearing for October 20, 2016.

Attachments: Ordinance
DRC Staff Report
Housing Affordability Impact Statement

ORDINANCE _____-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 16 OF THE CITY CODE OF ORDINANCES; CREATING THE NEIGHBORHOOD PLANNED UNIT DEVELOPMENT-3 (NPUD-3), ZONING DISTRICT; PROVIDING FOR MINIMUM LOT SIZE, MAXIMUM INTENSITY, AND BUILDING SETBACKS; PROVIDING FOR INCLUSION OF THE NPUD-3 DESIGNATION IN THE ZONING DISTRICTS AND COMPATIBLE FUTURE LAND USE CATEGORIES MATRIX AND THE USE PERMISSIONS, PARKING REQUIREMENTS AND ZONING MATRIX; AND PROVIDING AN EFFECTIVE DATE.

Section 1. Section 16.10.010.1.B of the St. Petersburg City Code pertaining to the establishment of zoning districts is hereby amended to read as follows:

B. Neighborhood suburban districts.

1. NS-1: Neighborhood Suburban Single-Family.
2. NS-2: Neighborhood Suburban Single-Family.
3. NSM-1: Neighborhood Suburban Multifamily.
4. NSM-2: Neighborhood Suburban Multifamily
5. NSE: Neighborhood Suburban Estate.
6. NMH: Neighborhood Suburban Mobile Home.
7. NPUD-1: Neighborhood Planned Unit Development.
8. NPUD-2: Neighborhood Planned Unit Development.
9. NPUD-3: Neighborhood Planned Unit Development

Section 2. The column headings titled, "NPUD-1: Neighborhood Planned Unit Development" within the *Use Permissions and Parking Requirements Matrix and Zoning Matrix* in Section 16.10.020.1 of the St. Petersburg City Code, is hereby amended to read as follows:

NPUD-1 + NPUD-3: Neighborhood Planned Unit Development

Section 3. Section 16.10.020.2 of the St. Petersburg City Code pertaining to zoning districts and compatible future land use categories, is hereby amended to add the following:

NPUD-3	5 / 0.30 FAR	Residential Low (RL)	5/0.40 FAR

Section 4. Section 16.10.050 of the St. Petersburg City Code pertaining to Neighborhood Planned Unit Development (NPUD) is hereby amended to read as follows:

SECTION 16.20.050. - NEIGHBORHOOD PLANNED UNIT DEVELOPMENT DISTRICTS (NPUD)

16.20.050.1. - Composition of neighborhood planned unit developments.

The NPUD district allows a variety of residential housing types, within a relatively small area, using imaginative design and avoiding monotonous repetition of pattern. Development within this district is often concentrated, preserving as much of the natural open space as possible.

(Code 1992, § 16.20.050.1)

16.20.050.2. - Purpose and intent.

The purpose of the NPUD district regulations is to allow for a variety of housing types, while preserving as much of the open space as possible through imaginative design.

(Code 1992, § 16.20.050.2)

16.20.050.3. - Permitted uses.

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

(Code 1992, § 16.20.050.3)

16.20.050.4. - Introduction to NPUD districts.

The NPUD districts are the NPUD-1, ~~and the~~ NPUD-2 and NPUD-3 districts.

16.20.050.4.1. NPUD-1 Neighborhood Planned Unit Development-1.

This district allows multifamily structures.

16.20.050.4.2. NPUD-2 Neighborhood Planned Unit Development-2.

This district allows multifamily structures.

(Code 1992, § 16.20.050.4.2)

16.20.050.4.3. NPUD-3 Neighborhood Planned Unit Development-3.

This district allows multifamily structures.

16.20.050.5. - Requirements for neighborhood planned unit developments.

A. A neighborhood planned unit development shall require approval of a master development plan. The master development plan shall meet the substantive requirements and conditions of, and shall be approved, as provided in the use specific standards.

B. The majority of land in the City consists of smaller lots which are already developed. Large parcels of land available for redevelopment are uncommon and land assembly can be difficult. The development standards of this chapter have been designed to address the predominant lot pattern of the City. However, in an instance where a larger tract of land is available, deviation from certain development standards, such as individual lot areas and internal building setbacks, may be appropriate.

C. The criteria set forth in the use specific standards are intended to allow for consideration of alternative plans that comply with the development standards set forth in the respective district.

(Code 1992, § 16.20.050.5)

16.20.050.6. - 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 Area, Maximum Density And Maximum Intensity

		NPUD-1	NPUD-2	NPUD-3
Minimum lot area (acres)		1	1	1
Maximum residential density (units per acre)	Residential density	7.5	10	5.0
	Workforce housing density bonus	6	6	6
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.30	0.30	0.30
	Workforce housing intensity bonus	0.2	0.2	0.2
Maximum impervious surface (site area ratio)		0.60	0.60	0.6
Minimum common open space (percent)		5.0	5.0	5.0

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).

(Code 1992, § 16.20.050.6; Ord. No. 166-H, § 3, 5-21-2015)

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

Maximum Building Height (All districts)

Building Height	Beginning of Roofline	Top of Roof Peak
All buildings	36 ft.	48 ft.
Refer to technical standards regarding measurement of building height.		

Minimum Building Setbacks (All Districts)

~~Building Setbacks~~		~~NPUD-1~~	
Building Setbacks		If building height is up to 36 ft.	If building height is over 48 ft.
Standards for the exterior perimeter buildings of a planned unit development	Yards adjacent to streets	Perimeter buildings shall meet the predominant front building setback of the abutting properties (not in the development).	
	Interior yards	7.5 ft.	15 ft.
	Waterfront yards	20 ft.	20 ft.

(Code 1992, § 16.20.050.7; Ord. No. 893-G, § 18, 9-4-2008)

16.20.050.8. - Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10.010.

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

Building and parking layout and orientation.

1. Planned unit developments shall relate to the development of the surrounding properties. This means that for the perimeter of the development there shall be no internally oriented buildings where rear yards, and rear facades face toward a street or the front façade of a building not in the development.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.
3. Parking, detention and retention ponds, drainage ditches and accessory structures shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.

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

Building style.

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

(Code 1992, § 16.20.050.8; Ord. No. 1029-G, § 18, 9-8-2011)

Section 5. Coding: 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 6. 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 7. Effective Date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

City Attorney (designee)

PUBLIC HEARING

st.petersburg
www.stpete.org

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

For Public Hearing and Executive Action on Wednesday February 3, 2016
at 2:00 p.m., in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File #LDR 2016-01

APPLICANT:

Real Estate Investment & Asset Services Inc.
375 East Central Avenue
Winter Haven, Florida 33880

AGENT:

Craig A. Taraszki, Esq.
Johnson Pope Bokor Ruppel & Burns, LLP
333 Third Avenue North, Suite 200
St. Petersburg, Florida 33701

AUTHORITY:

Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the Development Review Commission ("DRC"), acting as the Land Development Regulation Commission ("LDRC"), is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the City's Land Development Regulations ("LDRs").

RECOMMENDATION:

Staff recommends that the DRC, in its capacity as the LDRC, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the City Code, Chapter 16 LDR text amendments described herein.

REQUEST:

The applicant is requesting amendment to the City's LDRs to create a new zoning category – NPUD-3 (Neighborhood Planned Unit Development). Generally, the term "planned unit development" is used to describe a type of development and regulatory process that allows a developer to meet overall community density and land use goals without the constraints of other multi-family or mixed-use zoning regulations. Specifically, Section 16.20.050.1 of the City's LDRs describes the existing NPUD-1 and NPUD-2 categories as allowing, "...a variety of residential housing types, within a relatively small area, using imaginative design and avoiding monotonous repetition of pattern. Development within this district is often concentrated, preserving as much of the natural open space as possible."

Under the current regulations, NPUD-1 allows up to 7.5 units per acre and NPUD-2 allows up to 10 units per acre. Regarding development standards, a variation in allowable density is the only distinguishing factor between these two (2) categories, which are otherwise identical. Similarly, this application proposes to create a third category known as NPUD-3 that would allow up to 5.0 units per acre but remain otherwise identical to the existing NPUD-1 and NPUD-2 categories.

The purpose of this application is to rectify a discrepancy between permitted development rights on property along Gandy Boulevard that are now expired, current zoning regulations that no longer allow multi-family development, and development restrictions within the Coastal High Hazard Area ("CHHA"). Prior to 2004, a number of properties located along the east end of Gandy Boulevard were located within unincorporated Pinellas County. The Pinellas County zoning for these properties was RPD-5 (Residential Planned Development), which allowed up to five (5) units per acre. Following annexation in 2004, the City of St. Petersburg assigned its own RPD-5 zoning designation, retaining the existing RL (Residential Low) Future Land Use map category and the right to develop property at a maximum density of five (5) units per acre.

Several years following this annexation and assignment of the City's RPD-5 zoning designation, the current NS-2 (Neighborhood Suburban) single-family zoning was assigned in September 2007, following implementation of the City's Vision 2020 Plan, the citywide rezoning and update of the LDRs. Since earlier expectations to develop at a maximum of five (5) units per acre were memorialized through a development agreement or were being realized through active or completed construction, several of these annexed properties were downzoned to single-family residential with little consequence on their overall development plans for multi-family construction. This understanding however was compromised by the financial crisis of 2008 and subsequent recession. In at least one (1) example, a phased construction project was suspended and never completed. Eventually, the authorizing development agreement expired and the development rights on the property were significantly reduced.

In an attempt to find relief for this unique circumstance, City staff first looked at utilization of the existing NPUD-1 and NPUD-2 zoning categories. NPUD-1 allows up to 7.5 units per acre; NPUD-2 allows up to 10 units per acre. Unfortunately, these zoning categories are not compatible with the existing Residential Low Future Land Use map category, which limits development to no more than five (5) units per acre. Since the subject property is located within the CHHA, City staff cannot support a change that results in an increase in density. (*Section 16.10.020.2*) The solution

must come from an alternative proposal that is both compatible with the Residential Low category and does not exceed five (5) units per acre. The proposal to create a new zoning category NPUD-3 that is compatible with the Residential Low plan category is a practical solution and has City staff's preliminary support.

A summary of the applicant's request is as follows:

Section	Description
16.10.010.1	**Establishment of Zoning Districts, Matrices, and Map: Zones** Amend list of zoning categories by adding a reference to NPUD-3.
16.10.020.1	**Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix** Amend column heading by adding a reference to NPUD-3. The list of allowable land use types will be identical to the existing list.
16.10.020.2	**Matrix: Zoning Districts and Compatible Future Land Use Categories** Amend table by adding a row for NPUD-3: • Maximum density shall be five (5) units per acre; • Maximum intensity shall be 0.30 FAR (floor area ratio); • Compatible land use category shall be Residential Low (RL); • Maximum FLUP density, per acre shall be represented as five (5) units per acre and 0.40 FAR.
16.20.050.4	**Introduction to NPUD Districts** Amend the section by adding a descriptive reference for NPUD-3.
16.20.050.6	**Development Potential** Amend the development potential table by adding a column for NPUD-3. Whereas the maximum density shall be set at five (5) units per acre, the minimum lot area, maximum non-residential intensity, maximum impervious surface ratio, and minimum common open space requirements shall remain the same as the existing NPUD-1 and NPUD-2 categories.
16.20.050.7	**Building Envelope: Maximum Height and Minimum Setbacks** Amend the minimum building setbacks table to generically reference NPUD, thereby accommodating the addition of NPUD-3. The minimum building setback requirements shall remain the same as the existing NPUD-1 and NPUD-2 categories.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The applicant's request to amend the LDRs by creating a new NPUD-3 zoning category is consistent with the following Comprehensive Plan objectives and policies:

LU3: The Future Land Use Map (Map 2) shall specify the desired development pattern for St. Petersburg through a land use category system that provides for the location, type, density, and intensity of development and redevelopment. All development will be subject to any other requirements, regulations, and procedures outlined in the land development regulations including, but not limited to: minimum lot size, setback requirements, density, floor area ratio, and impervious surface ratio.

LU3.1: Residential Low (RL) – Allowing low density residential uses not to exceed 5.0 dwelling units per net acre; Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to floor area ratio of 0.40…[end]

LU3.2 Development shall not exceed the densities and intensities established within this Future Land Use Element except where allowed by the land development regulations.

LU3.3 Each land use plan category shall have a set of different zoning districts that may be permitted within that land use category, and zoning that is not consistent with the plan category shall not be approved. The Land Development Regulations establish the Zoning districts which are permitted within each land use plan category, and designations which are not consistent with the table shall not be approved.

LU3.12 Less intensive residential uses (less than 7.5 units per acre) shall continue as the predominant density in St. Petersburg

LU4: [begin] … Residential – the City shall provide opportunities for additional residential development where appropriate … [end]

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

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

SPECIAL NOTE:

This application requests creation of a new zoning category titled "NPUD-5" to represent the maximum development potential of five (5) units per acre. However, in order to synchronize this request with the current numbering system in the LDRs, City staff has amended the applicant's request to "NPUD-3." Typically, the LDR numbering system for zoning categories represents an increase in development potential, meaning "___-1" has the lowest development potential and "___-3" has the highest development potential. Please note that in this example however, the inverse is true, meaning that "___-3" will have the lowest potential.

City staff has evaluated whether to recalibrate the numbers of existing NPUD categories but concluded that such a change at this time would require more significant amendments than is necessary. The consequence of making such a change would require adjustments to the Future Land Use Map and Comprehensive Plan to maintain internal consistency and compatibility between the zoning categories and the future land use categories. These changes would be more efficiently bundled and then processed as part of a future, city-initiated update.

PUBLIC HEARING PROCESS:

The tentative schedule for processing this application is as follows:

- Development Review Commission – Public hearing on Wednesday, February 3, 2016.
- City Council – First Public Hearing on Thursday, March 3, 2016
- City Council – Second Public Hearing on Thursday, March 17, 2016

Attachment

City of St. Petersburg
Housing Affordability Impact Statement

Each year, the City of St. Petersburg receives approximately $2 million dollars 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, Regulations, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:**

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 fee, require more infrastructure costs up from, 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 by $_____.

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 _____ Explantion:

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 purpose outweighs the need to continue the community's ability to provide affordable housing, please explain below:

CHECK ONE:

9 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. Kelly — 02.23.2016

Department Director (signature) — Date

FOR DANE GOODWIN

OR

9 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: Chan Srinivasa, City Clerk
Joshua A. Johnson, Director of Housing & Community Development

ST. PETERSBURG CITY COUNCIL
Meeting of October 6, 2016

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

SUBJECT: Approval of funding for Social Services programs for the period of October 1, 2016 through September 30, 2017. Two funding options are presented for your consideration. Resolution A provides funding in the amount of $456,500 (the amount budgeted for Social Action Funding in FY 2017). Resolution B provides an additional $20,500 in funding for a total of $477,000.

EXPLANATION: The Social Services Allocation Committee ("SSAC") has met regularly during the past several months and has reviewed the applications submitted by social service organizations for City funding. For FY 2017, the SSAC considered funding for: Programs that provide homeless services and homeless prevention services (HUD definition was included in the application) to the residents of St. Petersburg:

1. Highest priority and ranking was given to agencies/programs serving families with minor or dependent children.
2. Second highest priority and ranking was given to agencies/programs serving unaccompanied youth.
3. Third highest priority and ranking was given to agencies/programs serving chronic homeless adults.

All interested parties were noticed on May 11, 2016 to submit applications for funding with a July 5, 2016 deadline. A Bidders and Technical Workshop was held on June 3, 2016. On August 26, 2016, the Social Services Allocation Committee (SSAC) met for deliberations and to make recommendations for funding in FY 2017. On September 7, 2016, the SSAC held a meeting to consider requests for reconsideration.

This year we received a total of 22 requests for funding through the FY 2017 Social Action Funding Program. The total amount requested was $810,579.56. Administration and the SSAC recommends approval of $123,000 for four agencies/programs in the non-competitive category due to the critical role they have in the infrastructure of the homeless social services community: Pinellas County Homeless Leadership Board, 211 Tampa Bay Cares, Inc., Society of St. Vincent de Paul, South Pinellas Inc., and Operation PAR, Inc. We received 18 requests for funding through the competitive process, requesting a total of $687,579.56.

The SSAC, as required by Council Resolution, has nine (9) members; one representative from City Council and eight (8) appointed by the Mayor with the consent of City Council.

The SSAC is recommending funding of 18 programs (both competitive and non-competitive). During their deliberations, the SSAC voted to submit two (2) resolutions to City Council for Social Action Funding in FY 2017:

4.3

- Resolution A: Allocations totaling $456,500, the budgeted amount for the Social Action Funding Program in FY 2017.

- Resolution B: Allocations totaling $477,000, requiring an additional allocation of $20,500 to the Social Action Funding Program in FY 2017.

The SSAC recommends approval of Resolution B to more effectively serve the needs of our homeless and at-risk of homeless residents. The additional $20,500 will be allocated to eight programs that serve our most at-risk citizens:

- Boley Centers, Inc.-Homeless Family Housing and Support Program: Provides housing for families with children (additional $2,000).
- Society of St. Vincent de Paul, South Pinellas, Inc.-Family Shelter Program: Provides emergency shelter for homeless families (additional $2,000).
- CASA (Community Action Stops Abuse, Inc.)-Emergency Shelter Program: Provides emergency shelter for families with children and adults who are victims of domestic violence (additional $2,000).
- Pinellas Opportunity Council, Inc.-Emergency Assistance Program: Provides emergency financial assistance to families and individuals with rent, mortgage, utilities, food, clothing, transportation, and other basic needs. (Additional $3,000).
- St. Petersburg Free Clinic, Inc.-Housing Navigation Services Program: Provides assistance with locating and securing housing for homeless men and women (additional $2,000).
- WestCare GulfCoast-Florida, Inc.-Mustard Seed Inn Transitional Living at Davis-Bradley Program: Provides transitional housing for homeless/chronic homeless and unaccompanied youth (additional $2,000).
- The Salvation Army of St. Petersburg-Family Social Services: Case Management/Shelter/Prevention Program (additional $7,000).
- Catholic Charities, Diocese of St. Petersburg, Inc.-Pathways Case Management Program: Provides case management services for families and individuals to move from homelessness to permanent housing (additional $500)

The additional $20,500 required to fund Resolution B is available in the contingency fund of FY 2017 Veterans, Social and Homeless Services budget.

RECOMMENDATIONS:

The Social Services Allocation Committee recommends City Council approve Resolution B; Approving funding for various social service agencies in the amount of $477,000 for the period October 1, 2016 through September 30, 2017; approving an additional allocation of $20,500 to the Social Action Funding Program in FY 2017; authorizing the Mayor or his designee to execute the City's form grant agreement and all other documents necessary to effectuate these transactions; authorizing the City Attorney or her designee to make non-substantive changes to the City's form grant agreement, and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: $477,000 is available in Veterans, Social and Homeless Services Budget (0001/080/2327).

APPROVALS:

Administrative: M. L. Dove

Budget: Doris C. Fuller 9.23.16

ATTACHMENTS: Resolutions A and B

Resolution No. 2016- A

A RESOLUTION APPROVING FUNDING FOR VARIOUS SOCIAL SERVICE AGENCIES IN THE AMOUNT OF $456,500 FOR THE PERIOD OF OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2017 ON THE RECOMMENDATION OF THE SOCIAL SERVICES ALLOCATIONS COMMITTEE; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CITY'S FORM GRANT AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AUTHORIZING THE CITY ATTORNEY OR HER DESIGNEE TO MAKE NON-SUBSTANTIVE CHANGES TO THE CITY'S FORM GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg authorizes financial assistance to Social Service Agencies in the community; and

WHEREAS, the Social Service Allocations Committee has reviewed all eligible agencies and presented its recommendations for the period of October 1, 2016 through September 30, 2017; and

WHEREAS, each eligible agency is a voluntary, non-profit corporation which is open to the public and dedicated to a valid public purpose; and

WHEREAS, the funds are available in the Veterans, Social & Homeless Services Department (080-2327) budget; and

WHEREAS, all agencies to be funded, as specified below, met the requirements set forth in the grant application and will be required to execute the form grant agreement which sets forth the terms and conditions related to such funding.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that on the recommendation of the Social Services Allocations Committee, the below agencies be funded, as listed, for the period of October 1, 2016 through September 30, 2017:

Agency	Program	Amount	Use
211 Tampa Bay Cares, Inc.	211 Helpline-information and referral services	$ 25,000	Salary: 2-1-1 Contact Center Representative
Alpha House of Pinellas County, Inc.	Residential program for homeless/at-risk pregnant and parenting teens and young women	$ 15,000	Salary: Cook and 11 Resident Aide Positions
Boley Centers, Inc.	Housing and support for homeless families	$ 35,000	Salary: Family Services Manager
Brookwood Florida,Inc	Supportive transitional housing for abused, neglected and at-risk adolescent girls	$28,000	Salary: Crisis Shift Worker
Community Action Stops Abuse, Inc. (CASA)	Emergency shelter for domestic violence victims	$ 35,000	Food and Operating Supplies (cleaning supplies, hygiene items, diapers, paper goods)
Catholic Charities, Diocese of St. Petersburg, Inc.	Pathways Case Management Program-case management and supportive services for families and individuals	$14,500	Salary: Case Manager
	Homeless Prevention &	$40,000	Utilities & Rent Assistance,

Agency	Program	Amount	Use
Daystar Life Center, Inc.	Homelessness		(including deposits) for Families Individuals
Directions for Mental Health, Inc. dba Directions for Living	Homeless Families Case Management Program	$25,000	Salary: Dedicated Case Manager to Work with Homeless Families in St. Petersburg
Family Promise of Pinellas County	Interfaith Hospitality Network (IHN)	$15,000	Salary: Case Manager, Executive Director
Gulfcoast Legal Services, Inc.	Homeless Advocacy Project- legal assistance in obtaining public benefits (SSI, Food Stamps, medical care), also legal advice for veterans, seniors, unaccompanied youth	$20,000	Salary: Homeless Prevention & Outreach Attorney and Paralegal staff
Operation PAR, Inc.	St. Petersburg Homeless Street Outreach	$38,000	Discretionary Funds for the St. Petersburg Street Outreach Team
Pinellas County Homeless Leadership Board, Inc.	Homeless Services Coordination & Delivery	$25,000	Salary: Chief Executive Officer
Pinellas Opportunity Council, Inc.	Emergency Assistance Program	$22,000	Client Emergency Financial Asst. with Rent, Mortgage, Utilities, Food , Transportation, Basic Needs
Society of St. Vincent de Paul South Pinellas, Inc.	Homeless Persons Storage Bins	$35,000	Salary: Storage POD Attendant, Manager Care Center & Operating Expenses
	Family Shelter Program	$35,000	Salary: Family Shelter Coordinator
St. Petersburg Free Clinic, Inc.	Housing Navigation Services for homeless clients in the Beacon House and Women's Residence Programs	$18,000	Salary: Housing Services Navigator
The Salvation Army of St. Petersburg	Family Social Services: Case Management/Shelter/Prevention	$13,000	Salary: Family Shelter Program Coordinator and Social Services Worker
WestCare GulfCoast-Florida, Inc.	Mustard Seed Inn-Transitional Living at Davis-Bradley	$18,000	Salary: Case Manager, Behavioral Health Technician, Data Coordinator
TOTAL		**$456,500**	

BE IT FURTHER RESOLVED that the form grant agreement is hereby approved.

BE IT FURTHER RESOLVED that the City Attorney or her designee is authorized to make non-substantive changes to the form grant agreement.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the form grant agreement and all other documents necessary to effectuate these transactions.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND SUBSTANCE:

City Attorney (Designee)

00288994

Resolution No. 2016- B

A RESOLUTION APPROVING FUNDING FOR VARIOUS SOCIAL SERVICE AGENCIES IN THE AMOUNT OF $477,000 FOR THE PERIOD OF OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2017 ON THE RECOMMENDATION OF THE SOCIAL SERVICES ALLOCATIONS COMMITTEE; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CITY'S FORM GRANT AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AUTHORIZING THE CITY ATTORNEY OR HER DESIGNEE TO MAKE NON-SUBSTANTIVE CHANGES TO THE CITY'S FORM GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg authorizes financial assistance to Social Service Agencies in the community; and

WHEREAS, the Social Service Allocations Committee has reviewed all eligible agencies and presented its recommendations for the period of October 1, 2016 through September 30, 2017; and

WHEREAS, each eligible agency is a voluntary, non-profit corporation which is open to the public and dedicated to a valid public purpose; and

WHEREAS, the funds are available in the Veterans, Social & Homeless Services Department (080-2327) budget; and

WHEREAS, all agencies to be funded, as specified below, met the requirements set forth in the grant application and will be required to execute the form grant agreement which sets forth the terms and conditions related to such funding.

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WestCare GulfCoast-Florida, Inc.	Mustard Seed Inn-Transitional Living at Davis-Bradley	$20,000	Salary: Case Manager, Behavioral Health Technician, Data Coordinator
TOTAL		**$477,000**	

BE IT FURTHER RESOLVED that the form grant agreement is hereby approved.

BE IT FURTHER RESOLVED that the City Attorney or her designee is authorized to make non-substantive changes to the form grant agreement.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the form grant agreement and all other documents necessary to effectuate these transactions.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND SUBSTANCE:

City Attorney (Designee)
00288883

CITY COUNCIL AGENDA
Report Item

TO:	Mayor and Members of City Council
DATE:	September 29, 2013
COUNCIL DATE:	**October 6, 2016**
RE:	Chromium-6

ACTION DESIRED:

Report from Tampa Bay Water Vice Chairman, Karl Nurse

ST. PETERSBURG CITY COUNCIL
Meeting of October 6, 2016

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

SUBJECT: City-Initiated Historic Landmark District Designation of "Block 25", located between Central Avenue and 1st Avenue North, and 2nd Street North and 3rd Street North (HPC Case No. 15-90300001)

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

REQUEST: The request is to conduct a first reading of an ordinance designating "Block 25", located between Central Avenue and 1st Avenue North, and 2nd Street North and 3rd Street North, as a local historic landmark district (City File HPC 15-90300001)

RECOMMENDATION:

Owner Support: This is a City-Initiated application with the owners opposing landmark designation. Designation requires a super majority vote of the City Council.

Administration: Administration recommends approval.

Community Planning and Preservation Commission ("CPPC"): The CPPC conducted a public hearing on September 13, 2016. The CPPC voted 5-1 to recommend APPROVAL of the application, as submitted. Pursuant to this vote, there was agreement by the CPPC that the criteria for local landmark designation had been met.

Recommended City Council Action: 1) CONDUCT the first reading; AND 2) SET the second reading and quasi-judicial public hearing for historic landmark designation on October 20, 2016.

Public Input: At the time of this writing, staff has received 17 e-mails in support of landmark district designation, with the subject property owners opposed to the local landmark designation of "Block 25."

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING BLOCK 25 (LOCATED BETWEEN CENTRAL AVENUE AND 1ST AVENUE NORTH, AND 2ND STREET NORTH AND 3RD STREET NORTH) AS A LOCAL LANDMARK DISTRICT 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 Block 25, which is recognized as being part of the Town of St. Petersburg Plat of 1888, with 15 contributing buildings having construction dates ranging from 1888-1937, and representing a period of significance from 1888-1965, 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, Block 25 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 or persons 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 work has influenced the development of the City, state, or nation;
(g) 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; and
(h) Its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.

SECTION 2. The City Council finds that Block 25 meets at least one of the seven factors of integrity listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following factors of integrity:

(a) Location. The place where the historic property was constructed or the place where the historic event occurred;
(b) Design. The combination of elements that create the form, plan, space, structure, and style of a property;
(c) Setting. The physical environment of a historic property;
(e) Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; and
(f) Feeling. The property's expression of the aesthetic or historic sense of a particular period of time.

SECTION 3. Block 25, 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:

All properties bound by 2nd Street North (east), 3rd Street North (west), 1st Avenue North (north) and Central Avenue (south), Revised Map of St. Petersburg, Block 25, further described in Exhibit "A"

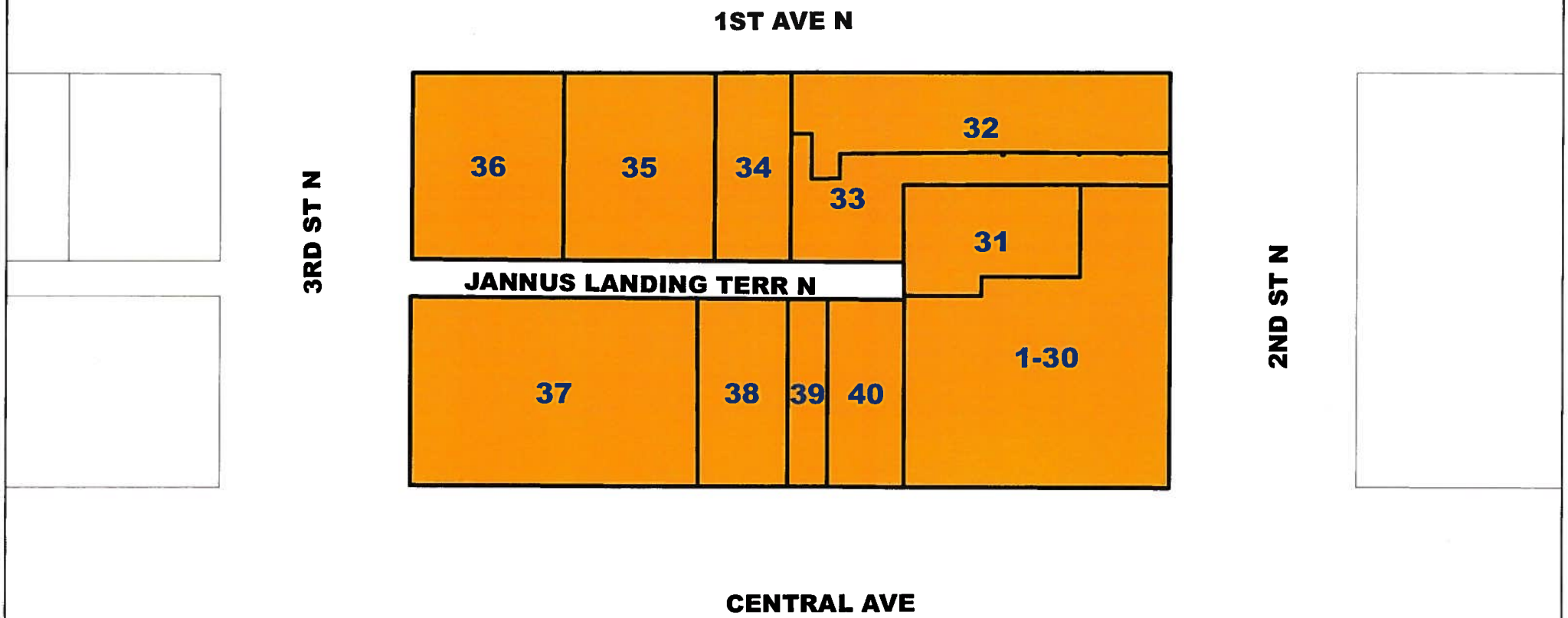
SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, 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:

City Attorney (or Designee) — Date: 9/14/16

Planning and Economic Development Department — Date: 9-14-16

Exhibit A



NUMBER	PIN	SITE ADDRESS	PROPERTY DESCRIPTION	CONTRIBUTING
1	193117414080000043	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 4C	C
2	193117414080000032	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 3B	C
3	193117414080000034	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 3D	C
4	193117414080000350	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT C5	C
5	193117414080000041	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 4A	C
6	193117414080000027	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 2G	C
7	193117414080000024	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 2D	C
8	193117414080000044	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 4D	C
9	193117414080000031	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 3A	C
10	193117414080000023	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 2C	C
11	193117414080000028	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 2H	C
12	193117414080000047	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 4G	C
13	193117414080000045	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 4E	C
14	193117414080000046	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 4F	C
15	193117414080000340	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT C4	C
16	193117414080000035	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 3E	C
17	193117414080000022	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 2B	C
18	193117414080000330	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT C3	C
19	193117414080000001	0 2ND ST S	HOTEL DETROIT CONDO, THE COMMON ELEMENTS	C
20	193117414080000026	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 2F	C

NUMBER	PIN	SITE ADDRESS	PROPERTY DESCRIPTION	CONTRIBUTING
21	193117414080000320	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT C2	C
22	193117414080000048	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 4H	C
23	193117414080000037	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 3G	C
24	193117414080000038	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 3H	C
25	193117414080000021	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 2A	C
26	193117414080000033	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 3C	C
27	193117414080000036	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 3F	C
28	193117414080000310	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT C1	C
29	193117414080000042	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 4B	C
30	193117414080000025	215 CENTRAL AVE	HOTEL DETROIT CONDO, THE UNIT 2E	C
31	193117744660250011	0 2ND ST N	REV MAP OF ST PETERSBURG BLK 25, S 160FT OF E 140FT OF LOT 1 LESS CONDO	NC
32	193117744660250000	200 1ST AVE N	REV MAP OF ST PETERSBURG BLK 25, PT OF LOT 1 DESC BEG NE COR OF LOT 1 TH S 42.24FT TH W 26.8FT TH S	PARTIAL
33	193117744660250014	0 2ND ST N	REV MAP OF ST PETERSBURG BLK 25, PT OF LOT 1 DESC FROM NE COR OF LOT 1 TH S 42.24FT FOR POB TH S 17.76	NC
34	193117744660250020	242 1ST AVE N	REV MAP OF ST PETERSBURG BLK 25, LOT 2	C
35	193117744660250030	256 1ST AVE N	REV MAP OF ST PETERSBURG BLK 25, LOTS 3 AND 4	C
36	193117744660250050	270 1ST AVE N	REV MAP OF ST PETERSBURG BLK 25, LOTS 5 AND 6	NC
37	193117744660250070	277 CENTRAL AVE	REV MAP OF ST PETERSBURG BLK 25, LOTS 7,8,9, & W 32 FT OF LOT 10	C
38	193117744660250110	245 CENTRAL AVE	REV MAP OF ST PETERSBURG BLK 25, W 38.91 FT OF LOT 11 & E 8FT OF LOT 10	C
39	193117744660250013	243 CENTRAL AVE	REV MAP OF ST PETERSBURG BLK 25, W 20FT OF S 100FT OF LOT 1 & E 1FT 1 IN OF LOT 11	C
40	193117744660250012	235 CENTRAL AVE	REV MAP OF ST PETERSBURG BLK 25, E 40FT OF W 60FT OF S 100FT OF LOT 1	C

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HPC 15-90300001- Ordinance # TBD

N W E S

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

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION LOCAL DESIGNATION REQUEST

For **Public Hearing** and **Recommendation to the City Council** on **October 20, 2016** beginning at 6:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, Bob Carter, Lisa Wannemacher, and Tom Whiteman resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.:	**HPC 15-90300001**
STREET ADDRESS:	Multiple property addresses
LANDMARK:	"Block 25" Historic District
OWNER(S):	Multiple owners
APPLICANT:	City of St. Petersburg
REQUEST:	City-Initiated Local Historic Landmark Designation: "Block 25" Historic District

Block 25 along Central Avenue - c. 1920s

Block 25 along Central Avenue - 2016

Block 25 along 1st Avenue N – c. 1940s

Block 25 along 1st Avenue N - 2016

STAFF DETERMINATION OF ELIGIBILITY

Pursuant to City Code, Section 16.30.070.2.5, Staff finds that Block 25 meets five of nine criteria for historic context (Test #1), and five of seven factors of integrity (Test #2). This determination also finds that 15 of a total 17 extant buildings contribute to the historic character and significance of Block 25 as a historic district. Therefore, Block 25, as described, located, and evaluated herein, is determined to be *eligible* for designation as a local historic landmark district.

BACKGROUND

Timeline

On March 12, 2013, a demolition application was submitted for a portion of the Bishop Hotel property located at 256 1st Avenue North, part of Block 25 of the original Town plat of St. Petersburg. Because the property was identified in 2006 as potentially eligible for designation as a local historic landmark, a stay of demolition was commenced during which time an application for historic landmark designation of the property was filed. During deliberations on the stay of demolition and designation application, the City Council approved a Resolution on April 13, 2013, requesting that the Community Planning and Preservation Commission (then referred to as the Community Preservation Commission) review the local landmark eligibility of all of the buildings within Block 25. On July 9, 2013, the CPPC determined Block 25 to be eligible as a local landmark district, and referred their findings to the City Council. On August 1, 2013, the City Council considered the findings of the CPPC and approved a second Resolution initiating a local historic district landmark designation application for Block 25 in its entirety.

On February 12, 2015, City Staff conducted a public information meeting that was noticed by direct mail invitation to all registered owners of property within Block 25. The purpose of the meeting was to provide property owners information concerning the proposed local historic landmark district designation, including an introduction to the history of Block 25, an explanation of the benefits of being designated a local historic landmark district, the process for issuing Certificates of Appropriateness (COAs), and an explanation of financial incentives available to the property owners, including the Ad Valorem Tax Exemption and the Federal Rehabilitation Tax (Income) Credit.

The public information meeting was followed by a series of subsequent meetings with the property owners and their legal representatives, the most significant of which was a joint planning meeting that occurred on May 26, 2015. Following this joint planning meeting, a draft *Historic Block 25 Term Sheet* (*Term Sheet*) was published on April 14, 2015. The purpose of the draft *Term Sheet* was to memorialize commitments made during the joint planning meeting and to outline a series of "next steps" for the City Staff and Administration. (See Appendices).

On June 26, 2015, City Staff and Administration walked around Block 25 and through the public alley with property owners and their legal representatives to visually survey and document current conditions. The purpose of this conditions survey was to provide property owners with an opportunity to directly engage City department directors on a number of service and maintenance issues, and physical conditions concerning the alley and surrounding streetscape. A summary report was published on July 15, 2015.

A prevailing concern for the property owners focused on the public alley, and specifically included complaints relating to the uneven brick surface, lack of adequate drainage, public

sanitation, and private grease collection. A major commitment outlined in the *Term Sheet* relates to alley improvements. In response, the City contracted with George F. Young, Inc. to prepare a technical alley improvement study and final report. In addition to base data collection, the final report will include design options for alley improvements, cost estimates for the presented options, exhibits, and notes. The study and report requires no financial commitment from the adjoining property owners, who were notified of these activities through a follow-up letter on December 15, 2015. A *preliminary findings report* was produced by the engineering consultant in early July 2016.

The City is also preparing to issue a scope of services for sidewalk improvements around the perimeter of the subject block. The scope of services will solicit bids for conceptual and preliminary design, final design and construction documents for bidding, a pedestrian maintenance of traffic ("MOT") plan, and construction administration services. Said plan shall also include the development of interpretive elements to feature the history and heritage of the subject block. Property owner participation, funding scenarios, and long-term maintenance commitments will be evaluated as part of any final branding and streetscape improvement plan.

During a June 29, 2016 meeting with City Staff, certain property owners and their legal representatives presented a conceptual redevelopment plan for Block 25. While this conceptual plan did not carry any official submission status of an application pursuant to a development permit or development order of any kind, the City Administration was asked to provide generalized, non-binding feedback. This feedback, based on a cursory review of effects to Block 25's historic integrity was provided in an August 18, 2016 letter mailed to the property owners' legal representatives. (See Appendices)

Local Historic Landmark Designation

This report provides updated information regarding the proposed historic district's historical significance and integrity in a generalized format, while referencing previous reports and documentation. In this case, 15 out of 17 existing buildings are determined to be contributing to the proposed Block 25 Historic District (the "District"), while two are determined to be non-contributing. As of 1965, 19 historically significant buildings existed on Block 25. Since then, four of these historically significant buildings have been demolished. This includes the two Lewis buildings located at the northwest parcel in 1966, the one-story office complex at the northeast parcel in 1981, and the Binnie blacksmith shop located behind the Binnie-Bishop Hotel along the alley in 2013-2014.

Block 25 derives its name from the original platted block identifier from the 1888 plat named the "Map of the Town of St. Petersburg;" the name is used throughout the report for reference purposes only and does not prohibit use of an alternative name or other branding and thematic strategies. Incorporation of St. Petersburg occurred in 1892, followed by fast-paced growth. Today, Block 25 remains in fair condition from its first decades of development, and is considered the oldest, most intact example of contiguous pioneer commercial development buildings in the City from which the downtown commercial core would expand outward.

> The proposed historic landmark district, which includes the entirety of Block 25's lots and alleyway, is inclusive of the buildings and their architectural appurtenances such as porches and awnings, and internal spaces that define the overall footprint of the building collective. This designation is not intended to include the public sidewalk and associated pedestrian amenities between the

building footprint and the surrounding street edges. For property identification and designation purposes, all buildings within the proposed historic district boundary are addressed from either Central Avenue North or 1st Street North.

STAFF EVALUATIVE FINDINGS

Preliminary

The name "Block 25" is a tentative identifier for the District with the finalized name to be determined at a future date, or as part of this historic local landmark district designation application process. The name derives from the original 1888 Town of St. Petersburg Plat that prescribed numbers to the gridded blocks making up the physical plan of the town. In 2004, 11 buildings out of 13 were identified as contributing for Block 25 and approved for inclusion on the National Register of Historic Places as the Downtown St. Petersburg Historic District. The City 2015 Landmark Designation Application also identified 13 buildings, with the 1966 building at the northwest corner as non-contributing. However, the total number of extant buildings overall has been updated to 17 (two as non-contributing) based on a more detailed analysis of construction dates, building infill and additions, and architectural styling. In 2006, four of the buildings, including the Hotel Tamiami and Peacock Row buildings along 1st Avenue North, and the St. James Hotel and St. Charles Hotel along Central Avenue were designated as potentially-eligible historic landmarks. The Hotel Detroit building was designated as a local historic landmark in 2010, and the Binnie-Bishop Hotel buildings were designated as a combined, individual local historic landmark in 2013.

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 <u>two-part test</u> for designation as a local landmark must be met, as evaluated herein.

Age/Period of Significance

As part of the first test for local landmark designation, the 15 contributing buildings on Block 25 meet the general 50-years of age requirement that ranges from the 1888 Town Plat date and first construction of the Hotel Detroit, to 1924 when the Hotel Tamiami building on 1st Avenue North was completed, and 1937, when a small infill building closed a gap along 1st Avenue North between the Bishop Hotel and the Lewis Building #5. This period of time represents an age range to date of 128 years, 92 years, and 76 years, respectively that the block has been active as an organized structure, regardless of the historic fabric deemed to be still present. The 1966 building at 270 1st Avenue North is now 50 years old, but it is determined to be non-contributing since it lacks architectural and contextual significance. The period of significance for Block 25 then is from 1888 to 1965.

Cont.

Significance Criteria (City Code, Section 16.30.070.2.5.D.1)

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

Also under the first test for local landmark 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. The Block 25 Historic District is significant at the local level in the areas of Community Planning and Development, Commerce, and Settlement and, overall meets more than one of the criteria for local landmark designation, as found in Section 16.30.070.2.5(D) of the City Code of St. Petersburg.

Located in the City's urban core, Block 25 remains a cohesive collection of buildings that played a significant role in the early settlement and the growth of St. Petersburg as the primary meeting and destination place that expanded outward from the Hotel Detroit. The business owners of Block 25 provided lodging for prospective residents and tourists, as well as goods and services for the early pioneer community and urbanizing city center. This extensive list of early movers and shakers included visionaries, community leaders, proprietors, and builders and designers such as John C. Williams, Peter Demens, Edson T. Lewis, Edgar Ferdon, M. Leo Elliott, S.V. Schooley, Edward Tonnelier, Mary Ramsey, James Norton, Frank Fortune Pulver, and Hubert Rutland. The basic historic configuration of the block with its central alley terminating at the Hotel Detroit property line, and the manner of circulation in and around the block are still present.

The Local Landmark Designation Application provides a detailed narrative supporting the determinations regarding Block 25, as listed below:

> (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 or persons 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 work has influenced the development of the City, state, or nation;
> (g) 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; and
> (h) Its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.

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. When evaluating a historic district, the individual buildings and landscape features, and the relationships between them must be present enough to convey its distinctive sense of historicity.

Close scrutiny of individual buildings is performed but each is weighed with regard to their impact and relevance to Block 25 overall. Substantial alterations and associations outside of the period of significance (since 1966) result in diminished integrity that must also be considered and taken into account. The form and architectural integrity of Block 25 should reveal itself as being somewhat unified, though nuances over its multi-decadal construction continuum from 1888 to 1937, and beyond to 1965 are recognized for changing methods and practices that are likely found between the built constructs and array of individual components that now present a historically significant collection of the built artifact over time and still present today.

Most of the buildings depict various forms and applications of early design treatments by their original and later owners, and workmanship should be evaluated accordingly. Because Block 25 remains reasonably recognizable from how it appeared until 1965, albeit with certain components having been diminished over time, staff determines that Block 25 *retains a sufficient degree of integrity* from its period of significance regarding location, design, setting, workmanship, and feeling, where characteristic features are still present and observable, though not necessarily to a high degree. Materials has been determined insufficient overall due to ongoing alterations of all first floor storefronts and various demolitions and non-historic additions. Integrity of association is also determined insufficient, as explained below. The National Register Downtown Historic District Nomination recognizes that alterations to Block 25 have taken place over time, yet offers that the buildings continue to "*represent the wide variety of historic functions and events significant to this historic district, rather than being different only for their architectural styles.*"[1] A 2013 staff report to the City Council dated August 1, 2013 suggests that "*...there is sufficient historic integrity and significance to form a district.*"

As a matter of record, the City Historic Landmark District Designation Application for Block 25 completed in 2015 indicated positive integrity regarding location, design, setting, feeling, and association, while acknowledging changes over time. The application also suggested that "*many of the alterations have achieved historic significance in their own right.*" However, a detailed listing of these changes was not produced. Nor had any of the factors of integrity been examined in detail.

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

Since determinations of each factor of integrity are required to be evaluated by City Code, the following staff analysis examines each factor more closely, as follows:

Location: There is *positive integrity* of location. This is supported by the presence of 15 historically significant buildings still extant out of 19 originally existing in 1965, and that continue to delineate the footprint of the block's interface with the public right-of-way spaces, including the alley. These buildings are some of the oldest in the City and form a built collective of the largest and most intact, continuously operating commercial block from the City's recognized founding.

[1] (2001), Section 7, page 13.

When considering the street-side footprint collective today, roughly 76% of the historic building's interface with the sidewalks remain, measuring approximately 930 out of 1221 linear feet. With the exception of the now missing elements, the height and scale of the buildings as a collective has remained nearly unchanged. The orientation of buildings to the street frontages is also unchanged, and the premise of the continually changing storefront is as relevant today as it was since Block 25's first decades. This continual conversion process has become part of the block's commercial identity, where constant change is important to its history and therefore historically significant. Though the Hotel Detroit alone boasted 38 privately-run retail shops by 1938, and over 40 additional commercial businesses occurred around the block at one time or another, the trend of constantly changing storefronts is an inherent part of the commercial corridor at the street level, which, to repeat, provides its own character distinction.

Design: There is *positive integrity* of Block 25's design overall. This can be evaluated in three ways that include: 1) the block parcel layout and circulation; 2) the building footprints and dimensional characteristics: and 3) how the block is comparatively used. The relative design of the original Block 25 plat layout is virtually unchanged, with the large east parcel still mostly attributed to the anchoring Hotel Detroit, though the configuration of the northern tier of lots abutting the hotel has changed, and the hotel uses have changed to residential above retail-though a fairly similar conversion comparatively. The bifurcating alley leading from 3rd Street North east to the Hotel Detroit and Jannus Live courtyard is also in its same location, though it no longer reveals a publicly accessible orientation. The non-historic driveway that appears as an alley leading from 2nd Street North was added to provide access to the non-historic Jannus Live courtyard space. This courtyard, while not used historically as a visitor amenity, does retain some semblance of a precedent in its spatial form in that it has always been used as an open space area for different functions ranging from storage, to parking, to outbuilding placement. It must be noted that some early visitors also used the hotel as a temporary residence during their lengthy stays, which is similar to the present use of the condominium.

The orchestration of commercial facades still lining the length of Central Avenue and the middle 70-percent of the block along 1st Avenue North are also occupied in near-full capacity and relate somewhat to the original commercial intent of Block 25. As is typical of many urban commercial blocks, the zero-lot line configuration of the separately owned buildings is still present, allowing clear distinctions and demarcation between building uses and ownership, which is fairly present today in how the separately constructed building "blocks" appear as distinct creations from each other. The overall height and scale of Block 25 is virtually unchanged, revealing a high degree of recognition from early dimensional appearances. In fact, other than demolitions and minor additions that have occurred, the effect of height has not been altered to any major extent, which allows Block 25 to retain its historically built scale and human experiential as compared to the blocks that surround it.

The early blacksmithing building at the alley was also razed though it has a lesser effect on the block's design due to its alley-only front. The extancy of the remaining buildings as they relate to the Central Avenue linear cluster, provides a modicum of stability to the overall setting, with a fair retention of each street side's spatial relationship and orientation to each other still preserved in situ as oriented and demarcated by the alley. The height profiles for each building as they combine to create a linear silhouette form are similar to their original design specifications, which retains a likely familiarity for the pedestrian experiencing either side of the block. This is negated somewhat by the diminished profile of the Hotel Detroit, though this building does still retain characteristic elements of its overall design from the 1911 and 1913 additions. Certainly, all of the buildings have been physically altered throughout their histories

due to economic, technologic, and maintenance influences and demands. The basic strips of commercial vernacular building presentations, except for the Hotel Detroit, survive intact, with only a negligible degree of alteration to overall form and massing, again, except for the razed buildings that create noticeable gaps in contributing property tallies at the northeast and northwest corners of 1st Avenue North. It must be noted that a new building is under construction at the corner northeast parcel with a retail business below an open elevated deck.

A comparative of historic photos for both sides of the block do reveal a similarity to how the street-facing buildings appear today as a commercial goods and services destination, albeit with more of a recent focus on entertainment. This type of change in retail/use form often results in the preservation of historic character through public appeal that in turn serves as an economic engine that drives vibrancy and historic character retention in one area, while nurturing new development and redevelopment activities in others. Comparatively, a very simple question arises here that asks whether or not Block 25 would keep its current vibrancy on any given weekday or weekend if a totally new or dramatically revised development replaced it? This topic is worthy of additional open discussion and consideration beyond what is included in this report.

The original uses of Block 25 have waned and been adapted to an overall theme of urban entertainment since 1966, which lessens the integrity of historic use. However, this is debatable and opens up a line of ongoing discussion since most of the uses are similar to what occurred historically, though the mix of businesses has always been in constant flux. Apart from the two primary street strips of retail, the existing north halves of the side streets of 3rd and 2nd Streets North are similar to their historic precedents though the amount of retail along 2nd Street North is quite diminished. Though a designated local historic landmark, the Hotel Detroit is a much altered building from its original design as a hotel amenity, appearing today as a residential condominium and entertainment outlet. The loss of integrity here includes the absence of an open courtyard area that helped to identify the hotel's provision of the "healthy" outdoor environment that attracted early visitors. The current drinking establishment that now occupies the Central Avenue frontage of the hotel reflects a significant change in the historic use of the space, but can be considered a fairly reversible situation. However, a number of early and later additions to the Central Avenue façade of the original hotel building reduced the frontal open space footprint, and important original structural elements have been removed such as the corner tower and the early twentieth century onion dome/minaret entry structure and garden.

The Victorian period character of the 1888 hotel is no longer apparent either, though the 1911 and 1913 additions, as masonry vernacular commercial buildings that were some of the first medium-rise buildings in the City are still very readable. The presence of the main hotel building and structural frame, along with some of its fenestration arrangement and its main structure essential form, though quite diminished are easily differentiated from the later additions. The importance of this building due to its age alone increases design integrity for the understanding it provides with regard to one of the City's earliest multi-story buildings.

Setting: There is *positive integrity* of setting. When considering Block 25 as a platted entity with a significant number of extant buildings dating to St. Petersburg's formative years and later to the 1960s, integrity of setting is recognizable under the terms of its commercial character, and in part to its architectural character as elements of the older constructions reveal themselves in various forms that accommodate the visiting public. The existing building array provides a highly distinctive experience set apart from all other blocks in the urban core. The fully extant row of buildings along Central Avenue represents an existing stock with a large percentage of primary inner constructed skeletons dating no later than 1913, with a modicum of historic fabric from two

of the buildings dating to 1888 and 1894, and others from at least 1904. These are extremely rare representations in St. Petersburg's downtown area that add to the overall setting of the block's representation as one of the oldest intact building collectives in the City.

Also, the overall design of Block 25 as an organically evolved commercial core of buildings representing the earliest permanent settlement decades is still present, though altered from the previously apparent one- and two-part block designs for lower retail and upper private space forms and functions. Today, these one- and two-part blocks accommodate contemporary uses catering to restaurant and entertainment, with the upper private spaces dedicated to individual living and storage spaces. The first-story retail fronts are actively engaged according to traditional patterns and circulation, but have aesthetically changed without altering the setting of the block as a whole.

Through interpretation and purposeful research, the character of the setting is enhanced as the buildings along the block's perimeter reveal their histories. In some cases, setting is enhanced by today's vibrancy that continues the similar early effect, even though they are now much different according to changed traditions, values, adornments, and uses. It may be possible to retrieve what may be a stronger, hidden integrity of setting, since no new or existing buildings have been rendered as out of scale with the early dimensional characteristics of the setting. It is debatable that many of the newer nuances such as temporary uses, spatial constraints and allowances, ambitions and expectations that affect earlier eras of character are today arguably reversible, though conceivably contrived. While demolitions certainly diminish the setting integrity along the 1st Avenue North side of the block, the presence of 70% of the block as an active strip, and its architecture as fairly unchanged, its role as a secondary component street of Block 25 is still evident.

Materials: There is *insufficient integrity* of materials. This is supported in light of continual building alterations, demolitions, and ongoing storefront changes that diminish the collective materials overall, especially with more recent changes. Upper façade components and some architectural appurtenances do remain, though less than half of the buildings retain significant materials keenly visible and readily available for meaningful study such as un-altered first-floor constructs that establish a visual and more personal connection to the casual observer for clear reading of a building's physical makeup. It must be noted that original materials are found in some of the building's parapets, structural framing, perimeter walls, façade ornament, and even windows in some cases. However, historic materials overall that are easily observed are too diminished to reveal a solid positive finding. It is important to note that none of the four corner buildings, in their entirety are found to have sufficient historic materials due to demolition or significant interior and exterior alterations. The Hotel Detroit that makes up the southeast corner, does have sufficient materials integrity pertaining to its later ells, though the 1888 hotel is too relived of its significant historic materials to retain a positive finding in this case.

Workmanship: There is *barely sufficient integrity* of workmanship overall, though enough to support a positive finding. The historically significant Block 25 buildings as a whole represented a long-standing, recognizable array of masonry vernacular construction that were juxtaposed in manners that allowed differentiation between owners, lessees, builders, and designers that is still present in spite of an apparent lack of visible materials readily apparent today. However, large elements and the configuration of building blocks that have been preserved tend to boost overall integrity of workmanship that tends to fail between individual buildings as opposed to their relationship to the larger block. The workmanship that is evident is found upon generalized

evaluation of individual street-wide form and presence, and upon closer scrutiny to higher profile components that may not offer significance by themselves.

Though materials overall are determined to be insufficient, notable workmanship is found mostly in the roof parapets that are fairly visible, exterior brick walls including along the alley, façade openings above the first floor, and with some of the windows and later ornamental projections – all of which allow a fairly common assessment of craftsmanship and the technologies used for early twentieth-century construction methods and practices. One can examine a historic, original wall of an individual building and mostly determine the method used for the entire building from its original construction and through subsequent changes. The placement of individual building blocks that formed a resulting collective still stands as a testament to how early buildings were constructed to adjoin each other. Dramatic revitalization efforts in the 1980s caused severe changes to manipulated work overall of some buildings, especially the first floor frontal planes, though the effect of the parapet brickwork can still be studied successfully for most of the buildings.

For example, the Hotel Detroit has had too many alterations such as removal of historic features and additions of non-historical elements to properly assess workmanship that gave it such a strong identity during the period of significance. The current uses of the building also depart too broadly away from a firm and robust original historic character that would otherwise produce a higher integrity here. This is critical in that the Hotel Detroit represented the largest site on the block, originally taking up nearly half of it overall. Also, the Lewis buildings at 277-279 and 259-269 Central Avenue are altered enough to limit easy recognition from their highest integrity moments during the period of significance, though their profiles are still quite evident; it does not appear that the alterations are reversible on either building. In addition, the loss of the spectacular Lewis Building #4 at 270 1st Avenue North, and the 1912 corner building at 1st Avenue North and 2nd Street North, have diminished the collective of what could have been a very complete, strong urban block of buildings.

The obvious loss of storefronts of which there does not appear to be more than 20-percent retained, does diminish a strongly recognizable workmanship related to the period of significance; however, non-historic, latent workmanship continues an attempt somewhat to fit into the physical constraints of past designs and workmanship. This is noteworthy in how changes have been guided by the COA process in some cases. While the continually changing storefront tends to create a historic significance in its own right, such change as that has occurred on Block 25, where multiple storefronts have been merged and individual identities eliminated, has nevertheless diminished effective and critical workmanship of early twentieth century and late nineteenth century buildings, creating a barely discernible, though still present workmanship effect suitable for current study.

Feeling: There is *positive integrity* of feeling in spite of other integrity factors. This is apparent in that today's Block 25 still retains a strong essence of its historic character from its earlier era(s), though not as readily to its earliest founding years. Certain visual aspects of the block, as well as, its compactness amid surrounding redevelopments encourages feelings of historic quaintness, messy vibrancy, and a certain beauty of age that deliver a strong sense of place to be experienced differently among individuals. The Block 25 experience is often a destination place for many who likely view it as distinct from other downtown places. The attraction to the core of mostly brick, low-scaled buildings is delivered in part by how the buildings relate to the visitor in a human scale and as surviving, older constructs that are compact, and somewhat

against the grain of other more modern developments that have changed the landscape during their memory.

A walk around Block 25 delivers a strong feeling of historic character that is repeated along much of the Central Avenue corridor where aged, low-profile buildings offer a completely different experience of visitation, business, and leisure than contemporary tall buildings. This is evidenced with the failure of nearby buildings and projects that have not garnished the continual commercial successes as documented along Central Avenue. The historic buildings along Central Avenue today appear to reveal a commercial and active resilience not as successfully recreated by newer developments. Its steady use over time has created a de facto destination of sorts, a place that is "known" as a core of where to be, and easily found through instinctive wayfinding by its unique sense of place and character delivered by the buildings and spatial flow.

Association: There is *insufficient integrity* of association depending on how associations with historic precedents are considered. For the purpose of this report and evaluation, the overall block continues to operate similarly to its historic past, though strong physical associations with individuals and activities significant to its past are not clearly present to the casual observer. There are no remaining hotel uses, and only a limited number of retail/office spaces that were a critical part of its mix of uses remain. Critical demolitions on the block have also rendered an adverse associative disparity.

Due to the distinctive character of the block as differentiated from the immediately surrounding areas, it is acknowledged that most observers would likely characterize the block and its individual buildings as part of early development and a central core commercial area of the City, yet there are no readily apparent, ultra-high quality associations or associative patterns to direct or inform the observer without meaningful interpretation. It is also acknowledged that the early identity of Block 25 is lacking of strong readily apparent associations with significant individuals who helped to organize the Town of St. Petersburg, though the overall design of the intact block is fairly evident. Association may be enhanced or viewed more positively if the anchoring buildings were still in place, or restored, such as the Lewis Buildings, or a stronger representation of the Hotel Detroit. It must be noted that for determining contextual significance under the first test, association does remain.

PROPERTY OWNER CONSENT

This application for designation was not initiated or submitted by the owner(s) of the property. Upon first processing the designation application in early 2015, Staff was aware of at least two (2) property owners who objected to the local historic landmark district. Since noticing the 2016 CPPC hearing, Staff has received no definitive information regarding the owners' position or intentions regarding the application. Additional clarification is expected.

BENEFITS OF DESIGNATION

The benefits of designation have a positive trajectory for community development. For example, a community's or neighborhood's ***sense of place and identity can be strengthened*** through the identification and stewardship of historic resources that reveal how they evolved and responded to various events over a time continuum. Lessons learned are often historical in nature, and understanding of historical events and adaptation practices helps to building resilience tailored to a local community's needs and character. Localized heritage also helps

community's and individuals alike to come together on certain issues as part of a common bond across organizations and disciplines that have been influenced by shared historical patterns and trends, both positive and negative.

Increased heritage tourism through the maintenance of the local historic character and history setting that Block 25 extols as distinctive among any other area in the City. Sufficiently preserved and maintained history leads to creating local identity and a regionally and nationally recognized central core that reveals the City's story physically, as well, socially, politically, and economically. A wide array of published books and materials continue to represent St. Petersburg's long-standing historical overlaps that reveal many firsts in industry and business. Local architectural and history tours feed a successful economic engine spurred in part by the City's pioneer and traditional architecture.

Proven successes for ***economic benefits through the sensitive reuse*** of historic buildings and landscapes that reveal local character are exemplified through national programs such as the Florida and National Main Street Programs, which include historic preservation as one of their core tenets for creating dynamic, vibrant, and healthy commercial corridors. In the past, the word "downtown" brought to mind an image of a bustling center of commerce and activity that has often evolved into highly successful urban entertainment destinations and hotspots that thrive even during economic downturns. One of the critical components to preserving historic areas is ***maintaining a historic appearance and human pedestrian scale*** that proudly extols the City's heritage, but that also accepts sensitive adaptations to modern modes, uses, and technologies.

The local Ad Valorem Tax Exemption and Federal Tax Credit for historic building rehabilitation provides significant ***financial savings to property owners*** completing eligible improvements to their properties, as evidenced by the City's 2016 cycle that anticipates over $100,000 in tax savings for currently participating property owners. Historic designation also provides ***relief from an array of requirements of local building and land use codes***, as well as, from certain flood elevation requirements. Occasionally, financial grants become available to local governments and nonprofit entities that provide assistance to property owners who choose to preserve and interpret historic sites. Inter-disciplinary City staff also provides ***limited expert technical assistance*** to property owners considering historic designation or historic building improvements by sharing best historic preservation, restoration, and rehabilitation practices for qualified historic building, structure, and site projects. In many cases, proposed ***historic review of rehabilitation projects can be streamlined*** through the Community Planning and Historic Preservation Division when a Certificate of Appropriateness (COA) is required.

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

Renovations, alterations, development and redevelopment are guided, in part, by the *City of St. Petersburg Comprehensive Plan*, *St. Petersburg Code of Ordinances*, *Future Land Use Map*, and *Official Zoning Map*. Properties located within the proposed local landmark district, wholly or in part, include the following map designations:

- DC-C (Downtown Center - Core) on the City's Official Zoning Map
- CBD (Community Business District) on the City's Official Future Land Use Map
- Intown Activity Center on the City's Official Future Land Use Map
- Downtown St. Petersburg National Register (Historic) District
- Individual Local Historic Landmark

- Potentially-Eligible List

The *St. Petersburg Comprehensive Plan* includes several elements relevant to the subject request for local landmark district designation, including the *Vision Element*, *Future Land Use Element*, and *Historic Preservation Element*. The *Vision Element* summarizes the City's Vision 2020 Plan effort, including an overall mission statement, declaration of 15 citizen-based themes, and an implementation framework built around the concept of neighborhoods, corridors, and centers. The *Vision Element* presents an overall vision for the community and includes general recommendations for the downtown center, one of which states, "Preserve noteworthy buildings through renovation and adaptive reuse."

The *Future Land Use Element* establishes Future Land Use categories. The Future Land Use category for the properties located within the proposed local landmark district is CBD (Central Business District) with an Activity Center Overlay. The CBD plan category encourages a mix of higher-intensity retail, office, industrial, service, and residential uses. This category is implemented by the *Intown Redevelopment Plan*, which establishes the goals, objectives and policies for the redevelopment of the CBD. The *Intown Redevelopment Plan* designates the subject properties as part of the Downtown Core Area on Map 2 titled, "Intown Redevelopment Area and Project Focus Areas." Similar to the CBD plan category description, the Downtown Core Area is defined with an intensive, mixed-use emphasis.

The *St. Petersburg Code of Ordinances*, and specifically City Code, Chapter 16, Land Development Regulations (LDRs), is a set of standards that implements the *St. Petersburg Comprehensive Plan* and *Intown Redevelopment Plan*. According to the Official Zoning Map, properties within the proposed local landmark district are zoned Downtown Center-Core (DC-C). The DC-C category 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.

It has been previously suggested that the prevailing land use classifications and *Intown Redevelopment Plan (IRP)* establishes a development vision for downtown that specifically encourages achievement of the maximum redevelopment potential for property and that this vision is prioritized over other historic preservation objectives. City staff disagrees.

Historic preservation was a part of IRP policy from its inception in 1982, although the City of St. Petersburg did not establish a formal historic preservation program until 1986, when it was awarded Certified Local Government status by the State of Florida and created a historic preservation ordinance. "Historic rehabilitation and restoration" was included as a "Project Component" in the original IRP, along with land acquisition, public parking and recreational facilities, commercial/retail facilities, and infrastructure.

Since 1986, the City has designated nearly 20 properties within the boundaries of the IRP, and perhaps a dozen more within areas zoned Downtown Center located outside of the IRP. Seven locally designated properties are within CBD-Core, of which six are privately owned. The privately owned properties include the Kress Building, Snell Arcade, Binnie-Bishop Hotel, Women's Town Improvement Association Building (WTIA), Dennis-McCarthy Hotel, and the Hotel Detroit. The Open Air Post Office is publicly owned. It is important to note that the Kress Building, Snell Arcade and WTIA buildings were successfully renovated and used for the profitable purposes of their owners in tandem with the City's historic preservation standards.

The current IRP, as amended, still includes reference to Block 25 (the "*Jannus Landing Block*") encouraging, "rehabilitat(ion) or redevelop(ment) in keeping with the architectural style (vernacular), scale and character of the block." Moreover, previous editions of the IRP included various depictions and representations of the subject block emphasizing its historic character. Finally, when developers of the Detroit Hotel sought approval of its adaptive reuse in 2001, the Community Redevelopment Agency found the project consistent with the IRP, despite it having a development intensity below the low end of the FAR range envisioned by the zoning regulations at that time.

The Downtown Center zoning also supports historic preservation through a floor area ratio exemption for local landmark buildings, bonuses issued for the use of Transferable Development Rights, as well as bonuses issued for relocating eligible or contributing National Register properties.

The City recognizes the importance of historic preservation to its downtown revitalization efforts and has created incentives in its land development regulations to protect and rehabilitate historic buildings, or move them from harm's way. The designation of this local landmark district, as proposed, is not a departure from the City's vision for downtown, but an act consistent with its longstanding policy in downtown to protect historic resources.

Prior to Local Landmark Designation

Prior to local landmark designation, most properties located within the proposed local landmark district are generally eligible for redevelopment in accordance with the DC-C zoning district regulations, except as follows:

- *Hotel Detroit (201 Central Avenue) and Binnie-Bishop Hotel (256 1st Avenue North)* – These properties are already designated as individual local historic landmarks. Any proposal for redevelopment will first require approval of a Certificate of Appropriateness (COA) for demolition. COA criteria for demolition are outlined in LDR Section 16.30.070.2.6.

- *St. Charles Hotel (243-247 Central Avenue), James Hotel (231-235 Central Avenue), and Hotel Tamiami (242 1st Avenue North)* – These properties are identified in the city records as potentially eligible for individual local landmark designation, which do not require a COA for exterior improvements. However, upon receipt of an application for partial or whole demolition, the issuance of a demolition permit is delayed for 30 days. During this time, written notice shall be sent to the Community Planning and Preservation Commission (CPPC) and any resident or community group who annually files for notification. If a third-party application to designate is received during the noticed period of time, issuance of a demolition permit is further delayed pending a final decision on the individual local landmark designation application. Criteria are outlined in LDR Section 16.30.070.2.11.

- *All Properties* – Within the LDRs, demolition of any building in a DC district, regardless of designation status, is prohibited until a site plan for new development has been approved and a complete application for required building permits has been submitted.

The DC-C zoning district regulations have a base floor area ratio (FAR) of 4.0. By right, properties located within the proposed local landmark district could cumulatively redevelop to a 4.0 FAR. Applicants may propose an unlimited amount of FAR through the use of FAR bonuses and the streamline or public hearing review process; however, this is not possible given the cumulative constraints of the need to comply with building envelope regulations (minimum building setbacks from public streets, minimum distance between buildings, maximum floor plate, and minimum ground level open space standards) and Federal Aviation Administration (FAA) regulations pertaining to building height.

Following Local Landmark Designation

If approved, certain exterior alterations and renovations, all new construction, and demolition would benefit from professional input subject to a Certificate of Appropriateness (COA) review. As of the date of this report, most COA requests are administratively reviewed with expeditious turn-around times as part of the regular procedures for construction permitting, and only a limited number of COA requests are scheduled for public hearing review. For example, during 2015, 59 of 66 total COA applications were administratively processed, with only six scheduled for CPPC review. For 2016 to date, 33 of 37 COA applications have been processed administratively.

The local landmark district designation encourages sensitive, compatible improvements and enhancements and does not prohibit affected property owners from seeking redevelopment of their properties. As an added benefit, the City provides technical and procedural assistance when a COA is requested, and addresses compatibility concerns within and around neighborhoods in a responsive manner.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

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

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

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

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

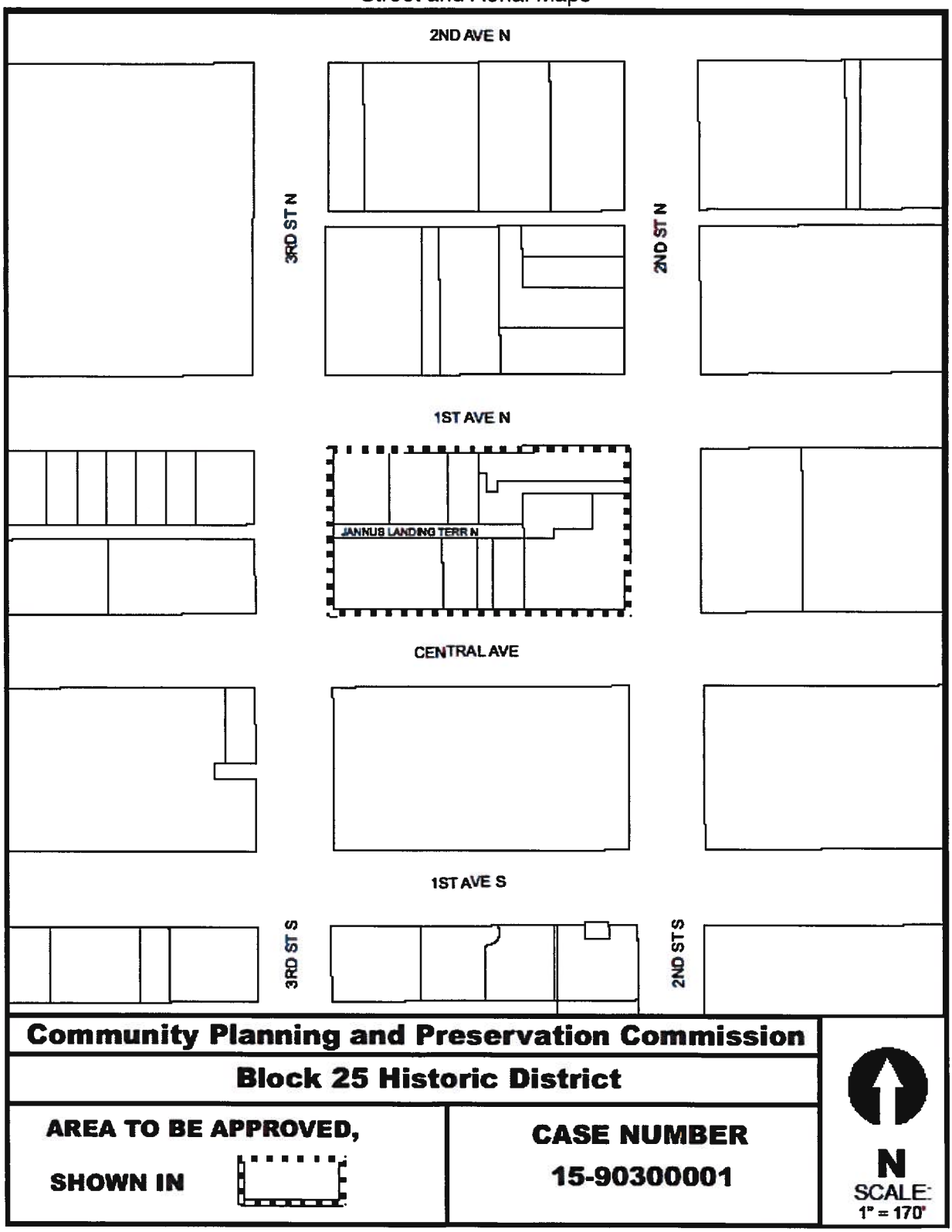
- National Register or DOE status
- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support

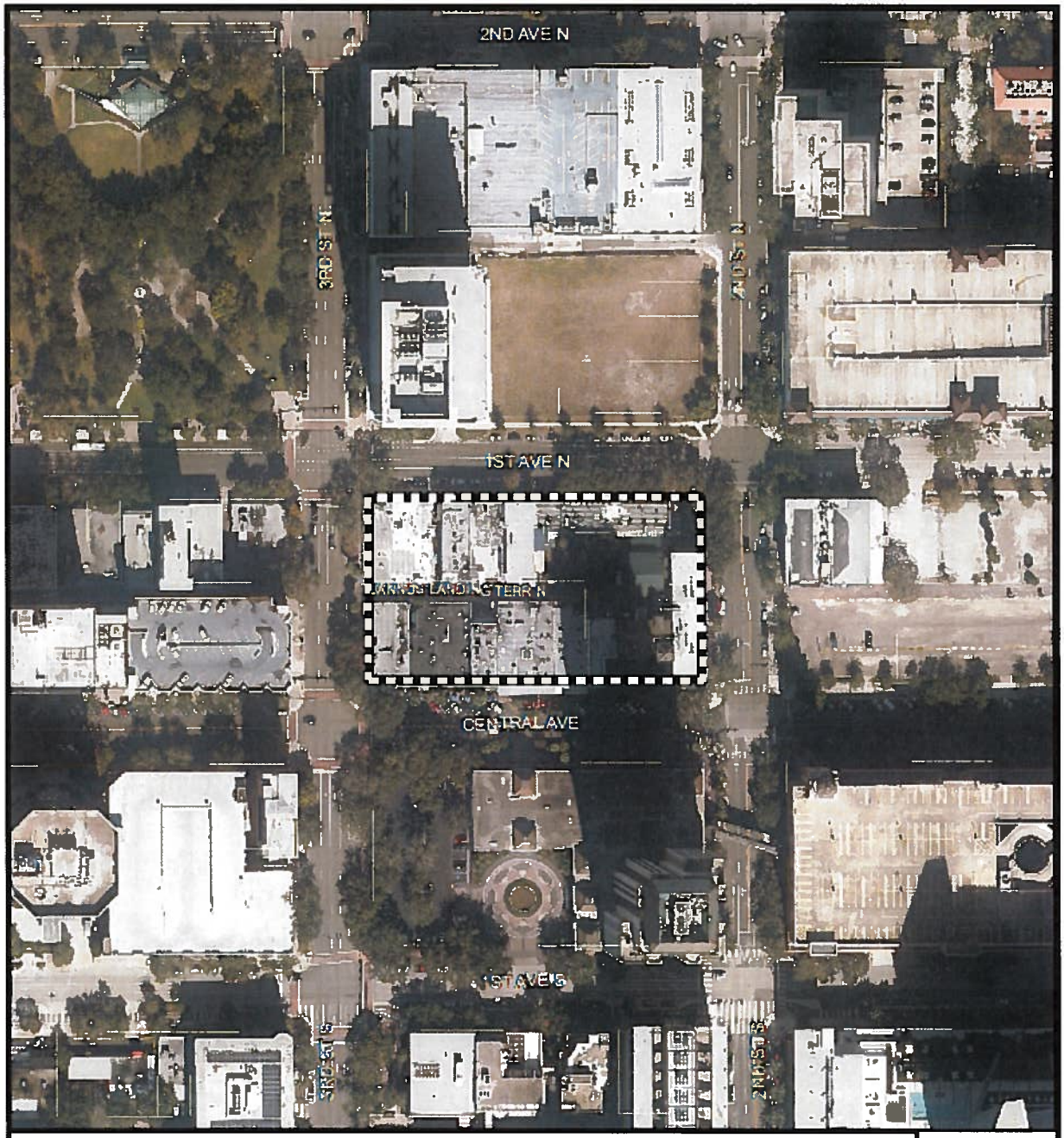
Policy V1.1: Development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process.

Policy LU3.1: Central Business Districts. Allowing a mixture of higher intensity retail, office, industrial, service and residential uses up to a floor area ratio of 4.0 and a net residential density not to exceed the maximum allowable in the land development regulations. Increased floor area ratios may be permitted as a bonus for developments that provide additional amenities or other improvements that achieve CBD design and development objectives. Application of this category is limited to the Intown Sector. This category shall not be applied without development of, and CPA approval of, a special area plan.

OBJECTIVE LU2: The Future Land Use Element 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.

APPENDIX A
Street and Aerial Maps





Community Planning and Preservation Commission

Block 25 Historic District

AREA TO BE APPROVED, SHOWN IN

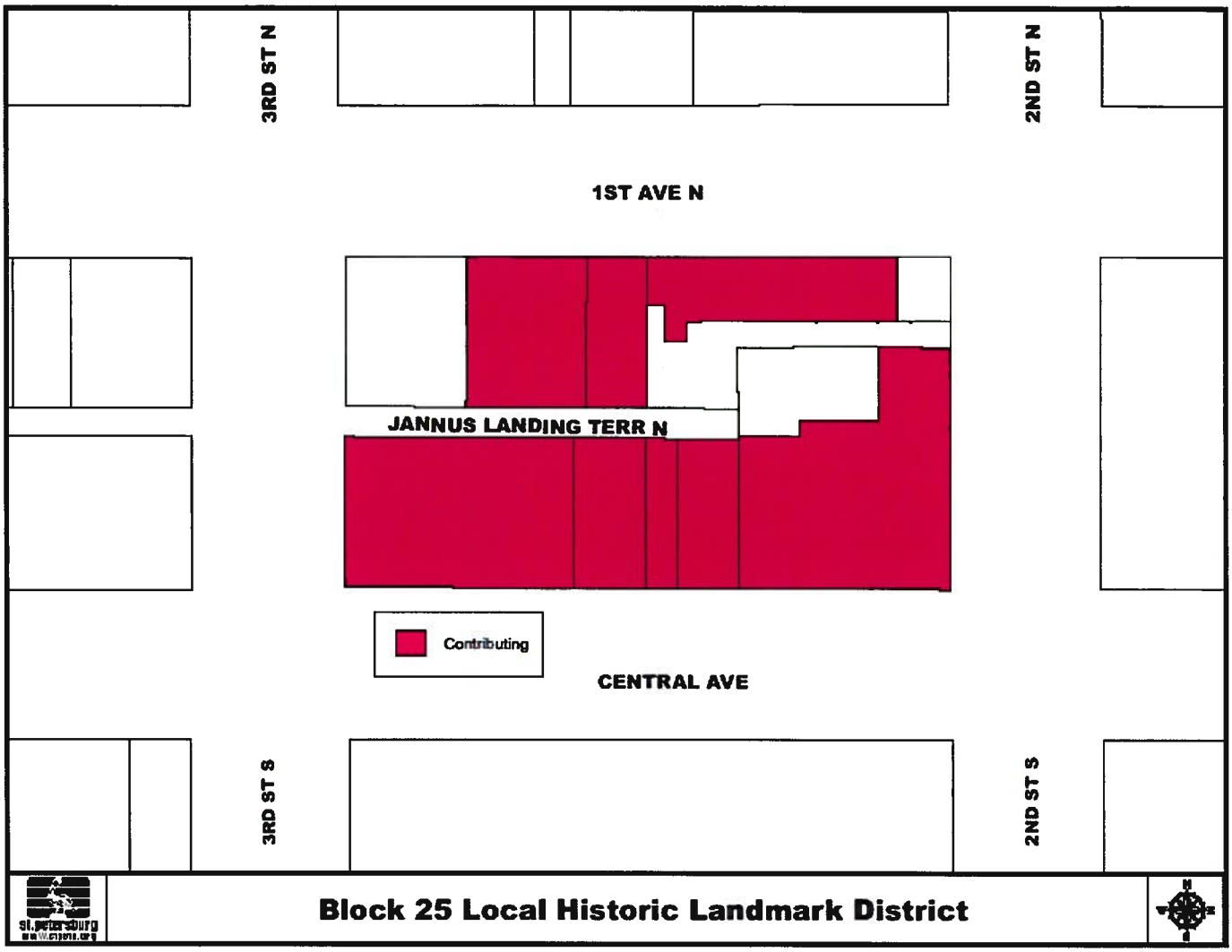
CASE NUMBER 15-90300001

N

SCALE: 1" = 170'

APPENDIX B

Contributing/Non-Contributing Building Map



APPENDIX C
Designation Application

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

Local Landmark Designation Application

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

1. NAME AND LOCATION OF PROPERTY

historic name: Block 25 Historic District

other names/site number: 8Pi113, 8Pi278, 8Pi291, 8Pi312, 8Pi313, 8Pi3053, 8Pi10446, 8Pi10648

address: 201-279 Central Avenue, 200-270 1st Avenue North

historic address:

2. PROPERTY OWNER(S) NAME AND ADDRESS

name: Various

street and number:

city or town: _____ state: _____ zip code: _____

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

3. NOMINATION PREPARED BY

name/title: K. Hinder, Planner III & A. Angel, Planner II/updated by Dr. Larry Frey, Planner II

organization: City of St. Petersburg

street and number: One 4th Street North

city or town: St. Petersburg state: FL zip code: 33731-2842

phone number (h): 727 (w): 892-5470 e-mail: Larry.Frey@stpete.org

date prepared: 3-6-15/9-1-16 signature:

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

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

SEE CONTINUATION SHEET.

5. GEOGRAPHICAL DATA

acreage of property: 1.9±

property identification numbers: Various

Block 25 Historic District

Name of Property

6. FUNCTION OR USE

Historic Functions	Current Functions
RESIDENTIAL/hotel	RESIDENTIAL/condominiums
DOMESTIC/multiple dwelling	COMMERCE/TRADE/professional
COMMERCE/TRADE/professional	COMMERCE/TRADE/business
COMMERCE/TRADE/business	COMMERCE/TRADE/restaurant

7. DESCRIPTION

Architectural Classification (See Appendix A for list)	Materials
Masonry Vernacular (incl. Victorian type)	Brick
Mediterranean Revival	Stucco
Frame Vernacular	Concrete
Modern Commercial	Wood, Metal

Narrative Description

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

8. NUMBER OF RESOURCES WITHIN PROPERTY

Contributing	Noncontributing	Resource Type	Contributing resources previously listed on the National Register or Local Register
15	2	Buildings	Central Ave: 201-215 (+local), 231-235 (+pot. elig.), 237-241, 243-247 (+pot. elig.), 249-253, 259-269,277-279/1st Ave N: 248-260 (+local), 242-244 (+pot. elig.), 234-236, 208-226 (+pot. elig.), and all as contributing buildings to the NR Downtown St. Petersburg Historic District
		Sites	
		Structures	
		Objects	Number of multiple property listings
15	2	Total	0

Block 25 Historic District

Name of Property

9. STATEMENT OF SIGNIFICANCE

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

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

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

Community Planning and Development

Commerce

Settlement

Period of Significance

1888-1965

Significant Dates (date constructed & altered)

1888, 1894, 1904, 1906, 1908, 1909, 1911-1913, 1920, 1921, 1924, 1937, 1948, 1966

Significant Person(s)

John C. Williams; Edson T. Lewis; Frank F. Pulver;

Mary Ramsey; Edward Tonnelier; James Norton; Frank F. Pulver

Cultural Affiliation/Historic Period

N/A

Builder

Architect

Edgar Ferdon; M. Leo Elliott

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.)

See Continuation Sheet.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

BOUNDARY DESCRIPTION AND JUSTIFICATION

Boundary Description

Block 25, Revised Map of the City Of St. Petersburg, as recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part and The Hotel Detroit, A Condominium, according to the plat thereof recorded in Condominium Book 12245, Page 1965 and being further described in that certain Declaration of Condominium recorded in Official Record Book 12214, Pages 2478 through 2527 and all exhibits and amendments thereof, of the Public Records of Pinellas County, Florida.

Boundary Justification

The boundary consists of the buildings and parcels historically associated with the development of Block 25.

PHYSICAL DESCRIPTION

Setting

The proposed Block 25 Historic District is located in the downtown core of St. Petersburg and consists of a cohesive collection of buildings and other historically significant resources representing the early formation and development of the City. Block 25 is centrally situated as one of eight blocks around St. Petersburg's largest original urban core park from its 1888 plat. It was the first City block to fully develop with a mix of wood and brick buildings mostly characterized as one to two stories, and each commonly referred to at the time as individual "blocks." Its largest lot was developed with an ornate wood framed hotel. Its original character as a commercial center began along its south side, while later development occurred along its north, both of which have changed modestly to accommodate contemporary entertainment uses of restaurants, bars, and live performance venues. It is dominated by a robust sidewalk activity character.

Block 25 includes 17 existing buildings (one is currently under construction) of which 15 contribute to the historic character of the block. The historic buildings of Block 25 are common examples of local Masonry and Frame Vernacular constructions, influenced by trends of the time such as late Victorian and twentieth century Mediterranean Revival standards of commercial building design and materials manufacturing. All of the buildings were historically constructed for commercial types of uses, with some designed as hotels or apartments mostly on upper floors. Most of the historic resources date principally from 1900 through the mid-1920s. Two buildings pre-date 1900, while one noncontributing building was built in 1966, and the other is under construction as of the date of this report.

Today, the entire block is an entertainment and dining destination for local residents and visitors alike, with the Hotel Detroit serving as the largest and only residential enclave of the block. Since 1966, four original buildings have been demolished.

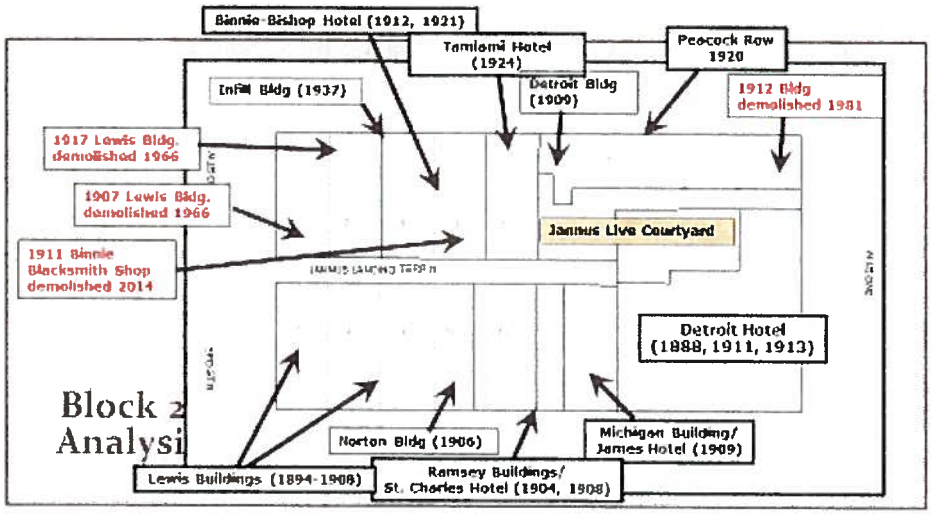
Locational Characteristics

Block 25 is a rectangular-shaped city block of typical 220- x 400-foot dimensions originally platted in 1888, and incorporating approximately 2.0 acres. Bounded by Central Avenue on the south, 1st Avenue North on the north, 2nd Street North on the east, and 3rd Street North on the west, the proposed Block 25 Historic District consists of a cohesive collection of the City's earliest commercial properties.

The area draws its ambience from the consistent massing, scale, and setbacks of the commercial buildings that predate nearly all of the buildings on surrounding city blocks. With the exception of the Hotel Detroit site, which was originally designed to occupy nearly the entire eastern half of the block, the individual parcels were platted in a much smaller, repeated size resulting in a pattern of attached buildings occupying several contiguous lots as a wrap around the perimeter of the block. A central courtyard behind the Hotel Detroit today provides outdoor, interconnected event space as a concert venue. The central brick paved alley with granite curbs runs from west to east, terminating at the courtyard, and provides rear service access for the businesses, although several original or early balconies remain along the alley. One building constructed in 1966 occupies the northwest corner, and is considered non-contributing, while a second at the northeast corner is currently under construction and counted as a non-contributing building.

The buildings in Block 25 range from one- to four-stories in height with rectangular forms, flat or gable roofs, and exhibit either Masonry Vernacular or Frame Vernacular construction with influences from late Victorian and early twentieth-century Mediterranean Revival programs. All contributing buildings were constructed before the onset of World War II. Two contributing buildings were constructed during the early pioneer era in 1888 and 1894. Nine historic buildings (two are additions) were built from 1894 to 1913, and three buildings exhibit architectural styling from the land boom period of the 1920s. Although the majority of buildings are of masonry construction, frame structures are also represented on Block 25, although these are clad with stucco. The masonry buildings often retain their original brick or have been surfaced with stucco. Generally, the buildings of Block 25 feature flat roofs with surface modelling incorporated into parapets, and have continuous masonry foundations. A variety of window designs are found, and the second stories typically retain the most original historic fabric.

Each building is described below beginning with a basic architectural description, followed by a narrative of its alterations over time. In some cases, key photographs reveal comparisons between the original construct and latent alterations. The following graphic provides a guide from which the more detailed descriptions are ordered, beginning with the Hotel Detroit and running clockwise.



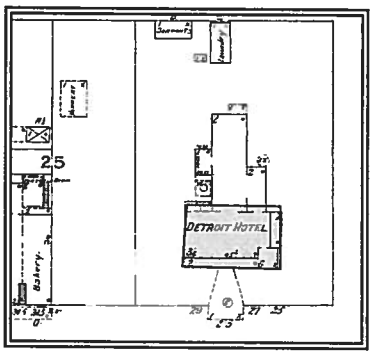
Hotel Detroit, 201-215 Central Avenue (8Pi113)

Locally designated in 2010, the former Hotel Detroit located at 201-215 Central Avenue was originally constructed in 1888 as a wood frame, four-story building with a five-story corner tower at its southeast corner. At the time, it was the tallest hotel in the City, at least until 1922. This building was markedly Victorian in its architectural statement, revealing a medium-pitch, side-gabled primary roof, punctured with a large left dormer that sandwiched three smaller dormers between it and the tower. The upper gable wall sides had applied decorative brackets that falsely appeared as half timbering to match the treatment of the verandah and corner tower.

Hotel Detroit, ca. 1895. FL State Archives, Photo N-040078

This early building dominated the block with nine perceivable bays along its façade running five bays deep, not including the center rear wing. Its two-story

verandah wrapped both the front and east elevations, preventing a continuous run of the verandah by the corner tower. The verandah posts were adorned with decorative post brackets and hand railings.



1908 Sanborn Fire Insurance Map. Existing center wing highlighted.

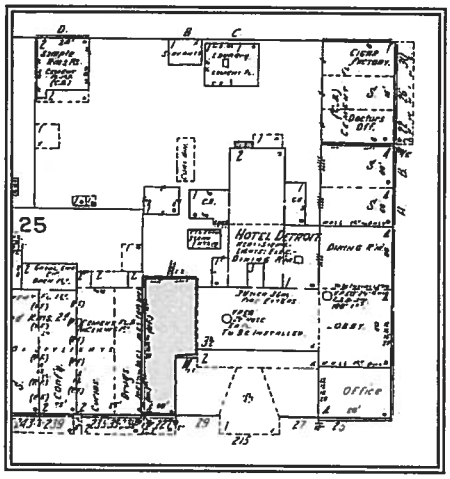
When constructed, the building was T-shaped, with two rear, one-story extensions and two outbuildings serving as laundry and servant's facilities. An open, flat grand entry was featured leading to the frontal, south-facing entrance, followed with a later covered, two-story onion-domed gazebo and walkway that was removed by 1919. Two brick additions, constructed in 1911 and 1913, enlarged the hotel's footprint, that today resembles an "H" shape, with one of the ells truncated. Additional but separate buildings located along 1st Avenue North were later constructed as annexes for the hotel's use. Not including the annex buildings along 1st Avenue North, the current building is evaluated herein as consisting of three separate buildings since the 1911 and 1913 additions were considerably large, and represented different architectural interpretations. Today, the three buildings remain as a masonry and wood frame combination of structures that still stand four-stories, but without the original corner tower, rear 1888 center wing, and grand entry structure. Unlike the early hotel configuration, there are no direct connections to any of the existing buildings now situated along 1st Avenue North.

1888 building

The central and primary wing of the 1888 building still connects the two brick additions, but has been significantly altered. Its side elevations and original rear wing are missing (demolished 1911, 1913, 1981 respectively), with the east and west sides terminating into the 1911 and 1913 additions. Some of the original exterior wood siding was replaced with asbestos siding beginning in 1949 through the 1950s, and an early 1980s stucco application now covers all vertical wall planes. A one-story open porch with a shed roof and decorative wood posts and railing of non-historic materials now extends across the façade of the 1888 building. A gabled entrance and porch frames the former historic hotel entry with paired five-light doors set under a four-light transom. The north (rear) elevation features several wrought iron balconies accessed by sliding glass doors.

Fenestration, especially along the first floor planes has been continually altered. The majority of windows on the north and south elevations of the central wing and the tower are newer replacements as aluminum fixed, single-hung sashes with a three-over-one simulated divided light pattern. The early windows were mostly replaced beginning in 1985. The only extant early windows appear to be on the lower story as two-over-two, double-hung sashes set independently.

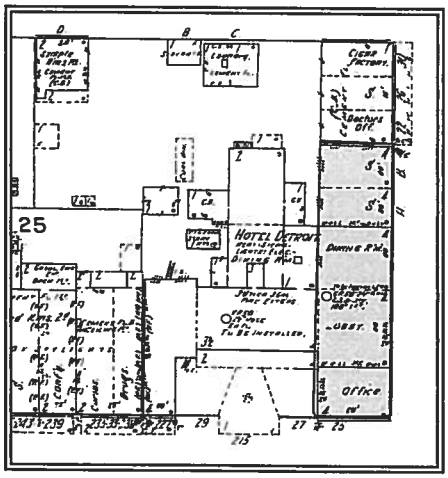
An open patio bar occupies the space in front of the central wing between the east and west additions, which has historically been used in this manner, though previously in tandem with a restaurant. A latent, covered handicap accessible entrance ramp extends along the east edge of the patio. The original five-story corner tower, which was removed in 1913, was recreated in 2002 at the northeast end of the patio area. Clad with vinyl siding and composition shingles, the tower has a hip roof with gabled dormers and an open top floor. A 2002 one-story addition, clad with stucco, connects to the tower at the junction with the 1913 addition, serving as an entrance to the condominium units on the upper floors. In 1939, a major renovation of the hotel included a pair of entry canopies, one of which extended from the Central Avenue entry to the street curb, and the other to the 2nd Street North curb. These canopies were removed in the 1980s. The one-story addition that was constructed in 1946 (now historic) at the west end of the patio is fairly intact, and was originally part of a coffee shop. The east exterior wall of this addition features the original stucco finish and five-light casement windows set in a ribbon pattern. Another addition of roughly 16 x 26 dimensions was added in 1947 on the opposite side of the patio, but is no longer extant.



1913 Sanborn Fire Insurance Map; west addition highlighted.

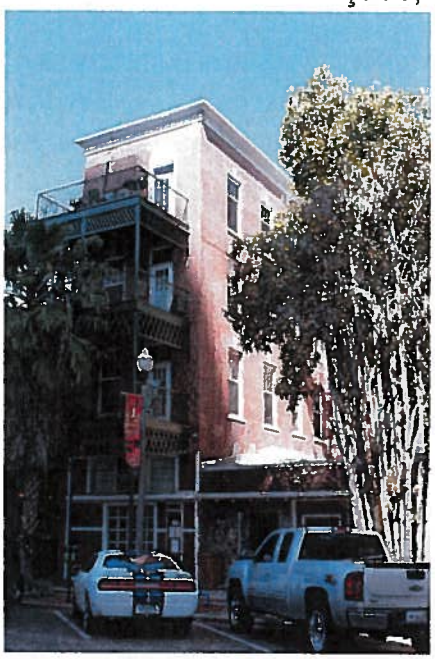
1911 building

The 1911 four-story addition on the west elevation added 40 rooms. The building is narrow at its street elevation forming an L-shape toward the rear. The original addition had a flat roof with a raised parapet and bracketed decorative cornice. The parapet reveals an obvious repair for its entire length, and the cornice is a replacement that now lacks the decorative brackets. The upper east elevation reveals a recent brick resurfacing in its entirety above the third floor. The façade is narrow, standing as a two-bay building along the street, and while revealing another two bays along the south elevation where it meets the 1888 hotel. A small, one-story concrete block addition was constructed to the rear in 1947, but has since been demolished. The west elevation reveals six distinct brick columns terminating at the roofline, of which five may have been used as flues for early gas ducts, or as structural support devices, or both.



1913 Sanborn Fire Insurance Map; east addition highlighted.

The rectangular window openings at the south and east elevations, which constitute the front façade, have slightly arched brick lintels with marble keystones above the rectangular windows, with granite sills below. Windows on the north and west elevations have the same brick lintels and granite sills, but reveal a slight rounded arch not present on the other elevations. The original windows were one-over-one double-hung sash, but began to be replaced in their entirety in 1985. Today, the windows on the east, west, and north elevations are three-over-one single-hung metal sash, and fixed windows placed independently and paired. The second through the fourth stories at the frontal elevation feature a single 15-light French door each under a one-light transom to access the individual metal balcony components. Each balcony window is a three-over-one single-hung metal sash. The fourth floor door was probably added in 1953.



Hotel Detroit, 1911 west addition. Photo 2015.

The wrought iron balcony/fire escape system supported on three iron posts occurs on the front (south) façade, creating a covered sidewalk at the first story street level; the original balcony accommodated two stories, while the fourth floor balcony was likely added in 1953. Each balcony reveals a wrought iron railing system with lower iron lattice spandrels. On the first floor, the south storefronts of the 1911 brick addition and the 1946 restaurant addition were altered in 1981 with the application of wood and fieldstone siding and the installation of one- and 20-light fixed and three-light casement windows.

1913 building

The four-story brick addition on the east was constructed in 1913 and is a similar architectural style to that of the 1911 addition. Like the west addition, this addition also has a flat roof with a raised parapet, but lacks the heavier detailing of the cornice. A more imposing structure, the 1913 addition reveals five bays along its south façade, and has a basic rectangular footprint overall. It also features a wrought iron, four-post balcony system on the front (south) façade creating a canopy at the first story street level, with balconies on the second through fourth floors. This balcony system replaced the 1939 anchored, full length canopy during the early 1980s. The upper floors also feature two 15-light French doors set under a one-light transom to access the balcony system, and three-over-one single-hung metal sash windows. A metal header beam with decorative wall anchors is visible along the façade.

Hotel Detroit, 1913 east addition. Photo 2015.

Windows on the east, west, and north elevations are also three-over-one single-hung metal sash and fixed windows, with a three-over-one simulated divided light pattern placed independently and paired. Windows on this addition were originally nine-over-one double-hung sash and the openings are historically designed with thick lintels and narrow sills made of concrete sills. Windows on the west elevation which face the rear courtyard have segmental brick arch lintels and brick sills. First floor windows are commercial store-front plate glass windows. A column of window openings has been bricked-in at the west elevation where the building meets the later corner tower. The overall fenestration package along the east elevation has been significantly altered.

The L-shaped historic "Detroit Hotel" sign at the southeast corner of the facade was likely installed between 1939 and 1941. The neon sign advertising "Liquor" and located on the east elevation at the first story is not historically significant.

Michigan Building, 231-235 Central Avenue (8Pi291)

Designed by Edgar Ferdon and constructed in 1909, the Michigan Building is a typical commercial Masonry Vernacular building planned to accommodate small businesses on the first floor and living space above. The two-story brick building features a flat roof set behind a rectangular parapet with geometric surface modelling and a band of triad scuppers. Although the brickwork is set in a common bond pattern throughout the majority of the façade, the parapet features a decorative bond pattern.

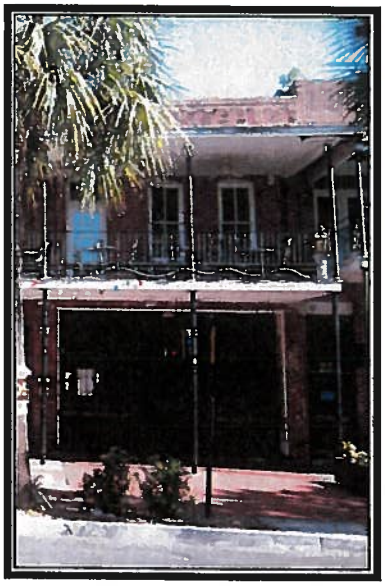
Featuring a covered balcony originally made of wood, it currently extends the length of the building, and was likely replaced in 1952 with its current metal balcony system. The balcony has wood decking with a wood roof and a metal balustrade with a scroll motif and slender metal columns and was extensively repaired in 1952 and 1971. The first bay consists of paired, single light doors with a four-light transom above. The second, third, and fifth bays feature one-over-one, double-hung sash windows. A single-light door topped with a two-light transom is located in the fourth bay. All openings on the second story have masonry lintels and the windows also have masonry sills.

Two one-story concrete block additions were constructed at the rear; one in 1926 and the other in 1949. The second floor contains five bays, whereas the first floor can be divided into three bays of which the previous individual storefronts were continually altered over time. The first bay features a commercial glass door with a large single light transom. The second bay is comprised of inset commercial storefront with a standard, modern commercial glass door and transom. The storefront features four single-light windows set above a solid bulkhead. Wood siding has been used to clad the small portion of this bay that surrounds an ATM machine. The third bay is also comprised of an inset commercial storefront. It features a modern wood door that extends the full height of the opening and five two-light windows. A defining feature of the Michigan Building façade is its masonry header beam adorned with regularly spaced decorative wall anchor flower motifs running across the top of the storefront openings.

Michigan Building. Photo 2014

Ramsey Addition, 237-241 Central Avenue (8Pi313)

The Ramsey Addition is also a Masonry Vernacular building and was constructed in 1908 by R.W. Miller for Mary Ramsey as an addition to her adjacent 1904 building to the west. The brick building is topped by a flat roof set behind a decorative brick parapet featuring a defining row of brick corbel columns. A second story balcony with a flat roof and decorative metal balustrade runs the length of the building and continues west across the façade of the St. Charles Hotel. This balcony was likely a 1950s replacement of the originally wood balcony. The second story includes three bays with the west bay containing a single, 15-light French door and the remaining two bays revealing two-over-two, double-hung sash windows that likely replaced jalousie sets installed in 1953. Although the window openings are



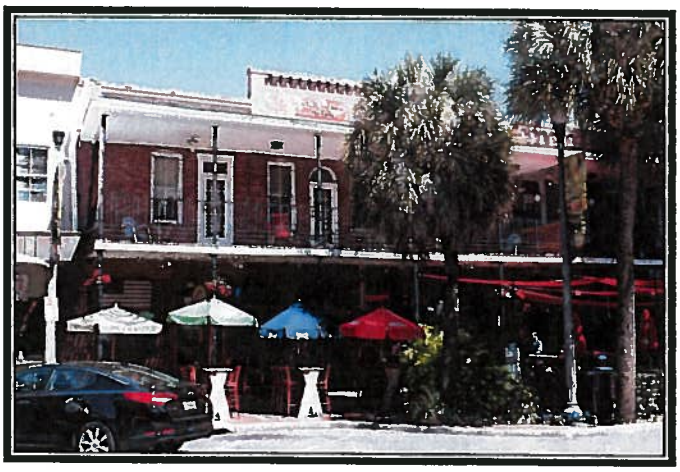
Ramsey Addition. Photo 2014.

arched with a brick header, the arch has been infilled to accommodate rectangular window framing. Earlier transoms have all been removed.

The first floor commercial storefront has been completely removed with the exception of the original metal columns which help to define the three lower bays. The middle bay contains a non-original sloped entrance and is flanked on either side with outdoor seating. The entire opening is covered with a metal grid structure that contains the entry gate.

St. Charles Hotel (1904 Ramsey Building), 243-247 Central Avenue (8Pi278)

The St. Charles Hotel building, also known as the Ramsey Block, was constructed in 1904 for Mary Ramsey. The Masonry Vernacular brick building is topped by a flat roof and features a central, articulated brick parapet that showcases a historic metal sign for the St. Charles Hotel. The frontal façade brick walls were repointed and reset in 1981 during an extensive renovation of the building resulting in part from a devastating 1975 fire that nearly gutted the entire interior space. A second story balcony runs the length of the building and continues uninterrupted to the front of the Ramsey Addition. The wood balcony platforms are covered with a flat roof and protected with a metal balustrade that features a scroll design at regularly spaced intervals. The balcony and porch supports consist of slender metal posts that are not original; the original balcony posts were made or turned wood.



Ramsey Building. Photo 2015.

The second story features a 15-light French door topped with a single-light fan transom centered under the parapet and flanked by two-over-two, double-hung windows. Additional openings include a pair of two-over-two, double-hung windows and a 15-light French door with a rectangular singe-light transom. The window openings reveal the original arched top with brick headers and have been infilled to accommodate a rectangular shaped window. Early transoms were covered up during the early 1970s.

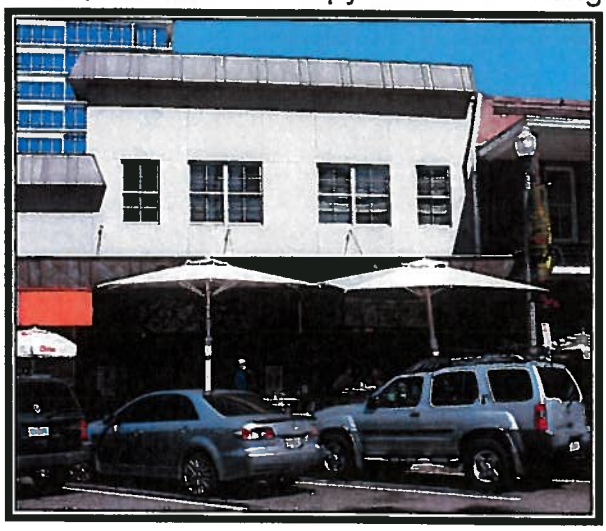
The first floor contains three bays. The central bay includes an arched opening with a brick surround that leads into an arcade that provides access to the second story. The arcade was constructed during the 1981 renovation. A pair of metal gates are used to close the entrance. The right bay contains a commercial

storefront with an inset entrance flanked by glazing. Glazing consists of three sets of single lights topped with single-light transoms. An additional single hung window is also extant and has been surrounded by infill material and is topped with a single-light transom. The frontal entrance contains a standard commercial door and transom. A large piece of wood acts as a decorative lintel over the entire storefront.

Although the storefront still maintains its recessed entry in reference to a historic design, the left bay has been altered with the replacement of the commercial storefront system. It now consists of a central entry with a single-light door set under a rectangular, single-light transom and is flanked on both sides by a three-part system in which each part features a 16-light, fixed, wood window with lead cames set above a two panel, wood base. The inset portions of the system have an eight-light rectangular transom. The exterior four portions have an arched transom. The entire system is wood framed and utilizes decorative wood molding.

Norton Building, 249-253 Central Avenue

The Norton Building was constructed in 1906 by contractor Walter C. Henry for James Norton who operated one of the last saloons in the City before Prohibition. The two-story Masonry Vernacular building formerly featured a brick façade topped with a flat roof set behind a rectangular, decorative brick parapet wall. The second story featured one-over-one, double-hung sash, wood windows with an arched brick molding. The building, including the parapet, is now covered with prefabricated cementitious panels that continue along the facades of the buildings west to the end of the block. The parapet is covered by a metal wall cap and closed soffitted eave system. A metal, anchored canopy has been hung above the first story shading the entrance and public walkway, and also continues uninterrupted west to the end of the block, unifying those buildings.



Norton Building. Photo 2015.

The second story can be divided into four bays. The fenestration in the first and last bays is comprised of two, four-over-four, single-hung sash, metal frame windows set independently and close to the wall plane. The middle bays utilize the same windows set in pairs. The first story is also be divided into three bays, with the first bay being completely open, and featuring modern commercial glass doors. The second bay

has an inset entry the width of a single door. The two-light, two-panel Victorian style door is set below a solid panel transom. The entry is also paneled on both the left and right walls. The final bay has an opening that spans the length of the bay and has been infilled above and below the opening with concrete. A metal frame sliding glass partition closes the entry when needed.

Lewis Building #3, 259-269 Central Avenue

Constructed in 1908, the Masonry Vernacular Lewis Building #3 is one-story with a flat roof topped by the same seamed metal wall cap and canopy system used for the Norton Building adjoining its east wall. For the Lewis Building #3, it hangs above five bays that are separated by brick columns. From the left, the first bay maintains its inset storefront entrance design with a central entrance door featuring a single-light above a two-panel door. The storefront system has been enclosed with vertically laid siding. Fenestration consists of three fixed, single-light, arched windows. A fourth window has been framed to separate the arch. The bottom portion of this window is not currently visible. Semicircular awnings have been installed above both street facing windows.

Lewis Building #3. Photo 2015.

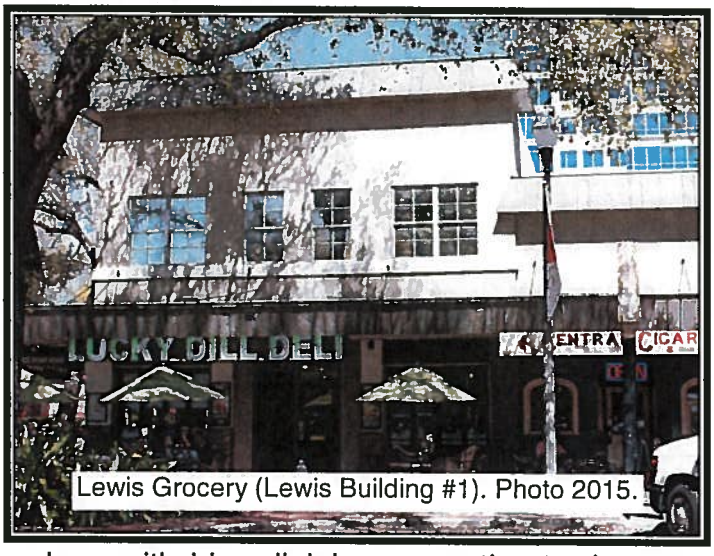
The next bay features a set of three, nine-light, fixed, wood windows. A single-panel, rectangular transom and a single-panel, rectangular bulkhead is set above and below the windows, respectively. The entrance is inset on the right side of the bay and consists of paired doors; a modified two-light, two-panel, wood, Victorian era door (re-divided into four-over-four lights) and a two-light, two-panel door. The sides of the inset are paneled to match the transom and bulkhead designs.

The third bay consists of a central inset entrance with modern, paired, one-light doors and a one-light, rectangular transom. The sides of the inset feature three-light, fixed windows, wood framed glazing, and a one-panel, wood bulkhead. The glazing on either side of the entrance features nine-light, wood, fixed windows also set above a single-panel bulkhead with a wood header running the length of the bay.

The fourth and fifth bays are occupied by the same business. The fourth bay features a modern, commercial storefront with a central commercial, single-light metal frame door set below a single, fixed, rectangular transom light. It is flanked by commercial glazing on both sides totally eight fixed panes that run from the floor to the ceiling. The fifth entrance also has a centrally located commercial

glass, single-light door set below a fixed light transom. It is surrounded four, fixed panes of glass that run from the ceiling to floor on the right and the left consisting of a take-out window flanked by fixed panes set under a large fixed pane and above two fixed panes.

Lewis Grocery Building #1, 277-279 Central Avenue



Lewis Grocery (Lewis Building #1). Photo 2015.

Originally constructed as the Lewis Grocery for Edson T. Lewis in 1894, this two-story, original wood frame building has been significantly altered. While its original construction had a Victorian period appearance, the building would be significantly altered early on as part of modernization efforts. In 1917, a fire led to the replacement of the entire roof structure.[1] In 1937, Lewis hired contractor R.E. Clarkson to reface this building along with his adjoining properties to the east. The buildings' interiors were also remodeled. At this time, the elevations were changed as sheer vertical elements of stucco above applied granite panels to meet the public sidewalk with large window display cases and individual storefronts. The roofline was dramatically different with its stepped parapet capped with a brick coping. The upper floor row of single and dual paired, metal casement windows created distinct bays along the south and west facades. A line of individual canvas awning devices ran for nearly the entire length of the storefronts, breaking only at the corner and at one wide vertical wall plane. This entire system combined with the building to the east along central. In 1966, the Lewis Buildings along Central Avenue received another "face-lift" for $40,000 when they were refaced with stucco panels and Carrara Glass, and the aluminum canopy and wall cap were installed.[2]

Today, the second story, south façade (facing Central Avenue) is void of any meaningful decoration. Fenestration consists of two sets of paired four-over-four,

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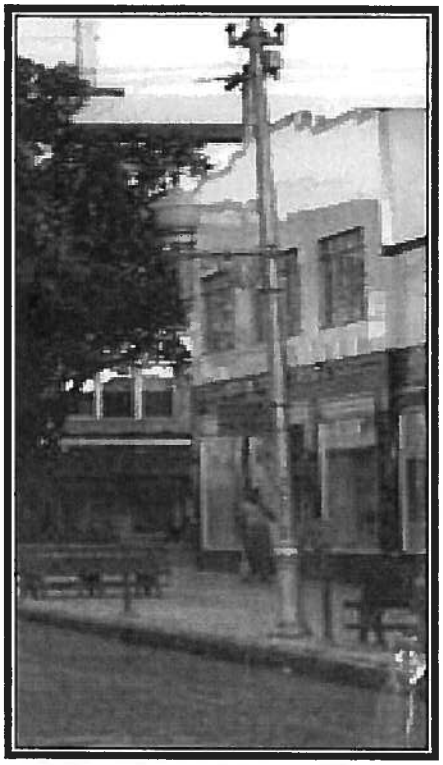
[1] "Lewis Building Gets New Roof in Single Day," *Evening Independent*, 5 November 1917; "Workmen Use a Searchlight to Repair Damage," *St. Petersburg Daily Times,* 2 November 1917.
[2] "City Pioneer's Building Coming Down," *Evening Independent,* 14 May 1966; John Schaffner, "With Faith, He Helped Build a City," *Evening Independent,* 14 May 1966; "Lewis Building Gets Face-Lifting," *Evening Independent,* 24 June 1966; "Leon Lewis Stricken Fatally at Yacht Club," *St. Petersburg Times,* 1 June 1950; City of St. Petersburg, Property Card, 279 Central Avenue.



Lewis Grocery (Lewis Building #1), ca. 1937.

single-hung sash, metal frame windows and two independently set four-over-four, single-hung sash, metal frame windows. Fenestration on the second story west façade (facing Third Street North) side includes six pairs of four-over-four, single-hung sash, metal frame windows, and four independently set four-over-four, single-hung sash windows. A concrete band runs beneath the fenestration around both street side facades.

The first story, south façade can be divided into three bays. The central bay contains an inset entrance with a door and four one-light, wood, fixed windows set in a ribbon pattern on the interior sides. The flanking bays are comprised of four, single-light wood windows set in a ribbon pattern. The first story, west façade utilizes the same fenestration in the first three bays. Other fenestration on the west façade includes single-light, wood and metal commercial doors set both independently and paired. Matching stucco and wood are both used on the exterior wall surfaces here.

Lewis Building #5, 270 1st Avenue North

Constructed in 1966, this Mid-Twentieth Century Modern Vernacular building was originally constructed in 1966 to replace two earlier, higher style buildings, and is situated at the corner parcel of 1st Avenue North and 3rd Street North. Topped with a flat roof and clad with stucco, the building features a profiled cornice above large engaged columns with square capitals on the second level; these decorative ornaments are made of composite materials including foam and the faux columns appear rather whimsical given the stature of the building and represent a post-modern expression given their purely decorative utility, and termination downward at the sidewalk canopy. A full length sidewalk canopy made of wood and metal runs above all entrances to the building, and is supported by extended horizontal beams with a kind of Craftsman reveal beyond the outward edge. The north façade (1st Avenue North) is divided into five bays separated by brick piers.

Lewis Building #5. Photo 2015.

From the left, the first two bays each consist of three single-light, metal frame windows set above a stone veneered wall with a masonry cap. This veneer and cap run the length of this façade and extends to the third bay consists of a single-light, metal frame window and paired commercial, single-light doors with a transom above. The remaining two bays consist of single-light, metal frame windows set in a ribbon.

Like the front (north façade), the west façade is divided into five bays. The first bay of the west façade of the building continues the fenestration pattern seen on the front. The second bay is void of features and contains a single entrance door painted to look like the wall. The third bay contains an entry and four panel, aluminum framed accordion windows. The fourth bay is comprised of a metal, commercial storefront system with a central paired entry flanked by a three-part take-out window on the left and a single pane window on the right. The last bay also contains a three-part, commercial store front system with a central entry flanked by commercial plate glass.

Lewis and Binnie Infill Building, Part of Binnie-Bishop Hotel (256-260 1st Ave North) – not previously described

This small, one-story building is likely a remnant of an earlier infill retail store space constructed in 1937 by Edson Lewis and Henry Binnie, and is now part of the historic hotel building property today. The compact façade does not appear to have its own address, and is included as an addition to the historic hotel property addressed as 256 1st Avenue North. However, it is considered to be a separate, contributing building for the purposes of this report.

Interestingly enough, records indicate that the small construct was likely designed by notable architect Henry Taylor who had an office in Lewis's corner building next door. It is considered to be a contributing building based on its own

1937 Infill Building by Lewis and Binnie. Photo 2016.

merit. Though altered from its original appearance, the building retains its basic height and dimensional footprint, as well as, its completion of the storefront plane is significant. An attached awning was formerly installed over the storefront, though this has since been removed. The upper façade wall plane is basic smooth stucco capped by a metal coping at the parapet. The lower façade wall appears to be a rough stone veneer. The large single window opening takes up approximately 40% of the overall vertical wall plane, and directly abuts the metal entry door—both of which are not historic configurations.

Binnie-Bishop Hotel, 248-260 1st Avenue North (8Pi12)

The Binnie-Bishop Hotel is comprised of two structures; the earliest was constructed by Henry Binnie in 1912, followed by a second in 1921. Both are examples of early commercial Masonry Vernacular styling. An infill building was also added in 1937. They were integrated to combine the building under a single proprietorship as a hotel.

The two buildings are united at the roof to appear as a single building, yet they are two distinctly different constructs. A continuous roofline appears to unite the different floor patterns. Both are constructed of common bond brick, with the front façades now faced in stucco and a built up flat roof with a parapet and minimal cornice or parapet ornamentation. This later building reveals three floors,

whereas the earlier 1912 building has only two, resulting in a strange offset made more prominent by the later exterior balcony.

Built by Henry Binnie and constructed by contracting firm Allen and Dubois, the 1912 building spans the depth of the lot from north to south. It has a two-story, two-bay façade originally constructed as a garage on the first floor and room rentals on the second floor. The front façade of this structure is now faced in stucco. The first floor has a pair of two-bay storefronts, which have been altered over time. The majority of the windows are original. All but one of the original vertically divided three-light doors have been replaced. Original transoms are visible above the door openings.

Binnie-Bishop Hotel, 1912 (r), 1921 (l). Photo 2015.

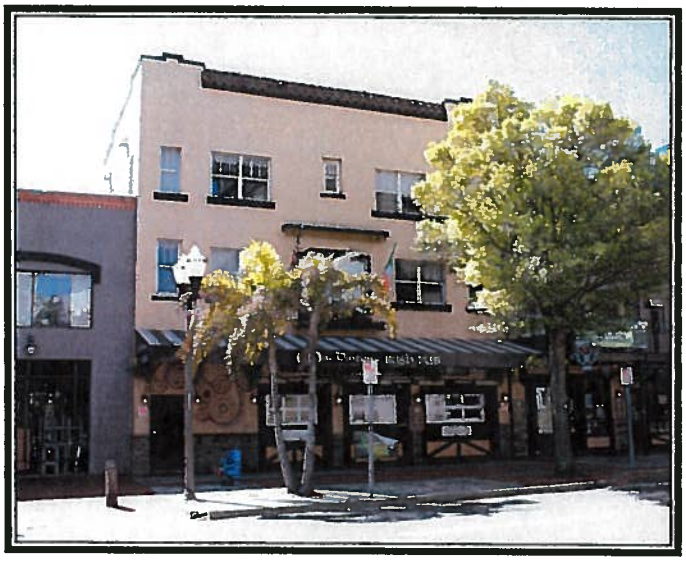
Although the materials have changed, the storefronts retain the original placement of the openings, and readable transoms. Distinctive, and highly decorative iron pilasters on the façade are stamped with "Chattanooga Roof and Foundry," a prominent manufacturer of cast iron and metal products during the early 20th century.

The 1921 building reveals three stories with three to six bays per floor. This later structure, also built for Henry Binnie by Allen and Dubois, is integrated into the 1912 building's east wall. This building replaced a wood-framed trades shop that was previously built on the site. The building has a continuous parapet linking it to the 1912 structure but contains a third floor made possible by lower ceiling heights as compared to the 1912 building. The three ground level storefronts have been altered into a single venue, but the three bays reference the historic locations of storefronts amid recently updated improvements bracketed by historic architectural elements.

The upper floors fenestration of the 1921 building are irregular and consists of paired two-over-two divided light windows, separated, single entry doors. French doors with up to 18 lights each occur under fixed transoms.

Perhaps, the most prominent feature of the two buildings today is the elaborate wrought iron frontal balcony system added in 1948 by Roy Bishop that unifies the two buildings. The balcony system creates a canopy over the street level and exterior halls for all the upper story, former hotel rooms. An exterior, offset, metal staircase connects the balcony of the second floor of the 1912 building to the balcony of the third floor of the 1921 building. The wrought iron is made more elaborate with its grape leaf motif and louvered ironwork that descends from the second floor balcony. An *Evening Independent* article noted that this was considered the most *elaborate* use of ironwork in the region. Prior to 1948, photographic evidence shows that the wrought iron balcony system was more functional and less ornamental and did not extend above the first floor.

Tamiami Hotel, 242 1st Avenue North (8Pi10446)



Tamiami Hotel. Photo 2015.

Constructed in 1924, the Mediterranean Revival style Tamiami Hotel was built by the Schooley-Murphy Company. It reveals a built-up, flat roof set behind a parapet wall topped with barrel tile, above a three-story, brick building surfaced with smooth stucco. The second and third stories contain five bays each. Fenestration in these bays includes three-over-one, singe-hung sash, aluminum windows set both paired and independently and large plate glass window. Decorative features include masonry sills and a ledge over the plate glass window supported by decorative brackets. The ground floor consists of four bays. Fenestration includes a six-panel door, and four-light windows set above a Tudor inspired bulkhead. The first story also includes some brick veneer.

Cont.

1909 Detroit Building, 234-236 1st Avenue North

1909 Detroit Building. Photo 2015.

This two-story Masonry Vernacular building was constructed in 1909 as part of the Hotel Detroit. It features a flat roof set behind a parapet with a decorative cornice. Fenestration includes paired, one light, fixed, aluminum replacement windows set flush with the wall on the second floor front. Both openings include arched masonry headers. The windows are symmetrically set above two oversize openings at ground level. One appears to have been walled in while the other appears open. Both openings are secured with a metal gate. The building has a modernized, decorative appearance.

Peacock Row, 208-226 1st Avenue North (8Pi3053)

Peacock Row. Photo 2015.

This Masonry Vernacular building has elements of Mediterranean Revival styling. Known as Peacock Row, the building was constructed in 1920 as a two-story brick building clad in smooth stucco. It has a flat roof set behind a small parapet with exposed bricks. Two courses of the exposed brick act as a decorative element running the length of the building between the top of the windows and the bottom of the parapet. The second story contains 10 bays, each defined by a set of paired, one-over-one, single-hung sash replacement windows with an arched header over each. An exposed course of brick runs the length of the building forming a continuous under-window sill/relief course.

The first story contains nine bays. The first three bays are comprised of simple commercial storefronts that include a door, plate glass window, and transom. The fourth and fifth bays have been infilled to create a walk up bar. These bays are comprised of window transoms, roll down doors, and solid wall partitions. The sixth and seventh bays retain a commercial storefront appearance. The sixth bay includes a door and plate glass window with a transom above and is wood framed. The seventh bay is comprised of a solid plate glass window with a transom above. The eighth and ninth bays consist of roll up, transparent garage doors.

A sloped wood awning supported by decorative wood knee brackets runs the length of the building. These brackets are similar in form and appearance to those used on some of the east façade openings of the Hotel Detroit at 2nd Street North.

INTEGRITY STATEMENT

The significance of Block 25 is based primarily on its historical associations, though a modicum of sufficient physical integrity remains overall. Like most century-old properties, the buildings of Block 25 have changed over time, and have been continually adapted to economic trends and responding to various effects. However, many of the alterations have achieved historic significance in their own right, while the basic configuration of the block regarding its scale, dimensions, and experiential setting are extant. Under these considerations, the proposed Block 25 Historic District retains integrity of location, design, setting, workmanship, and feeling.

STATEMENT OF SIGNIFICANCE

Summary

Block 25, as the first primary commercially developed city block in St. Petersburg, around which future development would follow, is significant at the local level in the areas of Community Planning and Development, Commerce, and Settlement. Originally platted in 1888, Block 25 played a significant role in the early settlement and the growth of St. Petersburg. The buildings depict the craftsmanship of local architects, builders, and craftsmen. Block 25 provided lodging for prospective residents and tourists, as well as goods and services for the nascent community. Block 25 housed some of the most important businesses in the emerging city, which were owned or operated by individuals who played a pivotal role in the community including John C. Williams, Edson T. Lewis, S.V. Schooley, Edward Tonnelier, Bainbridge Hayward, Frank Fortune Pulver, and Hubert Rutland, among others. Block 25 meets the following criteria for designation of a property found in Section 16.30.070.2.5(D).1 of the City of St. Petersburg Code:

(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 or persons 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 work has influenced the development of the City, state, or nation;
(g) 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; and
(h) Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

HISTORICAL CONTEXT

An Emerging Town

Initially surveyed in 1845 and 1848, the first tracts of land in present-day downtown St. Petersburg were purchased from the State of Florida in 1860.[3] Following an economic decline during the Civil War, W.F. Sperling purchased 640 acres in 1873 from Dr. James Sargent Hackney and brothers, Judge William H. Perry and Oliver Perry. Detroit native John C. Williams arrived in Florida in

[3] State of Florida, Plat Map 1845, 1848.

1875 and purchased the Sperling tract in 1876 as well as several other parcels to eventually accumulate a total of 1,600 acres.[4] The arrival of the Orange Belt Railroad in the 1880s served as the major impetus to the formation of a town.

Hamilton Disston, who owned and developed thousands of acres in Florida during the 1880s, financed the construction of the Orange Belt Railway to the sparsely settled Pinellas Peninsula under the assumption that the railroad would terminate in his newest development, Disston City (now Gulfport). Instead, Orange Belt owner, Peter Demens, built the narrow gauge railroad to land situated northeast of Disston City owned by John C. Williams. The first train arrived in June 1888 to a settlement with little more than a store and a few residences. In return for Demens building the railroad to Williams' land, Williams deeded 250 acres to the Orange Belt Railway. Demens and Williams collaborated in their plans to build a new community around the terminus of the railroad, complete with a park, depot, and hotel. In exchange for naming the city after Demens' birthplace, St. Petersburg, Russia, the hotel was named after Williams' hometown, Detroit, Michigan.[5]

On July 14, 1888, John C. Williams and the Orange Belt Railway, represented by Demens, entered into a Memorandum of Agreement concerning the construction of a hotel. As part of the agreement, John C. Williams agreed to pay the Orange Belt Railway $5,000 upon the completion of the construction of the hotel by the railway. The agreement continues by stating

> *The Orange Belt Railway agrees to build a hotel at St. Petersburg, Hillsborough County, Fla. On lots to be selected and agreed upon by the respective parties, hereto said selection to be made, within the next seven days, according to plans agreed upon and dated and signed by the respected parties hereto, said hotel to cost not less than ten thousand dollars.*[6]

Williams' interest in the hotel would total the $5,000 he paid to the railway, while the railway's interest would total the actual cost of construction. Williams included a clause that the railway would be required to pay for the materials, the contractors, and the workmen in full before he had to pay the railway his $5,000 interest. A receipt recorded on the same document indicated that Williams paid his full $5,000 in February 1889.[7]

The hotel was completed by the time the original city plat was officially filed. Prepared by Engineer A.L. Hunt and Draftsman G.A. Miller, the plat was filed in

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[4] Straub 1929, 119; State of Florida, Tract Book Entries, 59-60.
[5] Arsenault 1996, 64, 81-82; Grismer 1948, 68, 74, 271-72; "Heavy Real Estate Deal" 1906, 1; "Detroit Sold to Rutland for Over $200,000" 1938, 1.
[6] "The Detroit Hotel" 1888.
[7] "The Detroit Hotel" 1888.

August 1888, and was recorded as the Map of the Town of St. Petersburg in April 1889 and revised in October 1889.[8] As part of the plat, Williams and the Orange Belt Railway reserved space for the city park, the depot (which was completed late in 1888), Williams Grove, and the hotel which was on Lot 1 of Block 25. The parcel, which constituted almost half of a city block, was bordered on the south by 6th Avenue, on the north by 5th Avenue, and on the east by 2nd Street (now Central Avenue, 1st Avenue North, and 2nd Street North).

Conveniently located a block from the Orange Belt Railway Depot, the 40-room hotel served as the only hotel in the community for two years. Built by a "*crew of carpenters from Oakland*," the hotel was three-and-one-half stories high with a tower extending 70 feet high at the southeast corner and a two-story wing extending to the rear. E.G. Peyton from Virginia served as the first manager of the hotel, which was open all year, not just during the winter season.[9]

Although the Orange Belt Railway was completed, it was not successful. When the railroad could not pay its debts in 1889, the syndicate of Philadelphia financiers holding the debts took over the railroad and the Orange Belt Investment Company, which was responsible for the land held in the name of the railroad, including the hotel. The syndicate organized the St. Petersburg Land and Investment Company for the purpose of selling the lots comprising the 250 acres deeded by Williams in exchange for bringing the railroad to his land. Colonel L.Y. Jenness was designated the manager of the new development company.[10]

Hotel Detroit, ca. 1895. Florida State Archives, Photo N040078.

At the 1885 annual convention of the American Medical Association, Dr. Van Bibber had endorsed the Pinellas peninsula as the perfect location for a "Health City." Frank Davis, a prominent publisher from Philadelphia who arrived in Florida to alleviate his own health problems, utilized Dr. Van Bibber's endorsement to heavily promote the benefits of St. Petersburg. Davis, along with other new residents including *St. Petersburg Times* editor William Straub and *St. Petersburg Evening Independent* editor Lew Brown, tirelessly promoted the community during the late 1800s and early 1900s. The Orange Belt Railway

[8] Pinellas County Clerk of Circuit Court, Plat Book H1, Pages 27 and 49.
[9] Grismer 1948, 81-79; Arsenault 1996, 58; Benbow 1980, F1.
[10] Grismer 1948, 70, 97, 111; "Heavy Real Estate Deal" 1906, 1.

started offering seaside excursions to St. Petersburg in 1889.[11] To make a good impression, Colonel Jenness ordered the manager of the Hotel Detroit to make sure that the hotel bar was well-stocked with refreshments. These excursions were one of the first concentrated efforts by the community and the development company to attract tourists.[12]

By 1890, the population grew from less than 50, prior to the arrival of the railroad, to 273 residents. With two hotels, two ice plants, two churches, a school, a pier, and sawmill, the economy remained largely dependent on commercial fishing. Incorporated in 1892, the community received telephone, public water, and electric service by 1900. The hotel was used to celebrate important events, hold civic and political meetings, and impress prospective residents. Residents marked the 1897 introduction of electricity in the town with a day of celebration culminating in a grand ball at the.[13]

A severe freeze which destroyed the citrus groves throughout north and central Florida during the winter of 1894-95 prompted many farmers to relocate to coastal areas, such as St. Petersburg, which did not experience a freeze as severe. In an effort to attract additional tourists, the manager of the Hotel Detroit, J.H. Forquer, constructed a 16-room houseboat intended as "*a seaside addition to the Detroit*" in 1897. Known as the "floating hotel", the houseboat was anchored near present-day Pass-a-Grille. In spite of initial success, a cold winter with few tourists followed by a fire which damaged the boat in the spring of 1899 precluded Forquer from rebuilding.[14] Forquer made improvements to the Detroit during this period as well. Perhaps in an effort to imitate the minaret-topped Tampa Bay Hotel, the Detroit built its own minaret-topped gazebo addition to the entrance canopy at the front of the hotel around 1898.[15]

Hotel Detroit, ca. 1906. City of St. Petersburg Photo Archives, Photo 081602.

[11] Arsenault 1996, 62, 82-85.
[12] Grismer 1948, 70, 97, 111; "Heavy Real Estate Deal" 1906, 1.
[13] Arsenault 1996, 52-61, 64, 81-82.
[14] Grismer 1948, 99.
[15] Arsenault 1996, 93.

As the unofficial center of town, the lots surrounding the depot and the Hotel Detroit quickly filled with new construction. The first buildings were wood frame houses and commercial buildings. Central Avenue, which was then known as Sixth Avenue, was lined with large oak trees. J.C. Williams, Jr., son of founder John Williams, opened a general store across from the Detroit on the southwest corner of 2nd Street and Central Avenue. The Orange Belt Investment Company built an office on Central Avenue between 3rd and 4th Streets, and Colonel Jenness lived in a residence next door to the Detroit. D.S. Brantley, who had furnished ties for the railroad, opened a restaurant for the railroad employees on 2nd Street across from the Detroit. Edson T. Lewis and Ed Durant opened a store near 3rd Street south of the depot in 1892.

Lewis had arrived in St. Petersburg with his parents in 1888, three months before the arrival of the first train. Sixteen year old Lewis first worked in King's sawmill, then Ward's General Store, and finally Williams' General Store across from the Hotel Detroit, before venturing into partnership with Durant. When they dissolved their partnership in 1894, Lewis constructed the two-story, wood frame Lewis Building on the northeast corner of Central and 3rd Street at 277-279 Central Avenue. Prior to this time, this area was considered a "swamp" with four feet of water in which boys fished and a foot bridge spanned it from the west side of 3rd Street to the Hotel Detroit. After being filled, Lewis bought the lot for $200 and constructed his building to house his grocery store on the first floor with his home and rooms for rent available on the second floor. By the late 1890s, Lewis became a banker for many residents and helped establish the Central National Bank in 1904. He held interests in a number of local companies including the Citizens Ice and Cold Storage Company. He also served as City Councilman from 1906-07, advocated for the use of brick in paving the city streets, and was a leader in the movement for municipal ownership of the waterfront and utilities.[16]

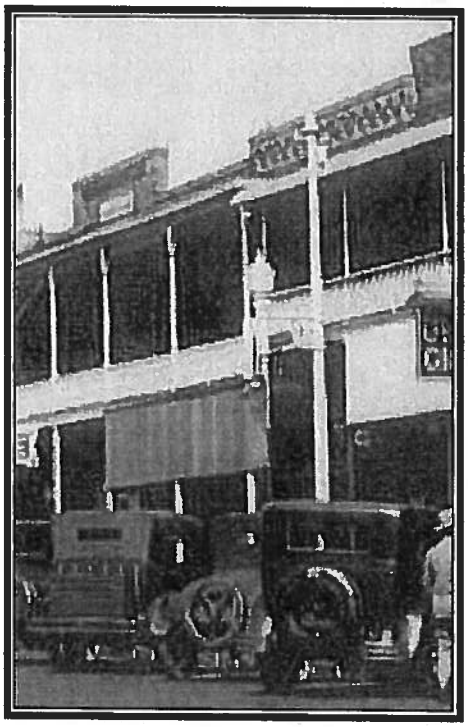
Lewis Grocery, ca. 1910.
Courtesy of Museum of History, Photo 4400.

[16] Sanborn 1899, 1904; *St. Petersburg City Directory* 1908, 1912; Polk, 1914; "Few Oaks Left Along City's Chief Avenue," *St. Petersburg Times,* 28 October 1923; "Rainy Day Story of City's Growth," *Evening Independent,* 23 August 1911; "Jottings by 'The Rambler,'" *Evening Independent,* 1 June 1922; "A St. Petersburg Booster and Builder Who Began in the Very Beginning," *St. Petersburg Daily Times*, 29 March 1914; "With Faith, He Helped Build a City,"

The Development of Block 25: 1900-1910

During the early 1900s, the creation of St. Petersburg's waterfront park system, the incorporation of a trolley system, and the construction of the Electric Pier drew additional tourists and new residents to the area. Largely through the efforts of city boosters to attract businesses and residents, developers such as H. Walter Fuller, Noel Mitchell, Charles Hall, Charles Roser, and C. Perry Snell triggered the city's first real estate land boom from 1909 to the start of World War I. Promotional efforts by the Atlantic Coast Line railroad (created in 1902 from the former Orange Belt Railroad and Henry Plant's South Florida Railroad) brought organized tourist trains from New York in 1909 and from the Midwest in 1913. Many of these tourists continued to winter in the city with some even relocating to St. Petersburg. [17]

One of the early settlers, Henry R. Binnie purchased the southeast corner of 3rd Street and 1st Avenue North for $500 soon after his arrival in St. Petersburg in 1900. He traded parcels with Ed Lewis, who owned the adjacent lot to the east. A native of Michigan, Binnie came to St. Petersburg by way of Dade City with his mother and step-father, who passed away soon after their relocation. Trained as a blacksmith by his step-father, Binnie established a blacksmith and wheelwright shop at 266-68 1st Avenue North.[18]



Ramsey Building and Addition, ca. 1925.
Courtesy of Museum of History, Photo 931.

In 1903, owner Mary Ramsey (also referred to as Marie and Maria) initiated the construction of a new brick building located at 243-247 Central Avenue, between the Hotel Detroit and the Lewis Grocery. Ramsey had moved to St. Petersburg in 1900 and was credited with being the first to build a brick commercial building in the city, which was located on

Evening Independent, 14 May 1966; "Edson T. Lewis, Pioneer of City, Succumbs at 68," *Evening Independent,* 2 December 1940; "A.W. Rogers," *Evening Independent,* 16 June 1908; Grismer 1924, 233-34; Straub 1929, 121; Grismer 1924, 233-34 .

[17] Arsenault 1996, 87-89, 135-37, 144-45.

[18] "In Early Days His Job Was Fitting Sandals to Horses," *Evening Independent,* 25 July 1925; Ancestry.com, "1900 United States Federal Census; "Noble Life Ends," *Evening Independent,* 21 July 1909; Sanborn 1904, 1908.

Central Avenue between 3rd and 4th Streets.[19] Her first two buildings have been demolished. The building at 243-247 Central Avenue, which she named the Ramsey Block, was her third commercial building. This building held the L.C. Heffner's grocery and the McPherson-Dent Bakery on the first floor. Adjacent to the east, contractor R.W. Miller constructed the Ramsey Addition at 237-241 Central Avenue for Mary Ramsey in 1908. Built as a separate building from the Ramsey Block, Mrs. Ramsey lived on the second floor and rented the first floor to the Beverly ice cream shop. Some of the rooms on the second floor were rented to tourists initially as the Majestic Hotel, operated by William Jett. Within a few years, Ed C. McPherson operated it as the McPherson Flats.[20]

In 1905-06, William B. "Bill" Carpenter leased space in the Ramsey Building for a curio shop. In the back, he opened the 350-seat Royal Palm Theater. It was the first motion picture theater in the city and even featured electricity. The first picture was "The Perils of Pauline" silent movie with a piano playing accompaniment. Occasionally vaudeville acts and comedians entertained the crowd. As part of his curio shop, Carpenter sold live alligators as souvenirs and held impromptu alligator shows. In 1916, he took his show on the road to Seattle and the northwestern United States with an alligator named Trouble and a car encouraging a visit to the "Sunshine City, St. Pete, Fla." Following the opening of the larger Rex and La Plaza Theaters, among others, Carpenter closed the theater and went into real estate in 1917.[21]

ROYAL PALMS
TO-NIGHT.
WHERE THE GOOD PICTURES ARE SHOWN.
THIRTY MOVING MEN.
Comic.
A VISIT TO A PUBLIC NURSERY.
Gee! Ain't it great to be a kid.
AVENGED BY THE SEA!
A Fine Subject—See It.
A PHLEGMATIC GENTLEMAN.
Hit Me Chist.
BIG BILL SATURDAY NIGHT!
BIG BILL SATURDAY NIGHT!
OPEN AT 6 P. M.
ADMISSION Children..... 5 cents
Adults... .....10 cents

Royal Palm Theater Advertisement. *Evening Independent,* February 26, 1909.

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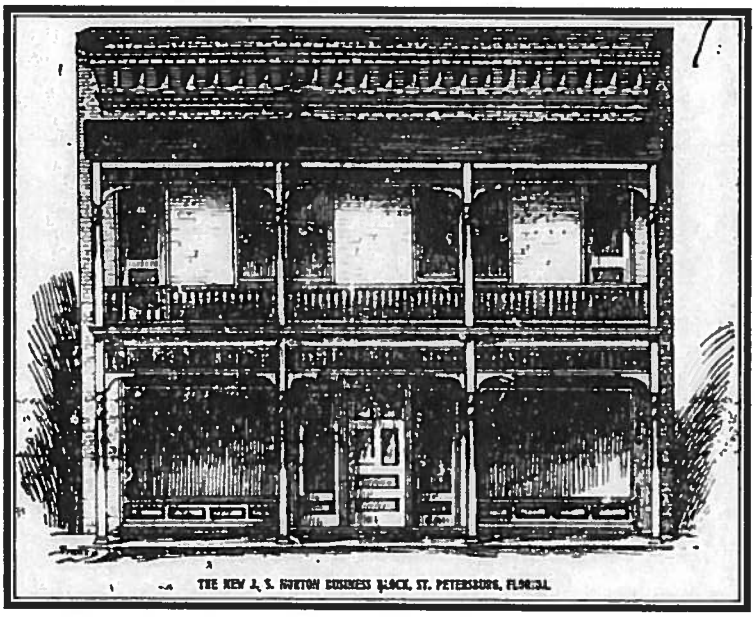
[19] Various newspaper articles credit both Mrs. Ramsay and F.A. Wood with constructing the first brick business buildings in the city. The Wood Building was located at 325-37 Central Avenue and was constructed in 1900. Mrs. Ramsey's first building was located at 319-21 Central Avenue and was also constructed in 1900.

[20] "A Handsome Brick Block," *St. Petersburg Times,* 5 September 1903; "Announcement: L.C. Heffner," *St. Petersburg Times,* 31 October 1903; "Bought," *St. Petersburg Times,* 20 May 1905; "Woman Builds Five Business Blocks," *Evening Independent,* 28 September 1910; "Building News," *St. Petersburg Times,* 5 August 1908; "The City Enjoined," *Evening Independent,* 4 September 1908; "Majestic Hotel," *Evening Independent,* 23 December 1908; "Beverly's," *Evening Independent,* 24 June 1909; Sanborn 1899, 1903, 1908, 1913; *St. Petersburg City Directory* 1908, 1912; Polk 1914, 1916, 1918; Ancestry.com, "1910 United States Federal Census."

[21] "Woman Builds Five Business Blocks," *Evening Independent,* 28 September 1910; "Increase of Seats Shows City Growth," *Evening Independent,* 13 November 1939; "First Flick Came in '05," *Evening Independent,* 30 October 1965; "When Pinellas Land Was 25 Cents an Acre," *St. Petersburg Times,* 19 November 1961; *St. Petersburg City Directory* 1908, 1912; Polk 1914, 1916, 1918; Arsenault 121-25, 143-46, 190; Grismer 1948, 189, 246; Straub 1929, 223-24.

To the west of the Ramsey Building, James S. Norton hired contractor Walter C. Henry to build a new brick building at 249-253 Central Avenue in 1906. Reportedly the first building in the city to be piped for gas, Gallagher Palace Ice Cream Parlor occupied the west side of the building, while the east side was split into offices for real estate agent E.B. Rowland and contractor Walter C. Henry. Other early occupants included Jones' Model Market, Leland's Ice Cream Parlor, and Jack's Bazaar. Norton and his wife, Julia, lived on the second floor, and she rented out the remaining rooms on the second floor to tourists as the proprietor of Norton Flats.[22]



Drawing of proposed Norton Building. *St. Petersburg Times,* April 1, 1905.

James Norton had owned and operated a saloon located across the street at 242 Central Avenue as early as 1900. After City Council passed an ordinance in 1910 limiting the number of saloons and their location to Block 32, which is where his saloon was located, he built an addition on the rear of his building to the alley to be used as "the colored saloon." African American Sam Harper conducted that saloon. When Pinellas County voters outlawed the sale of liquor in 1913, Norton closed his saloon with "no regrets." Although saloons were allowed to reopen after another election in 1914, Norton elected not to return to the alcohol business. When the saloons reopened on March 4, crowds gathered in front of the businesses and along Block 25 to see which of the saloons would open first. All three opened at 10:30 am with a "regular football rush," and a brisk business was done all day. Norton also established the St. Petersburg Steam Laundry in 1907, which he operated until 1912. Norton served as city councilman from 1908-09 and again from 1916-18. Norton built a summer home in North

[22] "The New J.S. Norton Business Block," *St. Petersburg Times,* 1 April 1905; "Norton's Brick Block," *St. Petersburg Times,* 2 September 1906; "Jottings by the Rambler," *Evening Independent,* 5 November 1914; Ancestry.com, "1910 United States Federal Census"; *St. Petersburg City Directory,* 1912; Polk 1914, 1916, 1918; "This Week's Prizes," *Evening Independent,* 22 February 1911.

Carolina, but maintained his property interests in St. Petersburg until ca. 1929. Norton passed away in North Carolina in 1933.[23]

Detroit Hotel, ca. 1907. Florida State Archives, Photo PC3947.

The Hotel Detroit, as the oldest hotel in the community, continued to prosper. By 1905, the newspaper advertised nine hotels in the city, including the Detroit, the Manhattan, Colonial, Huntington, Wayne, Chatuaqua, Paxton House, Belmont, and Central Hotels. Of the combined 675 guests that these hotels could accommodate, the Detroit could house 100.[24]

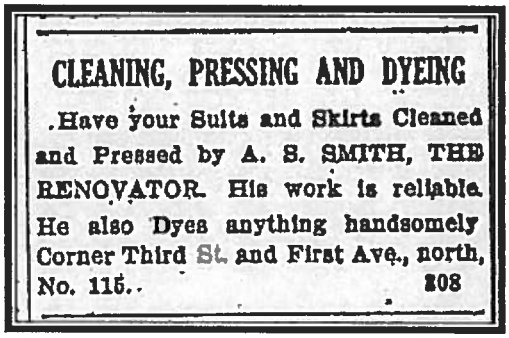
In December 1906, the St. Petersburg Land and Investment Company announced it was closing and terminating its business dealings in St. Petersburg due to manager Colonel L.Y. Jenness' ill health. By this time, the company owned full interest in the Hotel Detroit and sold it, along with an office building on Central Avenue, 75 additional lots in the city, and 75 acres southwest of the city to C. Perry Snell, A.E. Hoxie, and J.C. Hamlett. The purchasers were well-known developers with business and real estate interests throughout the city. Although the

1909 Detroit Building along 1st Avenue North, ca. 1926.

[23] "St. Petersburg Steam Laundry," *St. Petersburg Times,* 19 January 1907; Ancestry.com, "1900 United States Federal Census;" "New Ordinance for Barrooms," *Evening Independent,* 16 September 1910; "More Taxes Were Paid," *Evening Independent,* 2 November 1910; "Two Cars Machinery for Steam Laundry," *St. Petersburg Daily Times,* 22 August 1912; "Norton Will Build New Brick Addition," *St. Petersburg Daily Times,* 4 October 1912; "Norton Building Started," *St. Petersburg Times,* 22 October 1912; "Saloons Will Close Here Saturday Night," *Evening Independent,* 3 July 1913; "Tries to Dodge the Law's Hand by Sharp Trick," *Evening Independent,* 28 August 1913; "Rush by the Thirsty When Three Saloons Open Doors to Public," *Evening Independent,* 4 March 1914; "Norton Resigns From the Board," *Evening Independent,* 16 January 1918; Jon Wilson, "Temperance vs. Tipplers: St. Petersburg Saga Continues," *Evening Independent,* 7 June 1982; Ancestry.com, "North Carolina, Death Certificates, 1909-75"; "For Rent," *St. Petersburg Daily Times,* 22 January 1921; Polk, 1914, 1916, 1918, 1920, 1922, 1924, 1925, 1926, 1927, 1928, 1930; *St. Petersburg City Directory,* 1908, 1912; Grismer 1948, 239-40.

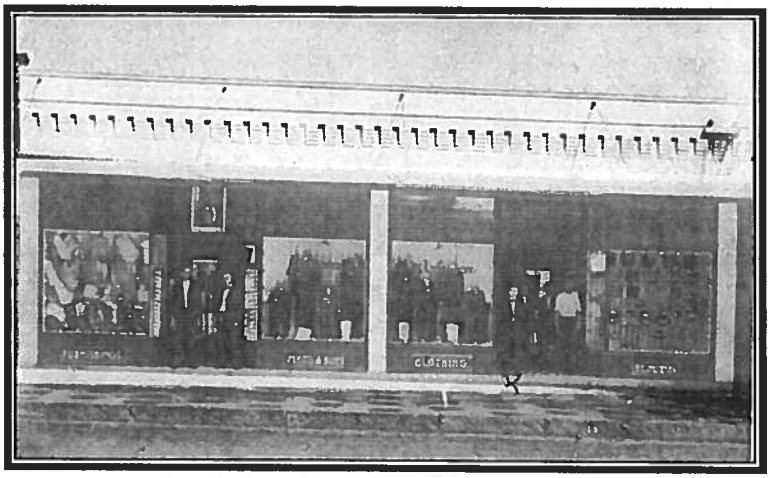
[24] Grismer 1948, 124; Dell Miller, "St. Petersburg Had Many Good Hotels Before 1900; Detroit Was Leader," [St. Petersburg Independent, 1965].

total sale price was not revealed, the hotel property alone was valued at $28,000 in 1906. Curtis N. Crawford, who had held a lease to operate the Hotel Detroit with his associate S.E. Denny since 1899, purchased it in 1907. In 1909, Crawford built a two-story, concrete block building on the north end of the hotel property at 234-236 1st Avenue North. The first floor was "devoted to a sample room, where drummers may display their wares and show the purchasing merchants what they have to offer."[25] The second floor housed four hotel rooms.[26]


CLEANING, PRESSING AND DYEING
.Have your Suits and Skirts Cleaned and Pressed by A. S. SMITH, THE RENOVATOR. His work is reliable. He also Dyes anything handsomely Corner Third St. and First Ave., north, No. 115.. 208

A.S. Smith Advertisement, *Evening Independent,* June 13, 1910.

Ed Lewis' second major construction project on Block 25 was a red brick commercial building, built ca. 1907, fronting 3rd Street North across the alley from his grocery. This building, located at 17-21 3rd Street North, housed the Advance Art Printery and the St. Petersburg Tailors and Dry Cleaners. Immediately north of this brick building two small, wood frame stores occupied the southeast corner of 1st Avenue and 3rd Street North. The corner building held the business of African-American cleaner and tailor, Archibald S. Smith, who maintained space between 1908 and 1917. The other wood frame structure was relocated to the site by Lewis around 1908 from the parcel adjacent to his grocery; built ca. 1890, it initially housed a photography studio, and later held a dressmaker studio, and then a cigar factory. By 1910, African American Charlotte Clayborn, alternately referred to as a



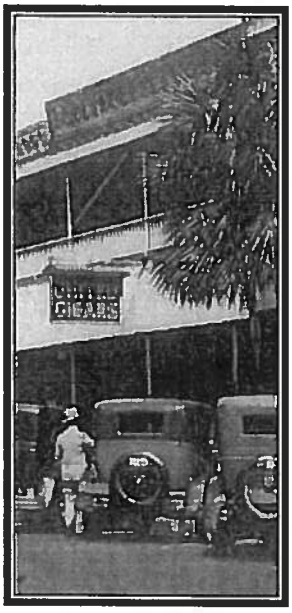
Arthur L. Jonson's Clothing Store, 265-69 Central Avenue, ca. 1913. Courtesy of Museum of History, Photo 5923.

[25] "Block Building," *Evening Independent,* 9 July 1909.

[26] "Heavy Real Estate Deal," *St. Petersburg Times,* 15 December 1906; "Crawford Buys Hotel Detroit," *St. Petersburg Times,* 26 July 1907; "Addition to the Detroit Opened," *St. Petersburg Daily Times,* 10 December 1913; "Detroit Sold to Rutland for Over $200,000," *St. Petersburg Times,* 13 October 1938; Bethia Caffery, "Who Is It?" *Evening Independent,* 27 August 1981; Grismer 1948, 323-24; "Block Building," *Evening Independent,* 9 July 1909.

laundress or dressmaker, lived in the building with her three children. Her son, Edward, delivered groceries for Lewis.[27]

Back on Central Avenue, Lewis hired contractor J. Frank Chase to construct the one-story brick building located at 259-269 Central Avenue in 1908. With five stores, early occupants included Jeweler A.W. Rogers, pioneer plumber Charles Godsey, the St. Petersburg Shoe Company, Ermatinger's Hat Store, and Arthur L. Johnson's Men's Clothing Store. Arthur Johnson established his men's clothing store in 1907 at 367 Central Avenue, before moving to this building when it was completed in 1908, where he remained into the 1920s. Johnson was a leader in the Chamber of Commerce, and as Chairman of the Advertising Committee, organized the first St. Petersburg Fair and Tourist Week in 1913. Subsequently, he originated the idea of combining the annual Washington's Birthday Celebration and the St. Petersburg Fair and Tourist Week to form the Festival of States celebration. The four-day Festival of States celebration started in March 1917 complete with a "parade of states," a costume ball, and band concerts. It would not be celebrated again until 1922 due to the onset of World War I.[28]



Michigan Building, ca. 1925. Courtesy of Museum of History, Photo 931.

In 1909, Edward Tonnelier purchased the parcel between the Ramsey Building and the Hotel Detroit property. A resident of Benton Harbor, Michigan, Edward was one of six brothers, three of which were early investors in St. Petersburg. Each of the three brothers purchased land and initiated construction of commercial projects within weeks of arriving in St. Petersburg. Peter Tonnelier, the first to discover the city in 1908, built the Arcade Building at 258-260 Central Avenue. Henry Tonnelier, the last to come, purchased land, hired an architect and

[27] It would be relocated by "a woman who is now wealthy...to move it to a lot she owns here and preserve it" in 1917 and the corner building would be demolished for the construction of a new building, "Handsome Building to be Erected at Third Street and First Avenue," *Evening Independent*, 6 August 1917; "Another New Brick Bock," *Evening Independent,* 19 September 1908; Sanborn 1899, 1904, 1908, 1913; *St. Petersburg City Directory,* 1900, 1908, 1912; Polk, 1914, 1916, 1918.

[28] Sanborn 1899, 1904, 1908, 1913; *St. Petersburg City Directory*, 1900, 1908, 1912; Polk 1914, 1916, 1918; "Another New Brick Bock," *Evening Independent,* 19 September 1908; "Arthur L. Johnson Doubles Floor Space," *Evening Independent,* 18 October 1909; "Eight to Ten Inch Rain Accompanied by Wind," *Evening Independent,* 30 June 1909; "The Builders and the Work They've Done So Very Well," *Evening Independent,* 12 December 1914; "Veteran Clothier to Retire In June," *St. Petersburg Times*, 24 May 1941; "The Rambler," *Evening Independent*, 27 May 1941; "City Has Many Firms in Business 25 Years," *St. Petersburg Times*, 2 January 1938; Arsenault 121-25, 143-46, 190; Grismer 1948, 189, 246; Grismer 1924, 273-74; Straub 1929, 344-45.

contractor, and broke ground for construction of the Rex Theater at 167-171 Central Avenue within two weeks of first coming to the city in 1910. Both the Arcade Building and the Rex Theater are now demolished.[29]

The Development of Block 25: 1911-1925

Edward Tonnelier, the second to come to St. Petersburg, hired local architect Edgar Ferdon to design and J. Frank Chase to construct the two-story brick building at 231-235 Central Avenue. Known as the Michigan Building, it was designed to accommodate retail stores on the first floor and a 10-room hotel on the second floor. When he was in town, Edward Tonnelier maintained rooms on the second floor for himself. Businesses such as the Thayer's Curio Store, Red Cross Pharmacy, and the Hole in the Wall newsstand as well as the offices of Dr. William Secor and A.T. Mullins Real Estate were in the building. Thayer's Curio was owned by A.L. and Fanny Thayer.

The son of a sea captain, Thayer spent his bachelor days as a captain sailing to foreign ports and collecting oddities of the sea. After their marriage, the Thayers settled in St. Petersburg around 1898. Initially operating a jewelry store, the couple opened Thayer's Curio in the Michigan Building by 1911. Interestingly, Thayer's Curio maintained an alligator known as "Old Bill" in a small pool in the rear of their store. The couple sold out to Morris D. Gardner and his sister, Mrs. J.S. Dinwoodie, in 1913. After failing to get approval to open an aquarium and curio store on the north mole, Thayer opened a museum in Pass-a-Grille, which he operated until his death in 1926.

Gardner and Dinwoodies Curio Shop remained open in the Michigan Building until 1927 when it became Heath's, "The Shop of a Thousand Gifts." Another long-time occupant, the Red Cross Pharmacy, was opened by John H. Williams on the northeast corner of Central Avenue and 2nd Street in 1906. He relocated to the Michigan Building in 1911 and sold the business to Dr. E.C. Beach in 1914. In 1917, the pharmacy was forced to change its name due to copyright infringement on the Red Cross Organization, which filed a copyright on the name in 1905. Learning of the infringement, owner Dr. Beach changed the name to Beach's Pharmacy.[30]

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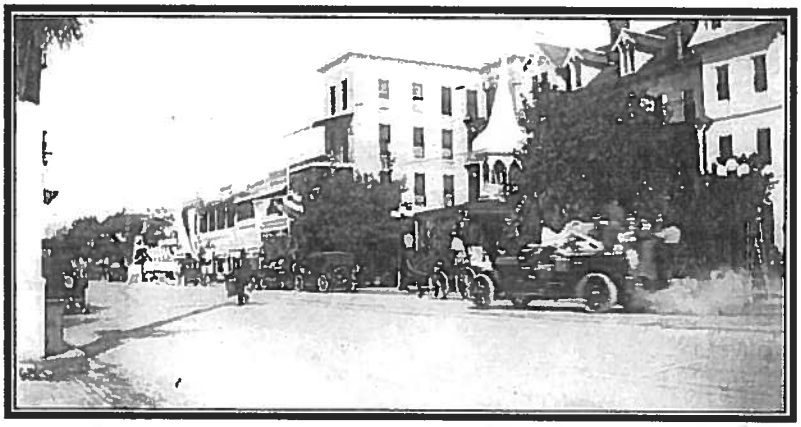
[29] Start Work on Tonnelier Block," *Evening Independent,* 28 October 1909; "Tonneliers Buy More Property," *Evening Independent,* 29 October 1909; "Mr. and Mrs. Peter Tonnelier...," *Evening Independent,* 18 December 1911; "Second Arcade Brick Building," *Evening Independent,* 5 March 1910; "Arcade Building has been Rented," *Evening Independent,* 28 September 1910; "Quick to Follow Good Example," *Evening Independent,* 19 October 1910; "Plans for New Theater Out," *Evening Independent,* 22 October 1910; "Contract for Theater Let," *Evening Independent,* 22 October 1910.

[30] "Start Work on Tonnelier Block," *Evening Independent,* 28 October 1909; "The Builders and the Work They've Done So Very Well," *Evening Independent,* 12 December 1914; "Dr. William Lee Secor," *Evening Independent,* 9 March 1910; "A.T. Mullins Real Estate Agent," *Evening Independent,* 9 July 1910; "Red Cross Pharmacy," *Evening Independent,* 4 July 1911; "Edward H.

In 1910, Lewis spearheaded the brick paving of the alley in Block 25 by the Georgia Engineering Company. In addition to Lewis, all of the local property owners, including Henry Binnie, James S. Norton, Mrs. Ramsey, and Edward Tonnelier, agreed to pay for the project. The first brick streets were laid in St. Petersburg in 1903. When Lewis organized the paving, the engineering company was just finishing paving 4th Avenue North in the downtown area. Block 25 was the first alley to be paved in the city.[31] Lewis also decided to install a private lighting plant in 1910. Lewis purchased the gasoline powered engine and, with Henry Binnie's assistance, installed it in Binnie's blacksmith shop. Lewis was able to install lights throughout his grocery as well as run a coffee mill, meat grinder, electric fans, and an elevator, while Binnie could use it to power lathes and other light machinery. Lewis also sold electricity to others on the block.[32]



Fire Truck "can do 65 mph," Central Avenue, looking west, 1913. Courtesy of Museum of History, Photo 6344.

Western portion of the Binnie-Bishop Hotel as the Northern Hotel and Restaurant, ca. 1915. Courtesy of Museum of History, Photo 478.

In 1911, Henry Binnie and Ed Lewis discussed plans to jointly construct a

Tonnelier is Putting in a Skylight," *Evening Independent,* 10 October 1911; "Hole in the Wall" advertisement, *Evening Independent,* 23 December 1911; "Trolley Cars in Trouble," *St. Petersburg Daily Times,* 12 June 1912; "Old Bill," *Evening Independent,* 4 April 1913; "Buy Thayer's Store," *Evening Independent,* 31 May 1913; "Plan Improvements on the Mole Before Opening of Next Season," *Evening Independent,* 18 May 1916; "Refuse Lease to Al Thayer," *Evening Independent,* 31 October 1916; "Famous Pass-a-Grille," *Evening Independent,* 8 February 1919; "Pharmacy Name is Changed Because of Red Cross Copyright," *St. Petersburg Daily Times,* 7 December 1917; "City Has Many Firms in Business 25 Years," *St. Petersburg Times,* 2 January 1938; "Eventful and Beautiful Life Ended in Death of Pioneer," *Evening Independent,* 1 March 1926; "Heath's" advertisement, *St. Petersburg Times,* 3 March 1927; Polk 1914, 1916, 1918, 1920, 1922, 1925, 1927.

[31] "Will Pave First Alley, North," *Evening Independent,* 26 November 1910.

[32] "Private Lighting Plant Installed," *Evening Independent,* 11 January 1910.

large brick building on the three corner lots at 1st Avenue and 3rd Street North. Instead, the two men decided to go about their construction projects separately. The two traded lots once again, giving Lewis the two corner lots and Binnie the two lots adjacent to the east. In 1911, Binnie moved his wood frame blacksmith shop two parcels to the east. There was some concern about the relocation of Binnie's shop within the fire limits. In response, he built a brick wall and a two-story brick building behind the wood frame shop as a fire break and extension to his blacksmith shop. In January 1912, he announced the construction of a new two-story commercial building on the lot adjacent to his shop. Constructed by contractors Allen & Dubois, this $8,000 building was built as a garage on the first floor with hotel rooms above. The first floor was soon leased by the local dairymen association as a milk depot for bottling and distributing. The second floor was initially leased by Harry H. Robinson as the Robinson House. After B.L. Dailey opened the Northern Tea Room and Restaurant on the first floor in 1913, the second floor hotel was renamed the Northern Hotel. When the hitching posts were removed in front of Lewis' Grocery in 1914, Binnie foresaw the end of the blacksmith trade. Although he continued to work as a blacksmith shoeing horses and mules and repairing wagons, he diversified into repairing bicycles, automobile tops, lawn mowers, umbrellas, clocks, and operating as a locksmith. By 1915, he was also operating the Northern Hotel and Restaurant.[33]

Detroit Hotel, ca. 1911, first brick addition on west.
Florida State Archives, Photo PC4095.

The Hotel Detroit capitalized on the influx of winter tourists during the city's first real estate land boom from 1909 to the start of World War I. Between 1911 and 1913, two large brick additions and a one-story commercial building were constructed on the Detroit. The first, a four-story brick addition constructed in 1911 on the west elevation, consisted of an additional 30 rooms, 15 of them with

[33] "Two-Story Brick on Third Street," *Evening Independent,* 18 April 1911; "Fire Limit Law Being Violated," *Evening Independent,* 10 November 1911; "Binnie Stops Work on New Structure," *Evening Independent,* 15 November 1911; "Warm Session of City Dads," *Evening Independent,* 17 November 1911; "H.R. Binnie Lets Contract for Brick Building," *Evening Independent,* 2 January 1912; "New Buildings $100,000 In," *Evening Independent,* 2 January 1912; "Inspector to Make Tests of All Milk Sold From the New Depot," *Evening Independent,* 2 November 1912; "Home Preserves by the Carload," *Evening Independent,* 3 October 1913; "Northern Hotel and Restaurant," *Evening Independent,* 28 December 1915; "Henry R. Binnie," *Evening Independent,* 18 June 1914; "Northern Hotel and Restaurant," *Evening Independent,* 28 December 1915; Polk 1914, 1916, 1918,1920; Ancestry.com. "U.S., World War I Draft Registration Cards, 1917-1918"; "Repairs Clock 500 Years Old," *St. Petersburg Times,* 17 November 1922.

private baths, and one store on the first floor. It incorporated electricity, running hot and cold water in each room, and was designed by an "architect from Tampa."[34]

In 1912, Crawford hired the Eureka Stone and Paving Company to construct a one-story concrete block, commercial building on the northeast corner of the property at 22-30 2nd Street North. Initially planned as storage, businesses soon occupied the storefronts. Dr. John D. Peabody, who founded the St. Petersburg Sanitarium with A.P. Avery in 1906 and organized the Pinellas County Medical Society in 1913, was one of the first occupants. The building also housed the Detroit Beauty Parlor, Central Printery, and Browning Gift Shop among others.[35]

Detroit Hotel, ca. 1914, second brick addition on east. Florida State Archives, Photo PC4097.

The second brick addition, designed by M. Leo Elliott of the architectural firm of Bonfoey and Elliott of Tampa, was constructed in 1913. This four-story brick addition was attached to the east elevation of the original wood frame building and extended north from the corner of Central Avenue and 2nd Street North. The original 70-foot tower located at the southeast corner of the wood frame building was removed. Archibald Atkinson was selected as the contractor. One of the most notable elements in the new construction was the elevator installed by the Warner Electric Company, a novelty in the city at the time. The 60-room addition was completed by December 10, 1913 at a cost of $75,000. With these additions, the hotel could lodge 200 overnight guests, and the enlarged dining room could accommodate 300 patrons.[36]

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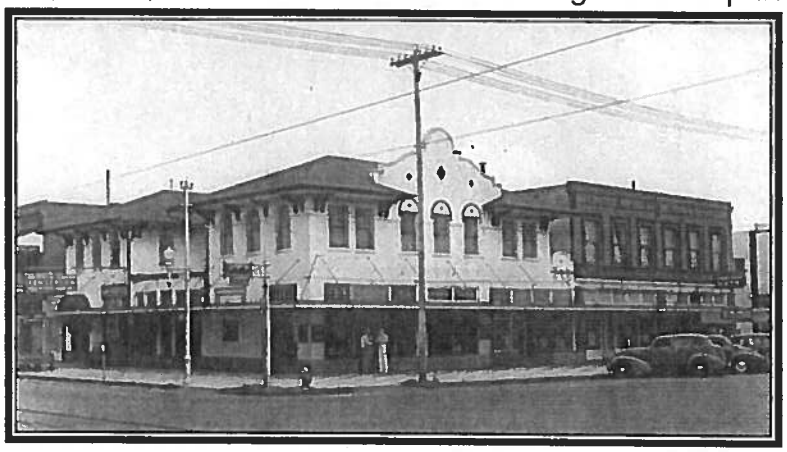
[34] "Brick Addition to Hotel Detroit," *St. Petersburg Evening Independent,* 5 May 1911; "Hotels are Opening for Season," *St. Petersburg Times*, 3 Oct 1911; "Hotel Detroit" advertisement, *St. Petersburg Times,* 3 October 1911; "Preparing for Immense Season," *St. Petersburg Times*, 27 October 1911.

[35] "Detroit Hotel Being Enlarged," *St. Petersburg Daily Times,* 9 May 1912; "Settling of Building Alarms the Occupants," *Evening Independent*, 5 June 1913; "Doctors of This County Organize Medical Society," *Evening Independent,* 8 October 1913; Polk 1914-20; "Big Hospitals Grew Out of Small Start," *Evening Independent,* 2 April 1938.

[36] "Complete Plans for New Detroit," *St. Petersburg Daily Times*, 22 March 1913; "Eight Bids Made for Detroit Annex," *St. Petersburg Times,* 1913; "Crawford Rejects All Hotel Bids" *St. Petersburg Times,* 1913, 6; "To Install Elevator," *St. Petersburg Times,* 1913, 8; "Addition to the Detroit Opened," *St. Petersburg Times,* 10 December 1913, 2; Sanborn Map Company 1913.

Following the death of owner Curtis N. Crawford in 1914, his widow retained ownership of the Hotel Detroit even after her subsequent marriage to L.M. Backus around 1917. Assistant Manager Gordon Bainbridge Hayward, who had been with the hotel since about 1912, was chosen to manage the hotel during this period. Following his service in World War I, he permanently relocated to St. Petersburg. According to the St. Petersburg City Directory, other individuals were noted as managers of the hotel in his absence, but none filled the position longer than a year.[37] In 1916, a large electric sign was installed on the roof of the hotel. Advertisements for the hotel in the 1916 St. Petersburg City Directory listed the following attributes, "*Hotel Detroit. Rooms en Suite with Bath. Electric Light, Steam Heat. Open All Year, American Plan. Mrs. C. N. Crawford, Owner. L.R. Cornell, Manager. $3.00 up, 120 rooms, 50 with Bath*".[38] Hotels, which functioned under the American Plan, including the Detroit, catered to winter visitors by including breakfast, lunch, and dinner in the hotel dining room as part of the rate.



Southeast corner of 1st Avenue and 3rd Street North, ca. 1938. Brick building on right was Lewis Building #2, built ca. 1907, and white Mission Revival style building on left was Lewis Building #4, constructed in 1917. Both demolished in 1966. Courtesy of Museum of History, Photo 2628.

The City's administration started to formally encourage tourism with promotional campaigns following the election of Al Lang as mayor in 1916. Lang was elected after he arranged to bring the Philadelphia Phillies baseball team to the city for spring training. Under his leadership, the City publicly encouraged tourism and made efforts to improve the physical appearance of the city. With approximately 83 real estate companies operating in the city in 1914, the focus turned increasingly to winter residents with the local population doubling during the season. These winter residents even formed tourist societies organized by state or region of origin which acted as booster clubs in their native states. Although the land boom collapsed during World War I, the development created a pattern for the future growth of the city. During the 1910s, the city's population grew from 4,127

[37] "C.N. Crawford Dies in North," *Evening Independent,* 25 September 1914; "Business Stops During Funeral," *Evening Independent,* 26 September 1914; Polk 1915, 1916, 1918, 1920; "Detroit Sold to Rutland for Over $200,000," *St. Petersburg Times,* 13 October 1938, 1; Grismer 1948, 324; "Hayward Leases Moore Building as New Hotel," *St. Petersburg Times,* 4 March 1939.
[38] "Electric Sign on the Detroit is a Big One," *Evening Independent, 19 January 1916;* Polk 1916.

in 1910 to 14,237 in 1920.[39] In spite of the downturn, limited new construction continued during the war. In 1917, Ed Lewis and fellow owner George Van Houten built a Mission Revival style building on the southeast corner of 1st Avenue and 3rd Street North. It was designed by architect W.S. Shull and constructed by Van Houten, who was a contractor. It tied into Lewis' adjacent brick building at 17-21 2nd Street North and housed the Hotel Dennis on the 2nd floor. Other businesses which occupied the first floor of the building included Thompson's Sanitary Market and Carpenter's New England Home Bakery and Tea Room.[40] In the midst of the construction of this new building, Lewis' Grocery caught fire in November 1917. Damage was limited to the roof and the second story thanks to the quick action of the fire department and the local Boy Scout Troop, who covered the stock of the grocery to prevent water damage. The store reopened within a few hours. Wanting to keep the store open during the winter season, Lewis decided to repair the building instead of building a new structure. Fearing a storm, Lewis hired contractor George Van Houten and 20 carpenters, paid $1 per hour, to replace the roof within one day.[41]

The Development of Block 25: Post WWI-1935

Although World War I limited tourism, St. Petersburg quickly rebounded with increases in people visiting St. Petersburg during the winter season of 1918-1919. Thanks in part to the efforts of John Lodwick, publicity agent for the Chamber of Commerce and the City of St. Petersburg, the hotels and boarding houses were filled to capacity during the season.[42] At the onset of this post-war boom, Frank Fortune Pulver purchased the Hotel Detroit in 1919. Pulver had made his fortune through the manufacture of Spearmint chewing gum, a formula and business which he sold to William Wrigley, Jr. in 1913 before permanently settling in St. Petersburg in 1917. In addition to operating the Hotel Detroit, he purchased the McAdoo Bridge to Pass-a-Grille, acquired the Hollenbeck and Huntington Hotels, and opened the Soft Water Laundry. Pulver served as Mayor from 1921 to 1924. In this position, Pulver, along with city publicity director John Lodwick, collaborated to create widely publicized stunts to draw attention and tourists to the city.[43]

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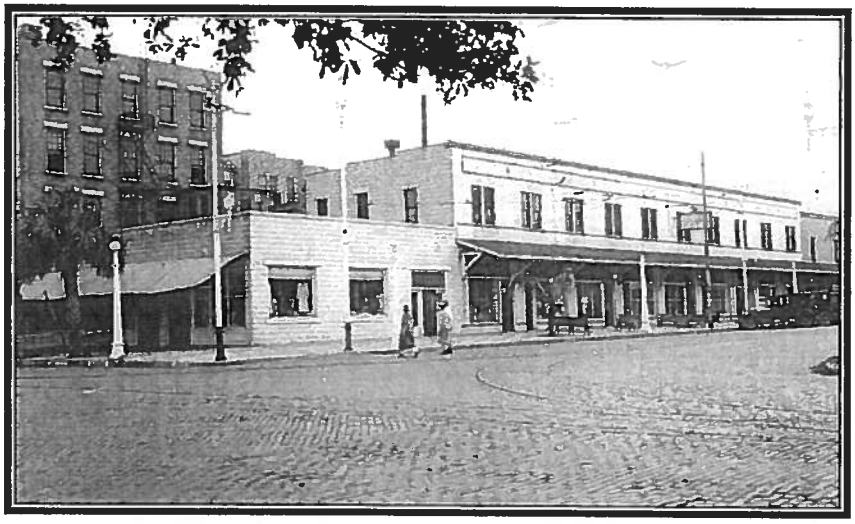
[39] Arsenault 1996, 124, 143-46, 190.
[40] Polk, 1918; "Handsome Building to be Erected at Third Street and First Avenue," *Evening Independent*, 6 August 1917.
[41] "Lewis Building Gets New Roof in Single Day," *Evening Independent*, 5 November 1917; "Workmen Use a Searchlight to Repair Damage," *St. Petersburg Daily Times,* 2 November 1917.
[42] Arsenault 1996, 186-189.
[43] Grismer 1948, 320; Fuller 1972, 266-67; "Detroit Hotel Owner Buys Huntington and Will Add 200 Rooms," *St. Petersburg* Times, 11 May 1920, 1; "Detroit Sold To Rutland for Over $200,000," *St. Petersburg Times,* 13 October 1938, 1; "Franklin F. Pulver, 84, Dies," *St. Petersburg Times,* 6 October 1955.



Southwest corner of 1st Avenue and 2nd Street North, ca. 1926. One-story concrete block building on left was built as part of the Hotel Detroit property in 1912. Peacock Row is on the right. Courtesy of University of South Florida Special Collections.

At the Detroit, Pulver retained Bainbridge Hayward as the manager of the hotel. Within a year after Pulver's purchase, he initiated the construction of the two-story commercial building at 208-230 1st Avenue North. Located on the Hotel Detroit property and considered part of the hotel complex, the building was called Peacock Row. It housed some of the first commercial stores on 1st Avenue North including early occupants such as the Dr. Hugh W. Wade, the Tourist Café, The Palm Book Store, Fisher & Deaderick Realtors, Hanover Women's Shop, Campbell & Mixon Fruits, George Atherton's Confections, and Lydia Husband's Art Craft Studio. Peacock Row offered 49 hotel rooms on the second floor and ten new commercial storefronts, increasing the overall Hotel Detroit capacity to 175 hotel rooms and 18 stores. Even with the additional rooms, the hotel reached capacity during the off-season. All four floors of the Detroit and the rooms in the new building were occupied during the summer of 1921. In 1922, the hotel advertised "200 outside rooms, Sunshine in Every Room." During this period, the Detroit offered a barber shop and auto service, with the Hotel Detroit Grill & Coffee Shop, Katherine Veach's Needlecraft Shop, Postal Telegraph Cable Company, Clewell & Fitzgibbon's soft drinks, Broadway Fashion Shop, First Loan and Savings Company, and several real estate agencies occupying commercial space.[44]

The construction of a national, state, and local road system opened St. Petersburg to an increasing number of middle-class vacationers and a new type of vacationer known as "tin-can tourists." This type of vacationer typically came by car and generally favored inexpensive campgrounds to hotels. The city's shortage of hotel rooms led to the 1920 creation of Tent City, a municipal

[44] Polk 1922, 1924, 1925, 1926, 1927, 1928, 1930, 1935; "Detroit Hotel Owner Buys Huntington and Will Add 200 Rooms," *St. Petersburg Times,* 11 May 1920, 1; "Summer Hotel Rush is Noted," *St. Petersburg Times,* 26 May 1921; "Detroit Sold To Rutland for Over $200,000," *St. Petersburg* Times, 13 October 1938, 1; Sanborn Map Company 1918, 1923.

campground for the "tin-can tourists." This new type of tourist threatened the city's established hotel industry and was not the class of visitor the leaders of the city were interested in attracting.[45]

The lack of hotel space and the booming economy during the late 1910s and early 1920s prompted the conversion of a number of private residences surrounding downtown into boarding houses, apartment buildings, or small hotels. Many owners recognized the inevitable growth of the central business district and built new houses in the most fashionable residential section now known as the Old Northeast. The opening of the Gandy Bridge to Tampa in 1924 further encouraged widespread development and construction extending north of downtown to the bridge. With only five hotels providing fewer than 500 hotel rooms at the start of the boom, city leaders were encouraged by the construction of mid-sized hotels, such as the Alexander Hotel, the Mari-Jean, and the Hotel Cordova, and several large hotels, including the Princess Martha, Pennsylvania Hotel, and Vinoy Park Hotel, during the boom). In an effort to compete with the newer hotels, Pulver promoted the Hotel Detroit as the "Best Known Hotel in St. Petersburg," "A Step Away to Shop or Play," and "the Heart of the Sunshine City."[46]

Central Avenue, looking west, ca. 1925. Courtesy of Museum of History, Photo 931.

In 1919, Ed Lewis sold his interest in his grocery, but retained ownership of his buildings and land. Ed Lewis, W.C. Burton, and Ed Wright had formed a partnership to operate the grocery store in 1913, and it was renamed the Lewis-Burton Company. After Lewis sold his interest, Burton controlled the majority of stock and continued to operate the grocery until 1923, when the owners decided to close the retail grocery, relocate, and convert it to a wholesale enterprise.[47]

At the same time, Arthur Johnson decided to move his clothing store from 259-69 Central to 428 Central Avenue. In his place, a new men's store was opened by

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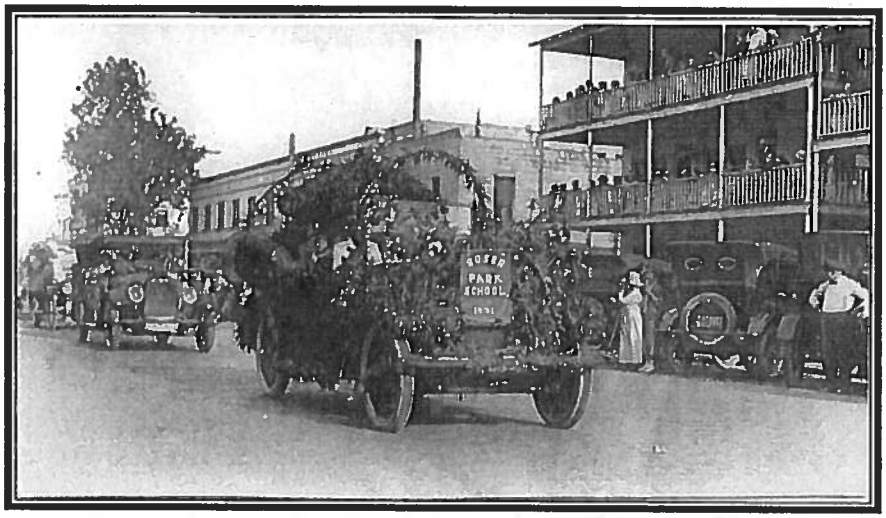
[45] Arsenault 1996, 186-189, 199-200.
[46] Polk 1927; Arsenault 1996, 201.
[47] "Lewis-Burton Firm in Grocery Business," *St. Petersburg Daily* Times, 18 May 1913; "Brown Bros. Buy Ed T. Lewis' Grocery Interest," *Evening Independent,* 30 January 1919; "Oldest Grocery in City to be Closed Here Soon," *Evening Independent,* 2 July 1923.



Festival of States Parade in front of the 1921 Binnie-Bishop Hotel Building. Courtesy of Museum of History, Photo 2887.

Henry Hayward and Ian Boyer, and the Pelican Book Shop and Library opened. The Ermatinger Hat Store opened at 273 Central Avenue in 1926. In the Lewis Building at the northeast corner of Central and 3rd Street, the Pinellas County Sheriff's Office decided to open an office in the Lewis Building in 1925. Leon Lewis, Ed Lewis' son, opened an office in his father's building after he sold the Crystal and Pinellas County Ice Companies in 1926. Architect Henry Dupont maintained an office in the Lewis Building. The St. Petersburg Red Cross opened an office in the Lewis Building in 1928 and remained there into the 1940s. [48]

With the success of his first brick commercial building and the onset of the Florida land boom, Henry Binnie decided to demolish his ca. 1900 wood frame blacksmith shop and build a new three-story brick building in its place in 1921. Contractor Charles Dubois had the $20,000 contract to demolish the old building and build the new structure. Binnie retained the rear two-story brick building as his blacksmith shop. The new three-story brick building on the front of the lot was incorporated into his existing adjacent hotel and Binnie renamed it the Binnie Hotel. The Williams Art Store, the New York Hat Shop, and William Kirby's Photography Studio opened in the storefronts of the building. In 1926, a fire caused $10,000 worth of damage to the Binnie Hotel when 70 gallons of gasoline "'unlawfully stored in a hat shop underneath the hotel" exploded. The event prompted the strict enforcement of laws regarding the storage of explosives and inflammables state-wide.[49]

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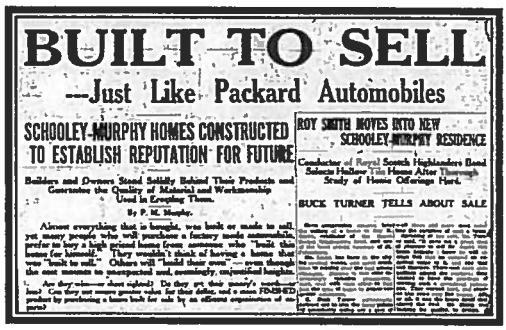
[48] "Veteran Clothier To Retire in June," *St. Petersburg Times,* 24 May 1941; "The Rambler," *Evening Independent,* 27 May 1941; "To Open Store for Men Here," *Evening Independent,* 27 September 1923; "Branch Office Located Here," *St. Petersburg Times,* 10 June 1925; "Close to $1,000,000 Deposited Following Sale of Ice Plants," *Evening Independent,* 22 December 1926; "Ermatinger Hat Store," *St. Petersburg Times,* 1 January 1937; "Pelican Book Shop & Library," *St. Petersburg Times,"* 6 February 1932; "Notice to Elevator Manufacturers," *St. Petersburg Times,* 14 May 1935; "Local Red Cross Board During World War Days," *Evening Independent,* 22 August 1939.

[49] Ancestry.com, "1920 United States Federal Census; Polk 1920, 1922, 1925; "Handsome New Building Replaces One of the Oldest Houses in the City," *Evening Independent,* 19 May 1921;

During the 1920s, Beach's Pharmacy and Gardner & Dinwoodie's Curio and China Hall continued to occupy the Michigan Building. In 1927, J. Heath took over the Curio and China Hall, renaming it the Heath's Gift Shop. William Weaver provided hotel rooms on the second floor as Weaver's Hotel.[50] By 1922, the St. Charles Hotel operated on the second floor of the Ramsey Building, and the Modern Oasis "thirst quenching emporium" took over the McPherson-Dent Bakery location. Mary Ramsey died in 1924.[51]

In September 1924, owners Samuel V. Schooley and Perry M. Murphy pulled the permit to build the Tamiami Hotel at 240-42 1st Avenue North. The two men formed the Schooley-Murphy Company soon after their arrival in St. Petersburg in 1921. A native of Indianapolis, Murphy came to the city to investigate groves that he had purchased. Involved in the manufacture of bricks and hollow clay tile, he convinced friend and builder Samuel V. Schooley of the possibilities of St. Petersburg, prompting their relocation. Initially, the two men focused on residential construction, pulling permits for construction of several residences at a time, and then hiring real estate firms to sell the houses upon completion. At first, the houses started at $8,000 each, but by the height of the land boom, the average sale price was 16,000. Their first projects were in the North Shore neighborhood, and they selected the Paul R. Boardman Real Estate Agency as their general sales agent.[52] By April 1922, the *Evening Independent* reported that,



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By P. M. Murphy.

ROY SMITH MOVES INTO NEW SCHOOLEY-MURPHY RESIDENCE

Conductor of Royal Scotch Highlanders Band Selects Hollow Tile Home After Thorough Study of Home Offerings Here.

BUCK TURNER TELLS ABOUT SALE

Schooley-Murphy Advertisement, *St. Petersburg Times,* January 21, 1923.

> Schooley and Murphy, who have erected many fine houses in this city and who are now building several, took out permits for two more. They are of the usual type erected by that firm of

"Williams Art Store," *St. Petersburg Times,* 23 September 1923; "Are Enforcing Hotel Measure," *Sarasota Herald Tribune,* 30 January 1926; "First Three Months Fire Loss Surpasses Entire 1925 Record," *Evening Independent,* 24 March 1926; Ancestry.com, "1930 United States Federal Census."

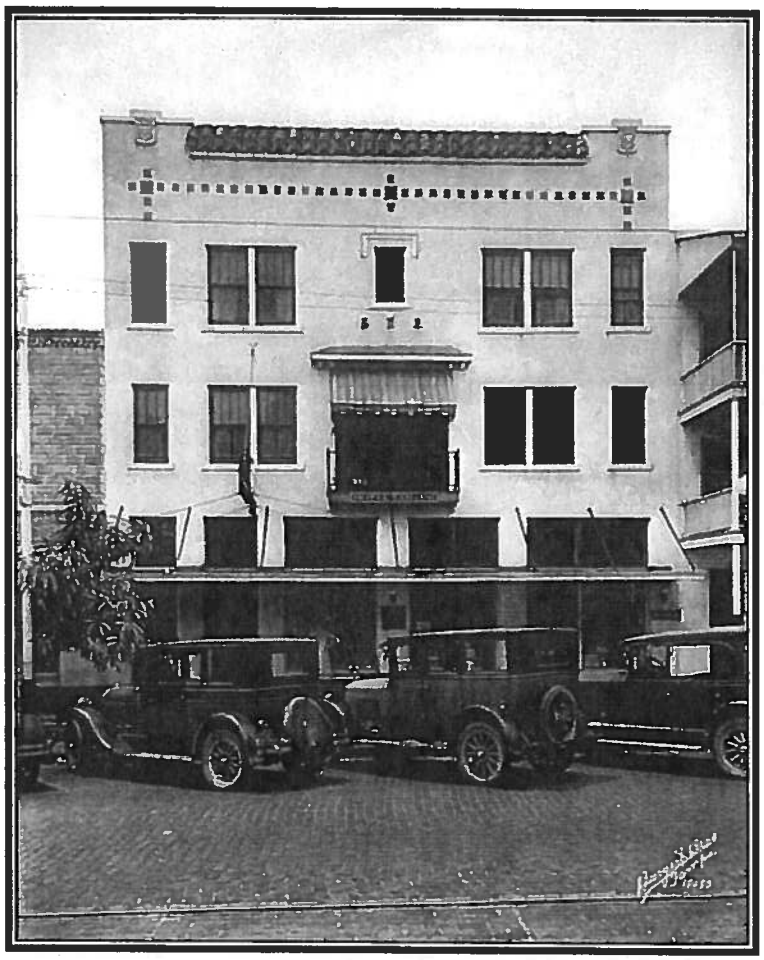
[50] Polk 1920, 1922, 1924, 1925, 1926, 1927, 1928; "Heath's" advertisement, *St. Petersburg Times,* 3 March 1927.

[51] "Oasis Will Aid Thirsty Crowds," *Evening Independent,* 31 May 1921; "Pioneer Woman of City Dies at Former Home in Georgia," *Evening Independent,* 11 January 1924; Polk 1922.

[52] City of St. Petersburg, Property Card; "Perry Murphy, Contractor, Dies," *St. Petersburg Times,* 14 September 1945; "Announcement," *St. Petersburg Times,* 20 May 1922; "Do You Really Know Samuel V. Schooley?" *Evening Independent,* 6 February 1924.

contractors, of hollow tile and stucco and each contains eight rooms and bath and suitable porches.[53]

By June 1922, the firm had 27 residences under construction in the North Shore neighborhood. Boardman purchased large ads in the newspapers to promote the new construction, focusing especially on the fact that these homes would please any wife. (insert ad, September 25, 1922) In 1923, Schooley-Murphy started an advertising campaign in which the owners explained their methods used in building the homes and the features of the homes in local newspapers. In the space of two weeks in January 1923, Schooley-Murphy sold ten residences which they had constructed for a total of $172,000.[54]



Tamiami Hotel, 1926. Burgert Brothers Collection, Tampa-Hillsborough County Public Library System.

With their success, the company moved into other residential areas of the city including Euclid-St. Paul, Pasadena, Snell Isle, and their own residential development near Lake Maggiore along Lakeview Avenue (now 22nd Avenue South) at 23rd Street. In April 1923, the company reported that they had built more than 150 houses, representing over $600,000 worth of construction. The men also started purchasing land in downtown St. Petersburg to develop for commercial purposes. They built a two-story commercial building at 736 Central Avenue, a one-story commercial building on the southwest corner of Central and 6th Street, the three-

[53] "Building in Three Weeks Runs to Quarter Million," *Evening Independent*, 22 April 1922.
[54] "Schooley & Murphy Start Work on Four More Homes," *Evening Independent,* 8 June 1922; "Built to Sell," *St. Petersburg Times,* 21 January 1923; "Schooley Co. Makes Record," *Evening Independent,* 25 January 1923.

story Schooley-Murphy Apartments at 320 4th Avenue North, and the Tamiami Hotel.[55]

Opened in 1925, rooms at the Tamiami Hotel started at $5.00 per week with hot water guaranteed at all times by manager Henry H. Williams, Jr. Upon the completion of the new building, the Williams Art Store relocated to the first floor of the Tamiami Hotel, where it remained until 1929.

In 1926, Schooley-Murphy sold the hotel for around $150,000. As the real estate market declined, the company shifted to advertising to do repairs, but still developing buildings as the opportunity arose. In 1936, they opened the Schooley-Murphy Arcade at 534 1st Avenue North providing a connection to Central Avenue through the Woolworth store. In the 1930s, the two men appear to have dissolved their partnership, but Schooley continued as a contractor, while Murphy continued Schooley-Murphy as a real estate agency. The 1926 sale by Schooley-Murphy was the first of several transfers for the Tamiami Hotel into the 1930s. In 1926, the "for sale" advertisement for the 22 room hotel noted that the "owner needs cash."[56]

A relatively healthy tourist trade initially kept the local economy afloat following the downturn of the real estate market in 1926 and the devastating hurricanes which damaged south Florida in 1926 and 1928. However, the crash of the stock market in 1929 kept the traveling public at home during the ensuing national depression. A dismal tourist season during the winter of 1929-1930 led to business failures, mortgage foreclosures, and unemployment in the city. Every bank in the city failed and closed by April 1931.[57]

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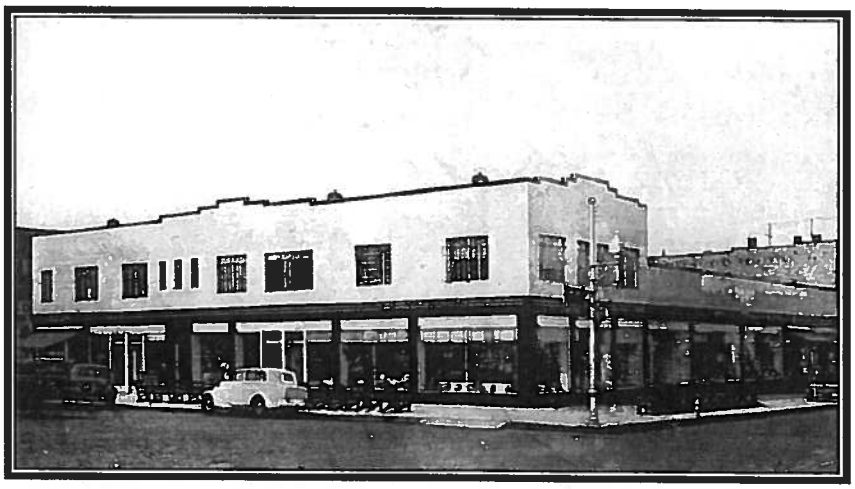
[55] Schooley-Murphy Buy Site for a 10-Story Building," *Evening Independent,* 26 January 1923; "To Build Fine Residences in Splendid Citrus Grove," *Evening Independent,* 30 January 1923; "Pasadena is Glad to Announce," *Evening Independent,* 19 February 1923; "Euclid Place on Euclid Boulevard Presents its Charms Pictorially Today in a Rather Unusual Way," *Evening Independent,* 16 October 1923; "407 Brightwaters Blvd. – Snell Isle," *Evening Independent,* 17 November 1926; "Rutland Buys Schooley Home," *St. Petersburg Times,* 30 June 1927; "Schooley Sells Home to Latham," *Evening Independent,* 15 February 1927; "Schooley-Murphy Start Homes to Cost $29,000," *Evening Independent,* 19 April 1923; "Pix," *St. Petersburg Times,* 2 November 1923; "$250,000 Apartment House to be Erected This Summer," *Evening Independent,* 21 April 1923; "Do You Really Know Samuel V. Schooley?" *Evening Independent,* 6 February 1924; "Schooley & Murphy Acquire Corner on Central Avenue," *Evening Independent,* 23 March 1923; "Local Men Acquire Business Building on Central Avenue," *Evening Independent,* 31 October 1931; Polk, 1924; "West Central Deal Involves Half Million," *St. Petersburg Times,* 8 June 1924.
[56] "Tamiami Hotel For Sale," *St. Petersburg Times,* 9 May 1926; Polk, 1924, 1925, 1926, 1927, 1928, 1929, 1930; "Hot Water Guaranteed at All Times!" *Evening Independent,* 5 May 1925; "Williams Art Store Moves into its New Location on Central Avenue," *Evening Independent,* 10 July 1929; "Property Owners," *Evening Independent,* 22 April 1930; "New Schooley-Murphy Arcade Opens Tomorrow," *Evening Independent,* 30 October 1936; Polk 1933; "Perry Murphy, Contractor, Dies," *St. Petersburg Times,* 14 September 1945.
[57] Arsenault 1996, 253-255.

Like most other businessmen in the city, Frank Pulver overextended himself during the real estate boom. Political infighting led to his removal from office in 1924. He then started a daily tabloid called the *Daily News*, which failed less than two years later. Pulver retreated into semi-retirement. In 1929, long-time hotel manager Bainbridge Hayward and Olive Matthews formed a company and purchased the Hotel Detroit from Pulver through a mortgage with the Life and Casualty Company of Nashville, Tennessee. With the decline of tourism during the Depression, the Life and Casualty Company foreclosed on the mortgage in 1934, but retained Hayward as manager.[58]

The Development of Block 25: 1936-1945

Federal relief projects helped revive the city's economy by the mid-1930s. Local projects included the construction of Bay Pines Veterans' Hospital, an addition to Albert Whitted Airport, Bartlett Park, an addition to Mound Park City Hospital, a beach water system, a new city hall, the construction of the U.S. Coast Guard Air Station near Bayboro Harbor, the North Shore sewer system, a National Guard armory, and a new campus for the St. Petersburg Junior College. By providing these kinds of projects throughout the nation, the New Deal agencies brought partial economic recovery to residents of St. Petersburg as well as other cities. With an improved financial outlook, tourists returned to St. Petersburg during the late-1930s.[59]



1937 Refacing of Lewis Grocery and Lewis Building #3. From *St. Petersburg Architecturally,* Orlando, B.R. Walzer, 1939. Courtesy of Robin Reed.

The revival of the economy during the late 1930s led to several improvement projects in Block 25. Ed Lewis decided to reface his buildings and remodel the interiors in 1937. His $16,000 refacing with glass was performed by contractor R.E. Clarkson. Ed Lewis died in 1940.[60] Barber Groves Packing House, owned by Clayton Barber, opened in the Ramsey Addition at 239 Central Avenue around 1935. The company would remain in the building into the 1970s.[61]

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[58] Arsenault 1996, 195; Grismer 1948, 321; "Detroit Sold to Rutland for Over $200,000," *St. Petersburg Times,* 13 October 1938.
[59] Arsenault 1996, 257-260.

By 1939, Merton Rogers operated the hotel in the Michigan Building and renamed it the Michigamma Hotel. Beach's Pharmacy also closed and the Goldenrod Candy Shop opened in its place.[62] By 1932, William E. Currie of Michigan owned the Tamiami Hotel building and leased the operation to Mr. and Mrs. Henry Bruhns. In 1935, Anna Gerhard and Elizabeth Hussher of New Jersey purchased the hotel for approximately $35,000. By 1941, Elizabeth Moore was the owner. In spite of the numerous ownership changes, the building served as the Tamiami Hotel well into the 1960s.[63]In 1938, local businessman Hubert Rutland purchased the Hotel Detroit from the Life and Casualty Company for approximately $200,000. Following his arrival in St. Petersburg in 1921, Rutland worked with his brother in one of the largest department stores in the county, Northup-Rutland Store. In 1923, Hubert Rutland opened Rutland's Men's Store. Along with the growth of the store into the Rutland Clothing Company, Rutland had invested in real estate during the 1920s and 1930s. With the purchase of the Hotel Detroit, Rutland owned 1,022 feet of frontage in the downtown business district housing 75 stores.[64] Following his purchase, Rutland announced that some remodeling at the Hotel Detroit would be conducted. Touted as modernization, the renovation, completed by contractor W.D. Berry in 1939, included adding stucco to the front elevation of the original wood frame portion of the building, removing the second floor of the front porch, and rebuilding the first floor porch. The wood canopy which extended from the hotel entrance to Central Avenue was replaced with a canvas awning. The front patio at the hotel entrance was created with the construction of a masonry garden wall. Although it was announced that Hayward would be retained as manager, he left in 1938 after he signed a long-term lease for a nearby hotel property and opened the Bainbridge Hotel. Hayward would serve as City Councilman from 1937 to 1940, and again from 1951 until his death in office in 1953. [65]

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[60] "Central Avenue Stores Undergo Improvements," *St. Petersburg Times,* 25 August 1937; City of St. Petersburg, Property Card, 279 Central Avenue; "Edson T. Lewis, Pioneer of City, Succumbs at 68," *Evening Independent,* 2 December 1940.

[61] "Familiar as Palms; Gift Box Industry," *St. Petersburg Times,* 6 February 1958; Margaret Nuccio, "Barber Groves, (8PI313)," Florida Master Site File Form, 1977, on file, Florida Division of Historical Resources, Tallahassee.

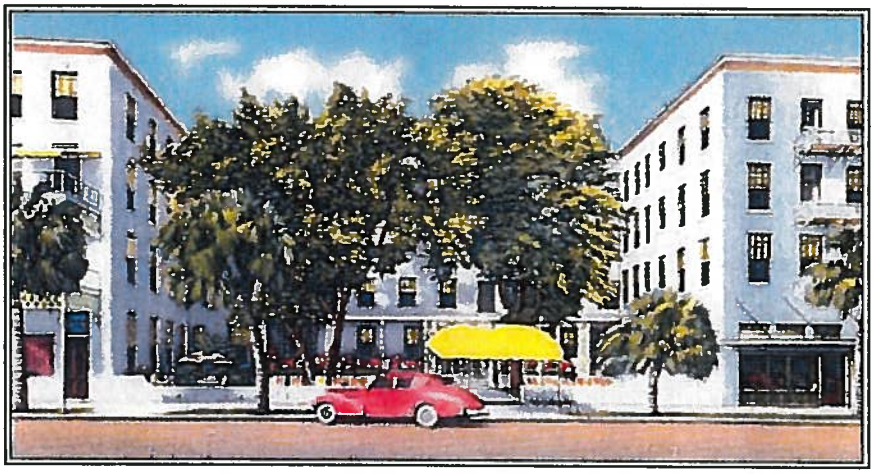
[62] "Michigamma Hotel," *Evening Independent,* 22 April 1939; Personal Mention," *Evening Independent,* 4 March 1940; "Goldenrod Candy Shop" advertisement, *Evening Independent,* 8 May 1940; "City Outgrowing Seasonal Business," *St. Petersburg Times,* 30 May 1948; Polk, 1940, 1945.

[63] "Couple Lease Tamiami Hotel," *St. Petersburg Times,* 15 May 1932; "Tamiami Hotel, Other Property Sold in Week," *St. Petersburg Times,* 23 June 1935; "Tamiami Hotel," *Evening Independent,* 1 December 1941.

[64] "Detroit Sold to Rutland for Over $200,000," *St. Petersburg Times,* 13 October 1938, 1; "Detroit Hotel Completely Remodeled," *St. Petersburg Times,* 1 October 1939, 3; Grismer 1948, 348.

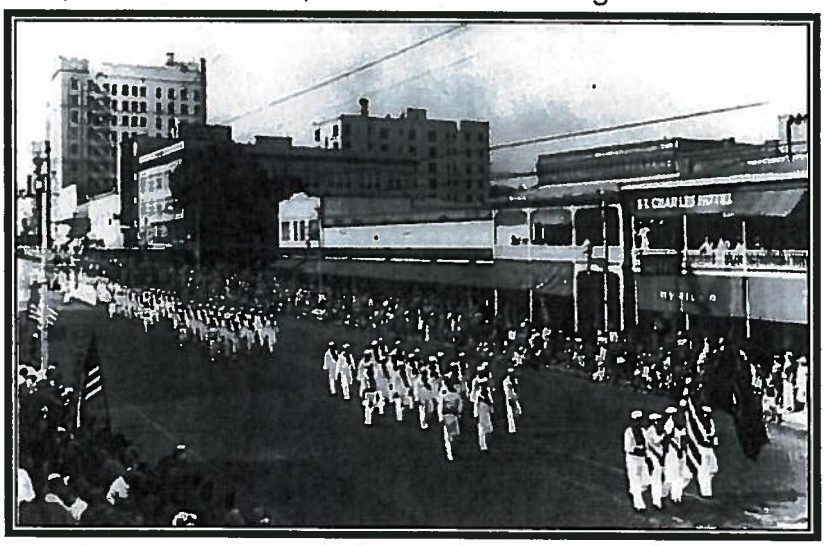
[65] "Detroit Sold to Rutland for Over $200,000," *St. Petersburg Times,* 13 October 1938, 1; "Detroit Hotel Completely Remodeled," *St. Petersburg Times,* 1 October 1939, 3; "Hayward Leases Moore Building as New Hotel," *St. Petersburg Times,* 4 March 1939; Grismer 1948, 240, 324; "Bainbridge Hayward, Councilman, Dies," *St. Petersburg Times,* 3 June 1953.

In 1940, Ida Nancy Merrill purchased the Hotel Detroit from Rutland. Rutland retained ownership of Peacock Row on 1st Avenue North, separating the building from the Hotel Detroit property. After her arrival in St. Petersburg in 1923, Merrill entered the hotel business owning and/or managing several hotels prior to her purchase of the Detroit including the Merrill Hotel, Royal Palm Hotel, Deermont, and Allison Hotels. She was active in numerous civic organizations and held leadership roles in the YWCA, the Republican Party, Zonta Club, National League of American Pen Women, St. Petersburg Hotel Association, the Florence Crittenton Home, Chamber of Commerce, St. Petersburg Woman's Club, League of Overseas Women, American Association of University Women, and the Business and Professional Women's Club. Following the purchase of the Detroit, Merrill announced that her nephew, Charles Brazier, would be the manager.[66]



Hotel Detroit, ca. 1940. City of St. Petersburg Photo Archives, Photo 053001.

Although tourism had rebounded to some extent by 1940, the activation of the military, rationing, and travel restrictions of World War II severely curtailed St. Petersburg's tourism based economy. Most of the city's hotels and boarding houses remained empty during the winter of 1941-42.



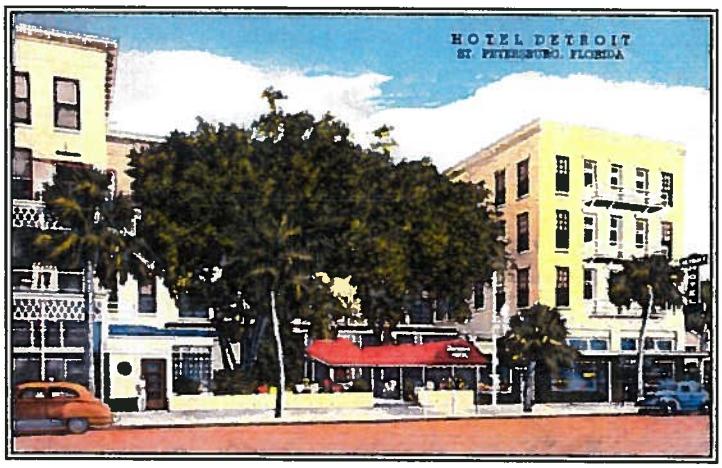
World War II era parade along Central Avenue, ca. 1945. Courtesy of the Museum of History, Photo 229.

[66] "Detroit Hotel Sold," *St. Petersburg Times,* 11 June 1968, 3B; "Ida N. Merrill, Citizen," *Evening Independent*, 14 October 1965; "Miss Ida Merrill, Hotel Owner, Dies," *St. Petersburg Times*, 12 October 1965; Bethia Caffery, "Preserving History...Detroit Block Reflects Strong Commitment to the Downtown," *Evening Independent*, 14 May 1982, 3D; Polk 1935.

Realizing that the empty rooms could be an asset as military housing, city leaders successfully lobbied the War Department for a military base. The opening of a technical services training center for the Army Air Corps brought over ten thousand soldiers to the city during the summer of 1942. The military leased almost every major hotel and many of the smaller hotels in the city, including the Hotel Detroit. Only the Suwannee Hotel and some of the smaller hotels and boarding houses were open to civilian use. By the time the training center closed in July 1943, over 100,000 soldiers had visited St. Petersburg. Although the training center closed, the United States Maritime Service Bayboro Harbor Base, which trained merchant seamen, continued to grow, and eventually leased four of the downtown hotels abandoned by the Army Air Corps. Other bases and support facilities throughout the area brought thousands of soldiers to central Florida and the St. Petersburg area.[67]

The Development of Block 25: 1946-present

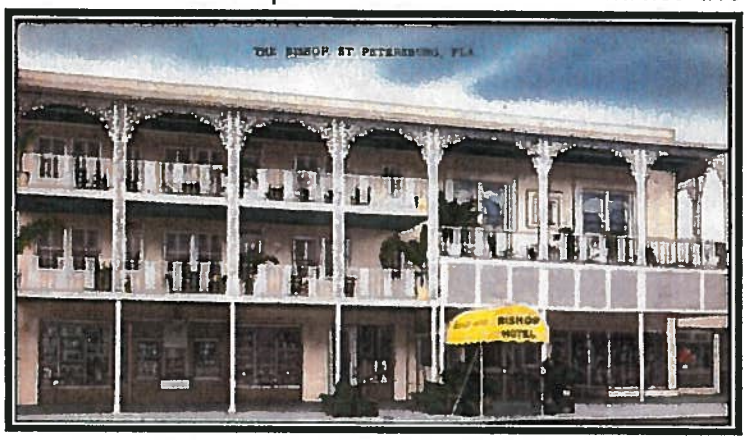
The city rapidly demilitarized following the war, and many veterans returned to St. Petersburg. The Great Depression and governmental restrictions during the war led to a housing shortage following World War II. Many hotels and boarding houses were again filled with tourists and new residents awaiting the construction of new homes. New houses filled the subdivisions platted during the 1920s, but left vacant by the real estate decline and depression. As development spread westward, the introduction of shopping centers, including Central Plaza and Tyrone Gardens Shopping Center, and motels along the west coast drew new residents and tourists away from downtown St. Petersburg.[68]



Hotel Detroit, ca. 1946. Florida State Archives, Photo PC4098.

[67] Arsenault 1996, 298-301.
[68] Arsenault 1996, 307-313.

During the post-World War II period, the block on which the Hotel Detroit was located underwent modernization. In an attempt to modernize and attract the post-World War II customer, the Detroit owners installed air conditioning and constructed an addition in the front courtyard area to open the Patio Restaurant. On the north side of the block, Roy Bishop purchased the Binnie Hotel in 1948. Soon after, pioneer blacksmith Henry Binnie passed away in 1949. Bishop remodeled and redecorated the hotel and renamed it the Bishop Hotel. Alterations included the installation of air conditioning and the addition of wrought iron to the front balconies to unify the two buildings. Bishop owned the hotel until 1977. Following the death of Edward Tonnelier in 1960, the interior of the Michigan Building was modernized, and by 1971, the hotel was renamed the James Hotel.[69]



Binnie-Bishop Hotel, postcard, ca. 1950.

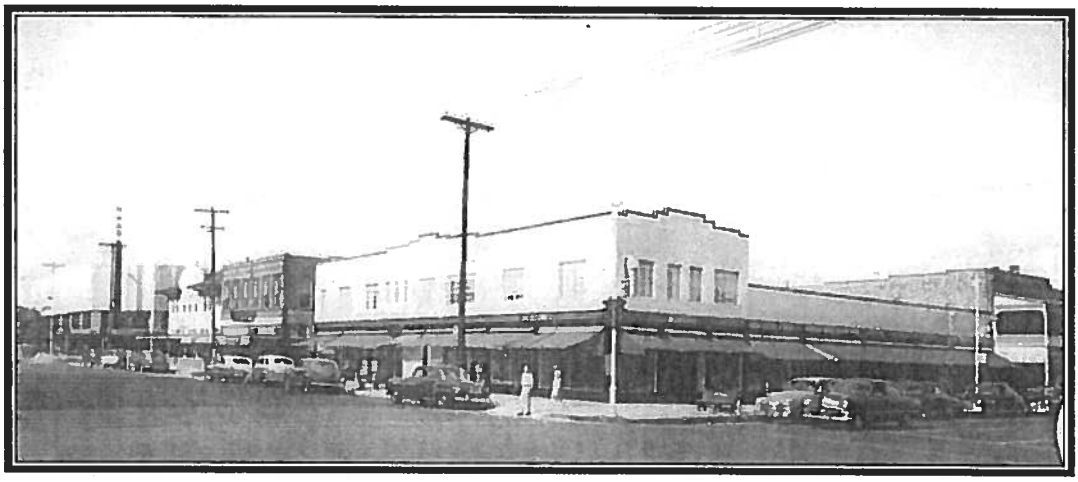
Following the death of Ida Nancy Merrill in 1965, her nephews, Charles Brazier Jr. and Frank Brazier, inherited the Hotel Detroit. Charles Brazier had managed the hotel since her purchase in 1940. In 1968, the brothers sold the hotel to St. Petersburg businessmen E.B. Joe Porter, Wilbert R. Canning, and Harold E. Wells for $260,000. At the time, it was noted as a 110 room facility. Purchased as an investment, Porter, Canning and Wells sold the Hotel Detroit to William L. Pendergast and Robert Barnes in 1977.[70]

After the death of Ed Lewis in 1940 and his son, Leon Lewis, in 1950, the Lewis properties remained in the ownership of the Lewis Interests. In 1966, the company decided to raze the two buildings on the southeast corner of 1st Avenue and 3rd Street North, and construct the existing one-story commercial building located at 270 1st Avenue North. Also in 1966, the Lewis Buildings along Central

[69] Polk 1951; "Newly Remodeled Bishop Hotel Has its Formal Opening," *Evening Independent,* 13 December 1948; Bethia Caffery, "A Bit of City History…," *Evening Independent,* 21 May 1977; Ancestry.com, "Florida Death Index"; City of St. Petersburg, Property Cards.

[70] "Detroit Hotel is Sold," *St. Petersburg Times,* 11 June 1968, 3B; Clayton Reed, "Detroit Hotel is Sold," *St. Petersburg Times,* 2 November 1977; Charles Benbow, "The Restoration," *St. Petersburg Times,* 18 May 1980, F1.

Avenue received a "face-lift" for $40,000 when they were refaced with stucco and Carrara Glass and an aluminum canopy and wall cap were installed.[71]



Northeast corner of Central Avenue and 3rd Street showing the Lewis Buildings, ca. 1950. Courtesy of the Museum of History, Photo 2636.

During the 1960s, downtown and the neighborhoods surrounding the city core entered a period of decline and abandonment. Many of the buildings associated with the early history of the community slowly deteriorated. One of the first widespread efforts at reinvestment and revitalization in the downtown area resulted in the complete renovation of the entire block on which the Hotel Detroit was located. The efforts were partially funded through a $1.3 million Community Development Block Grant. In addition to providing the owners funding to hire architects to modernize the buildings, public improvements in the block included replacing paving, landscaping, lighting, and installing planters and fountains.[72]

On the former Detroit parcel, Peacock Row was renovated and leased as office and commercial space. The adjacent building along 2nd Street North on the northeast corner of the parcel, built in 1912 as additional commercial space for the Detroit, was demolished between 1977 and 1982. The centrally located north (rear) wing of the Hotel Detroit, which was part of the original 1888 construction, was demolished in June 1981 to create space for a paved courtyard. The courtyard was converted to the Jannus Landing (now Jannus Live) concert

[71] "City Pioneer's Building Coming Down," *Evening Independent,* 14 May 1966; John Schaffner, "With Faith, He Helped Build a City," *Evening Independent,* 14 May 1966; "Lewis Building Gets Face-Lifting," *Evening Independent,* 24 June 1966; "Leon Lewis Stricken Fatally at Yacht Club," *St. Petersburg Times,* 1 June 1950; City of St. Petersburg, Property Card, 279 Central Avenue.
[72] Dick Bell, "Block's Past Gives Way to its Future," *St. Petersburg Times, 9 June* 1981, 3B; Jon East, "Detroit Block Facelift to Begin," *Evening Independent,* 5 May 1981; Bethia Caffery, "Preserving History," *Evening Independent,* 14 May 1982, 3D; Charles Benbow, "The Restoration," *St. Petersburg Times,* 18 May 1980; Charles Benbow, "A Tasteful Blend of Old and New Creates an Air of Charm at Janus Landing," *St. Petersburg Times,* 16 August 1982, D1; Donna Vavala, "Developers Try to Get Hotel, Land," *St. Petersburg Times,* 8 March 1989.

venue, named for Tony Jannus who flew an airboat from St. Petersburg to Tampa making it the official birthplace of commercial aviation. The concert venue opened in October 1982. Other alterations included the application of stucco to the north (rear) elevation to cover the removal of the rear wing, replacement windows, addition of balconies and stairs to the rear elevation, and removal of paint from the original red brick additions. The Lewis Buildings, sold by the Lewis Interests in 1981, received a fresh coat of stucco.[73]

Although businesses on the first floor remained open, the hotel finally closed in 1992. In December 1998, Jannus Landing Ltd. purchased the Detroit along with several adjacent properties from Bob Barnes and Bill Pendergast for over $2 million. In 2000, Jannus Landing transferred ownership to St. Pete Jannus for $3.6 million. St. Pete Jannus subsequently converted the property to a condominium in 2002. Of the 29 units, 24 are residential and five are commercial. With the conversion, the building underwent extensive alterations. The interior layout changed with the removal of hotel room walls and installation of modern equipment to create larger, independent condominium units. Exterior alterations included the construction of a new tower, re-stuccoing the front of the wood frame portion of the building, and replacing most of the original double-hung sash and the single-hung sash windows.[74]

STATEMENT OF SIGNIFICANCE

Community Planning and Development, Commerce, and Settlement

Block 25 is significant at the local level in the areas of Community Planning and Development, Commerce, and Settlement as an example of the evolution of the tourism industry and settlement patterns in St. Petersburg. It meets the following criteria for designation of a property found in Section 16.30.070.2.5(D) of the City of St. Petersburg Code:

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

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[73] Dick Bell, "Block's Past Gives Way to its Future," *St. Petersburg Times, 9 June* 1981, 3B; Jon East, "Detroit Block Facelift to Begin," *Evening Independent,* 5 May 1981; Bethia Caffery, "Preserving History," *Evening Independent,* 14 May 1982, 3D; Charles Benbow, "A Tasteful Blend of Old and New Creates an Air of Charm at Janus Landing," *St. Petersburg Times,* 16 August 1982, D1; Donna Vavala, "Developers Try to Get Hotel, Land," *St. Petersburg Times,* 8 March 1989; "Deaths: Eva Lewis Ford, Charter Member of Junior League," *Evening Independent,* 29 September 1982.

[74] Alicia Caldwell, "Landmark Hotel to Close Doors," *St. Petersburg Times,* 28 April 1992; Pinellas County Clerk of Circuit Court, OR Book 12214, Page 2478, OR Book 10859, Page 2012, and OR Book 10356, Page 2095; Pinellas County Property Appraiser, Parcel 193117744660250011; "Detroit Hotel Ready for May Occupancy," *St. Petersburg Times*, 17 April 2002.

(c) It is identified with a person or persons 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 work has influenced the development of the City, state, or nation;
(g) 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; and
(h) Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

As the first hotel in the City, the Hotel Detroit was constructed in conjunction with the railroad depot to encourage the settlement and growth of the new community. By providing lodging for prospective residents, the hotel supported the early growth of the city. Block 25 and the Hotel Detroit were the center of the community from the filing of the Map of the Town of St. Petersburg in 1888.

Until the construction of the hotels in the 1920s, the Detroit served as the central hub of social life in St. Petersburg where significant events were celebrated. For example, residents marked the 1897 introduction of electricity in the town with a day of celebration culminating in a grand ball at the Hotel Detroit. Block 25 held the earliest clothing stores, bakeries, restaurants, and the first movie theater in the city. The owners and business operators within the block played a significant role in the development of the city including John C. Williams, Frank Fortune Pulver, Bainbridge Hayward, Curtis N. Crawford, Edson T. Lewis, James Norton, Mary Ramsey, Bill Carpenter, Samuel V. Schooley & Perry M. Murphy, Henry Binnie, Arthur Johnson, Ida Nancy Merrill, and Hubert Rutland. Several, including Ed Lewis, Frank Fortune Pulver, and Bainbridge Hayward, played a leadership role in city government, actively establishing good roads, the city waterfront, public utilities, and safe drinking water. Developers John

Washington's Birthday Celebration, 1906. Parade passing in front of Lewis' Grocery with Norton Building, Ramsey Building and Addition, Michigan Building, and Hotel Detroit in background. Courtesy of Museum of History, Photo 2124.

Williams, Ed Lewis, Mary Ramsey, Herbert Rutland, S.V. Schooley and Perry Murphy laid the foundation for the growth and beauty of the City.

Supporting not only the settlement of the community, Block 25 played a significant role in the development of the tourism industry. A stop at the Hotel Detroit for refreshments was part of the first seaside excursions offered by the Orange Belt Railway in 1889. A number of the new residents likely stayed at the Detroit and the smaller surrounding hotels such as the St. Charles, Binnie-Bishop, and Tamiami Hotels when they first visited the city and while awaiting the construction of a residence. According to historian Karl Grismer, Lewis' Grocery became a "show place of the city and when F.A. Davis brought prospects to the city in an attempt to interest them in his various enterprises, he invariably took them to the Lewis store to show them evidences of prosperity."[75] From Bill Carpenters excursion to Seattle with his alligator named "Trouble", to Frank Fortune Pulver's periodic visits to Broadway in New York City in a white suit flanked by Florida beauty queens, Block 25 occupants made a concerted effort to draw tourists to St. Petersburg. Events, such as the Festival of States organized by Arthur Johnson, not only drew tourists but bolstered community pride.

1st Prize entry driven by Arthur Johnson in the first Festival of States Parade, 1917. Courtesy of Museum of History, Photo 1336.

Block 25 is also significant as a cohesive collection of commercial buildings dating to the early settlement and growth of the city. They remain indicative of early commercial construction and the ever present effort to modernize and attract new customers. The buildings also convey a sense of history exhibiting the evolution of construction and the growth of St. Petersburg. The styles within Block 25 indicate the overall evolution of architectural design during the early- to mid-twentieth century and the history of development in St. Petersburg. Although the buildings display varying degrees of ornamentation, Block 25 achieves uniformity through the use of similar materials, massing, streetscaping, setback, scale, and proximity.

[75] Grismer 1924, 233-24.

A Note About Commercial Architecture: In the U.S., the main street storefront is usually the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy. Although storefronts normally do not extend beyond the first story, it often relates to the rest of the building visually through a unity of form and detail. The earliest extant storefronts in the U.S., dating from the late 18th and early 19th centuries, had bay or oriel window fronts that provided additional display space. The 19th century witnessed the progressive enlargement of display windows as plate glass became available in increasingly larger units. The use of cast iron columns and lintels at the ground floor level permitted structural members to be reduced in size. Recessed entrances provided shelter for sidewalk patrons and further enlarged display areas.

200 block of Central Avenue, 1960s.

Commercial establishments of the 18th and early 19th centuries were frequently located on the ground floor of buildings and, with their residentially scaled windows and doors, were often indistinguishable from surrounding houses. In some cases, however, large bay or oriel windows comprised of small panes of glass set the shops apart from their neighbors. Awnings of wood and canvas and signs over the sidewalk were other design features seen on some early commercial buildings. The ground floors of large commercial establishments, especially in the first decades of the 19th century, were distinguished by regularly spaced, heavy piers of stone or brick, infilled with paneled doors or small paned window sash. Entrances were an integral component of the facade, typically not given any particular prominence although sometimes wider than other openings.

The first decades of the 20th century revealed a growing use of decorative transom lights (often using small prismatic glass panes) above display windows; in some cases, these transoms could be opened to permit air circulation into the store. Electric incandescent lights enabled storeowners to call attention to their entrance and display windows and permitted nighttime shopping. In the 1920's and 1930s a variety of new materials were introduced into the storefront, including aluminum and stainless steel framing elements, pigmented structural glass (in a wide variety of colors), tinted and mirrored glass, glass block and neon.

Because commercial architecture responds to a variety of factors—environmental, cultural, and economic—distinct regional variations in storefronts can be noted. Fixed metal canopies supported by guy wires, for example, were common in late 19th and early 20th century storefronts in southern states where it was advantageous to have shaded entrances all year long. Such a detail was less common in the northeast where moveable canvas awnings predominated. These awnings could be lowered in summer to keep buildings cooler and raised in winter when sunlight helps to heat the building.

Notable Architects and Builders of Block 25

The buildings depict the craftsmanship of local architects, builders, and artisans. Several notable architects and contractors worked on the buildings of Block 25 including Edgar Ferdon, M. Leo Elliott, William Shull, J. Frank Chase, Charles DuBois, and Walter C. Henry. Henry Taylor occupied an office in one of the buildings, and designed a small infill building still present today. These men played a significant role in designing the built environment of an early St. Petersburg community.

Edgar Ferdon

Edgar Ferdon was born in Englewood, New York in 1869. He visited the St. Petersburg area in the 1890s, most likely to visit his father, who lived in the city. In 1892, although not a permanent resident, Ferdon designed the Chautauqua Villa, the first house to be built on the north side of the city (northeast corner of First Avenue and Second Street North). He moved to the City permanently in 1903 from Summit, New Jersey to become a permanent resident and was probably St. Petersburg's first professional architect, locating his office at 319 Central Avenue.

Ferdon had an important impact on Downtown St. Petersburg and the rest of the City in the first three decades of the twentieth century. In addition to the Michigan Building, Ferdon designed several important buildings in the City including the American Bank and Trust Building in the 300 block of Central Avenue, where his office was located, First National Bank (Florida Bank and Trust) in the 400 block of Central Avenue, the Crislip Arcade at 645 Central Avenue, the Rex (Cameo) Theater at 169 Central Avenue, Harrison Hardware Building, parts of the Pheil Hotel, and the First Congregational Church.

Ferdon was also associated for several years in the mid-1910s with noted local architect George Feltham, who would later design the Sunset Hotel, Green-Richman Arcade, Ponce de Leon Hotel, and the First Baptist Church, all locally designated historic landmarks. During the 1920s, Ferdon designed many attractive residences on Snell Isle and in the North Shore neighborhood, while

also designing commercial buildings. During the peak of his career in St. Petersburg, Ferdon lived with his wife Florence and their four sons in their home on Tangerine Avenue South near Ninth Street. Ferdon died from a stroke on May 2, 1932, at his home at 2345-1/2 First Avenue North in Historic Kenwood.[76]

M. Leo Elliott

M. Leo Elliott, who designed the addition to the Hotel Detroit, was born in 1886 in Woodstock, New York. He attended Cooper's Institute in New York City and received training at the New York City firm of Welch, Smith & Provost. Early in his career he helped design buildings for the Jamestown Exposition of 1907 in Norfolk, Virginia. At the age of 21, he moved to Tampa and formed a partnership with Bayard C. Bonfoey. They designed the Tampa YMCA (1909), Centro Asturiano (1914) and Tampa City Hall (1915). The partnership was dissolved in 1917.

During World War I, Elliott served as an engineer in the construction of concrete oil tankers in Jacksonville. After his return to Tampa, he created the firm of M. Leo Elliott, Inc., Architects and Engineers. Elliott then designed the Italian Club (1917) and Cuban Club (1918) in Ybor City. In 1925, the firm was designing projects throughout Florida, maintaining a St. Petersburg office. During the peak of the land boom, the firm employed six structural engineers, forty-six draftsmen, and seventeen site inspectors. One of the firm's major projects in St. Petersburg includes the 1926 Ninth Street Bank and Trust designed in the Neoclassical Revival style.

Many of Elliott's notable projects in Tampa are still extant on Davis Islands near downtown Tampa and in Temple Terrace. Other important buildings in Tampa designed by Elliott include the Masonic Temple, the Scottish Rite Temple and the First National Bank. He also designed Sarasota High School. During World War II, he designed war housing for the Public Housing Administration. In 1946 the firm became Elliott & Fletcher. Elliott retired from practice in 1954 and died on August 18, 1967. [77]

J. Frank Chase

A veteran of the Civil War, Captain J. Frank Chase came to St. Petersburg in 1895, and initially tried to develop present-day Gulfport as Veteran City. When

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[76] City of St. Petersburg, *St. Petersburg's Notable Architects*, available on-line at http://www.stpete.org/historic_preservation/docs/Architects.pdf.

[77] "M. Leo Elliott, Sr., Noted Tampa Architect," *St. Petersburg Times*, 19 August 1967; Karl H. Grismer, *Tampa: A History of the City of Tampa and the Tampa Bay Region of Florida* (St. Petersburg: St. Petersburg Printing Company, 1950), 384-85; City of St. Petersburg, *St. Petersburg's Notable Architects*, available on-line at http://www.stpete.org/historic_preservation/docs/Architects.pdf .

that effort failed, he joined with J.T. Lindsey to form a contracting firm in 1906. In addition to the Michigan Building and the Lewis Building at 259-269 Central, Chase and Lindsey went on to build the Wilson-Chase Building, the Welch Building, and the McCrory 5 & 10 Store, along with numerous residences.[78]

Charles DuBois

Charles DuBois came to St. Petersburg in 1910 after working throughout the southeastern United States. In addition to the Binnie-Bishop Hotel, DuBois also built the Vogel apartments, Elks Club, Sunset Hotel, the Municipal Power Plant, the Municipal Gas Plant, and numerous residences as well as many seawalls along the waterfront. DuBois served as the president of the St. Petersburg Association of General Contractors during the 1920s.[79]

Walter C. Henry

Walter C. Henry came to St. Petersburg in 1896 after severe freezes in 1894-95 destroyed local citrus groves and devastated the local economy in Leesburg, Florida. Once in St. Petersburg, he immediately built a combination office and residence on Central Avenue and went into business as a contractor. Henry was elected to City Council in 1901-02, but resigned in order to bid on the contract, which he received, for the construction of the first high school building in 1902. In addition to the 1905 Norton Building, he also built the 1910 First Congregational Church, the 1909 St. Petersburg High School, the 1913 American Bank & Trust, and the 1915 Mirror Lake Carnegie Library.[80]

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[78] "The Builders and the Work They've Done So Very Well," *Evening Independent,* 12 December 1914; "J.T. Lindsey and J. Chase Form Contracting Firm," *St. Petersburg Times,* 22 December 1906; "Capt. J.F. Chase Taken by Death," *Evening Independent,* 28 November 1914; Grismer 1948, 283-84; Grismer 1924, 246-47.
[79] Straub 1929, 262-3.
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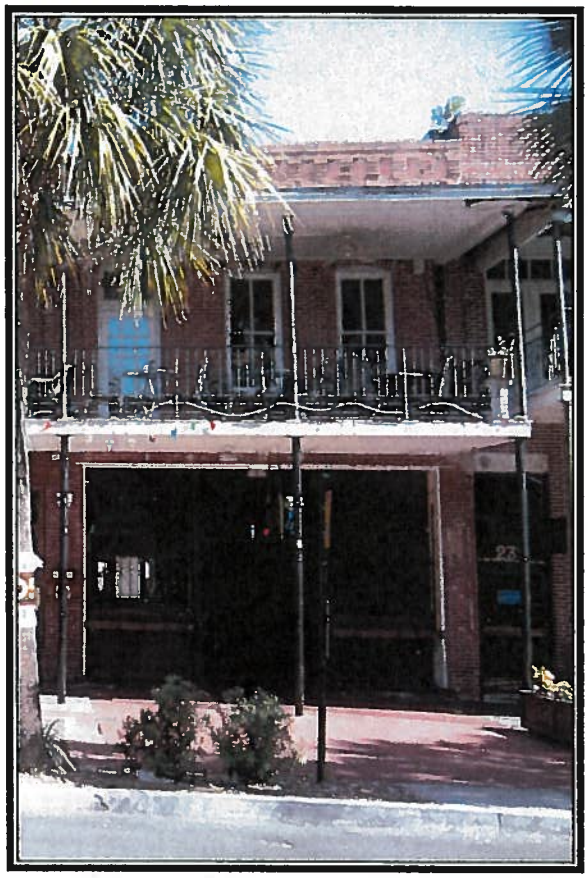
CONTINUATION SHEET

Additional Photographs (all photos by City Staff, 2015, unless otherwise noted)

Detroit Hotel, Southeast Façade

Michigan Building, South Façade



Ramsey Addition, South Façade

Ramsey Building, South Facade

Norton Building,
South Façade

Lewis Building #3, South Facade

Lewis Grocery (Lewis Building #1), South Façade

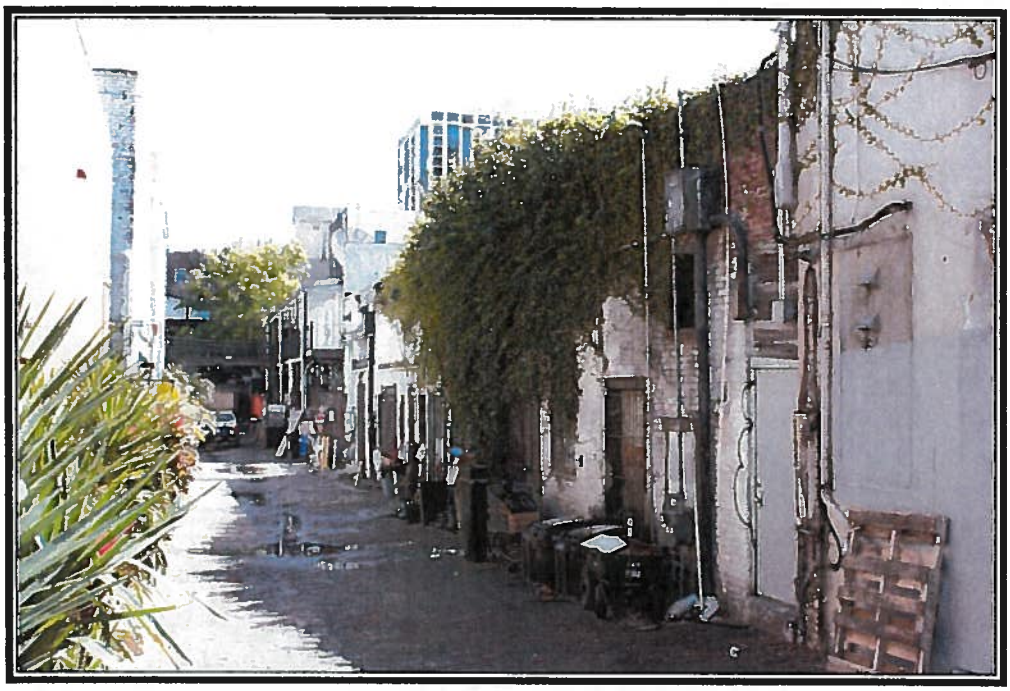
Lewis Building #5, Southwest Façade

Binnie-Bishop Hotel, North Facade

Tamiami Hotel, South Facade

1909Hotel Detroit Building, North Facade

Peacock Row, North Facade



Block 25 Alley, Looking east

Detroit Hotel Historic Sign at Southeast Corner

New Construction at Northeast Corner of Block 25. Photo 2016.

APPENDIX D
Supporting Documents

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August 18, 2016

Craig Taraszki, Esq.
Johnson, Pope, Bokor, Ruppel, & Burns, LLP
333 3rd Avenue North, Suite 200
St. Petersburg, FL 33701

Bill Foster, Esq.
Foster & Foster Attorneys
PA, 560 First Avenue North
St. Petersburg, Florida 33701

Kathryn Sole, Esq.
Sole Law
4260 Central Avenue
St. Petersburg, Florida 33711

RE: "Detroit Block Renovation" Concept and Block 25 City-Initiated Historic District Designation

Mr. Taraszki, Mr. Foster, and Ms. Sole:

The City Administration and staff have reviewed the preliminary "Detroit Block Renovation" (the "concept") dated May 13, 2016, pursuant to its introduction at the June 29, 2016 meeting between each of you, City staff, and certain property owners. The "concept" maximizes the development potential of the block, while preserving only parts of the historically significant buildings' frontal constructs. While elements of the "concept" have merit under certain redevelopment scenarios, it does not appear to fully adhere to the type of redevelopment/adaptive reuse suitable for maintaining the essential founding built heritage of St. Petersburg's oldest and most historically significant downtown city block. Because of the distinctive character represented by Block 25 as the City's first developed block after platting of the Town of St. Petersburg in 1888, City Administration currently cannot support the "concept" pursuant to the considerations explained in the paragraphs that follow.

In part, because of the City's ongoing infrastructure planning and investments, Block 25 also presents significant redevelopment opportunities that are inclusive of the full array of the block's historic buildings and original platted configuration, and we remain very open to future considerations that balance sensitive preservation with innovative redevelopment. Therefore, in light of the ongoing dialogue between parties, the Administration will continue to process the City-initiated local landmark designation of Block 25, in its entirety, to be heard by the Community Planning and Preservation Commission at its regularly scheduled meeting on September 13, 2016.

Background Information

Block 25 currently consists of eleven divided parcels and a central alleyway in the City's urban core. It is contained within a boundary generally described as occurring between Central Avenue to 1st Avenue North, and 2nd to 3rd Streets North. Though there were eleven parcels as part of the original plat, the configuration today is different, wherein most of the east half reveals a reconfiguration of property lines. It is generally understood that all or parts of the entire block are considered historically significant for associations with the City's early commercial development after the Town was first platted in 1888. The earliest extant building after platting is the remnant of the Hotel Detroit completed in 1888, with the last historically significant building developed by the end of 1924, with at least one infill building added during the 1930s.

Block 25 is currently an economic showcase as an urban destination and event venue that reveals its own distinctive vibrancy and character apart from surrounding City blocks and intensive development in other parts of the urban core. The subject property is zoned Downtown Center-Core (DC-C), the City's most intensive category, which allows innovative redevelopment scenarios. The downtown core is experiencing robust redevelopment marked by several built high- and medium-rise projects, with several more committed but not yet commenced. The Central Avenue corridor extends this occurrence of redevelopment westward, whereby medium story residential projects are also being approved.

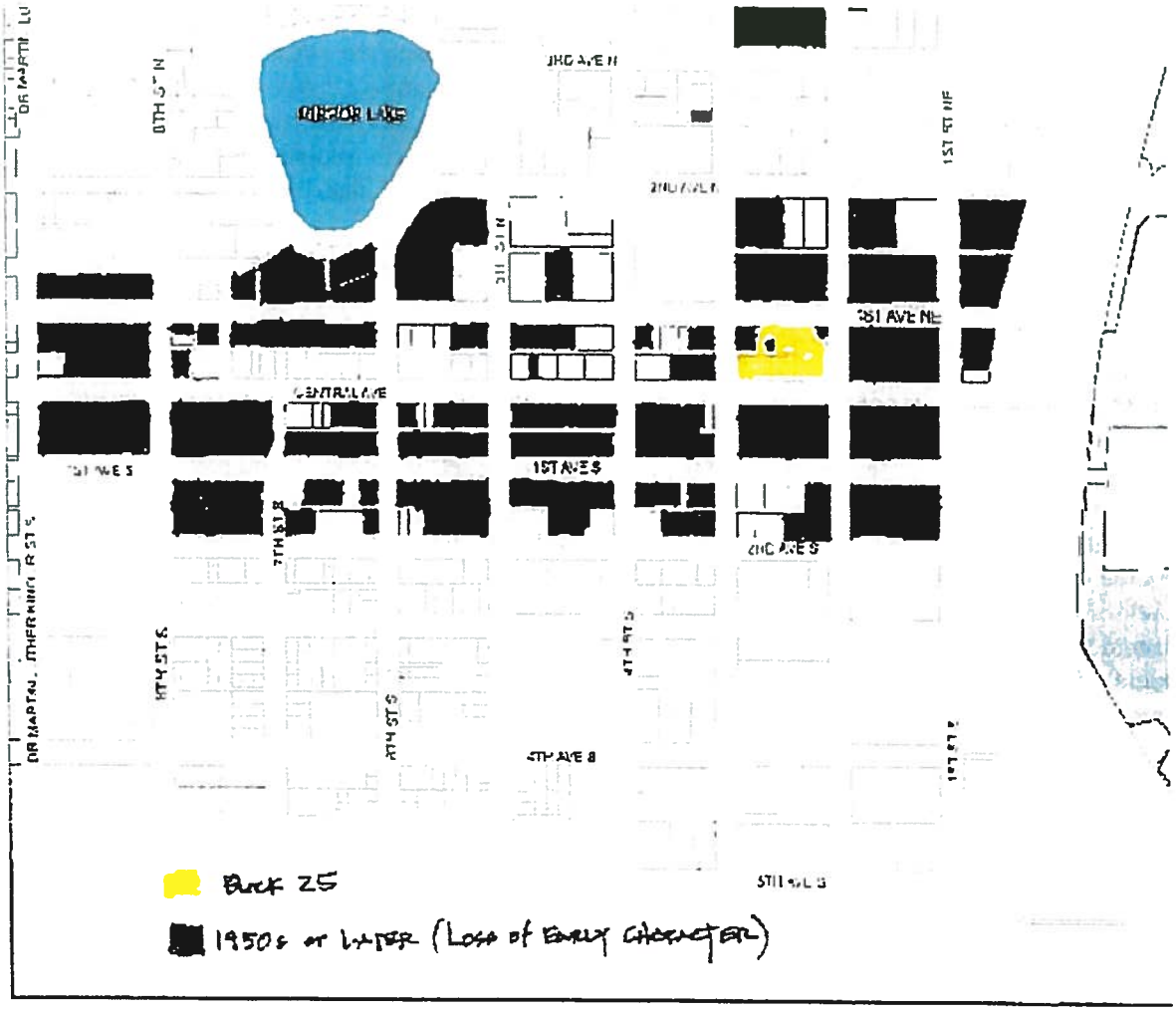
As you are already aware, the City-initiated local historic landmark designation application for Block 25 is considered to be *in-process* as a result of an ongoing public-private partnership for addressing the infrastructure issues and improvements referenced above, as they are commonly associated with an aging and heavily used city block. Two buildings are already designated as local historic landmarks, and four are considered potentially eligible for local landmark status. As an expression of its significance, ten of the eleven parcels contribute to the Downtown Historic District, as listed on the National Register of Historic Places, and most of the buildings of Block 25 are contributing resources. The completed Staff Evaluative Findings from the local landmark district designation recommend 15 out of 16 buildings as contributing to the proposed Block 25 Historic District.

Pursuant to City Code, Section 16.30.070.2.5.H, it is understood that a Certificate of Appropriateness (COA) is required for most development activity when an active application for local landmark designation is in-progress. Pending legal review by the City Attorney's office, the City could potentially co-consider the local landmark designation application along with a submitted, complete COA, and perhaps an associated Development Agreement. All COA applications are subject to the review criteria found in City Code, Section 16.30.070.2.6.E-M. Under these criteria, special attention and weight are given to how the integrity of historic buildings and sites are affected by effects to their character such as height, scale, frontal elevations, and spatial relationships. Visual compatibility, materials preservation, and original building form are also considered along with other factors as referenced in the City Code.

Considerations of the "Concept" and its Effects to Block 25

1. The importance of preserving Block 25 as a single historic district. *Even without a full comprehensive evaluation, it is readily apparent that the "concept" would likely eliminate the integrity of the City's most important historic downtown block and historic public gathering place, and create a scale that irreversibly changes the dynamic of the relationships between the individual buildings; a valuable part of the City's heritage would be forever lost.*

Explanation. The significance of Block 25 is in its integrity as a whole block. The collection of historic buildings is perhaps the most intact for its scale and representation of pre-1920s commercial land boom development activity in St. Petersburg. As surrounding blocks have been redeveloped, Block 25 is now more of an enclave, representing a different historic experience from all that is happening around it. The quick-sketch graphic below reveals how demolitions of pre-1930s building stock have changed the downtown urban corridors, leaving little behind to form a cohesive, historic commercial scale and experience. Block 25, highlighted in yellow, still retains its prime location between the waterfront and the core blocks of Central Avenue as it extends to the fringe of the urban core. Though an extant row of historic buildings remain along the north side of Central Avenue from 4th Street North to 8th Street North, they do not carry the significance and historical precedent of Block 25 as the first developed block responding to the 1888 platting of the Town of St. Petersburg.



The current parcel configuration of Block 25 is similar to the original plat, and the alley reveals an on-site circulation characteristic that is virtually unchanged. The direct relationship between buildings along 1st Avenue North and Central Avenue is united by the historically important alley, that at one time led to a central courtyard of the Hotel Detroit (now Jannus Live). Though use and demographic changes have occurred and have become part of the contextual character, Block 25 still serves as a primary urban

destination and meeting place for the general public. Today, it is set apart from surrounding block development in its lower scale and vibrancy that continue the earliest dynamics. Redevelopment that considers the entire block and its historic buildings as an intermingled historic fabric would best serve its significance and heritage distinction, of which appropriate and sensitive and robust design and planning have proven under similar circumstances.

2. Altering the linear depths of historically significant buildings. *Per the City Code criteria, the "concept" appears to disqualify any proposed historic district since it would reduce too much of each factor of integrity needed to sustain the historic block's physical aspects, and character-defining layout. Façade-only retention, while an important tool under certain situations, does not appear to work positively for Block 25 without understanding other dynamics such as future use, aesthetics, scale, experience, etc.*

Explanation. The existing building frontages reveal a communal relationship with the rear alley, to which the City has committed significant improvements. Eliminating the alley, and retaining only the frontal footprints of some buildings destroys this relationship by eliminating the physical elements that also bring together each side of the block. The alley is an important feature of the early block along which all original buildings were constructed. Alternatives for an improved, more historically sensitive design are available that allow a more compatible scale and separation of new development versus old, while incorporating the most important character-defining elements of the block, including the alley.

3. Development of an internal high-rise project. *The "concept" would likely render Block 25 as unrecognizable according to its historic configuration, its historic role, and its historic functions.*

Explanation. Again, scale is an issue of concern. The projection of a large, multi-dimensional high-rise building from the center of Block 25 completely alters the setting, while creating a false sense of history by retaining only the facades of certain buildings. The current block is now a rarity when compared to all other blocks in the City. The enormity of the proposed "concept" would likely require a false preservation of existing historic buildings, whereby they become only shell remnants that may no longer meet required minimum integrity standards. In this case, the buildings would become mere references to their original design, workmanship, and materials. In other words, the stabilization of the historic fabric is unclear, as revealed in the "concept," since it appears that each building would be permanently altered and modified in a gratuitous manner and therefore lose the effect of completeness. This produces an unclear understanding then, of how the Central Avenue street venue, and the block as a historic whole would retain any of its current historic character and value.

4. Continued uses of the existing historic buildings are an important part of retaining important historic collections of buildings. *The "concept" does not appear to preserve enough of any existing street corridor character, and it is unclear how a complete and accurate historic building ensemble is then restored and revived in tandem with the newly developed building construct that appears to improperly and perhaps excessively engage and overwhelm the historic constructs.*

Explanation. It has to be considered that the current atmosphere and dynamics of Block 25 would change with development of the "concept", but the immediate, and both short- and long-term predictable effects are unknown. The strong flux of people and event activities, especially along Central Avenue, is a characteristic feature throughout all historic periods that create a strong sense of identity for St. Petersburg's residents and visitors. Without preserving at least one full street block component of buildings, the current historic setting and atmosphere are not likely going to be retained.

5. The Hotel Detroit. *The "concept" slices through the hotel in an awkward manner and may disqualify the City's most important pioneer building as a local historic landmark.*

Explanation. As the earliest and perhaps most important building on the block, and the first major building constructed after the 1888 Town platting, the Hotel Detroit and its later 1911 and 1913 additions, all local landmarks, should be retained in their entirety. Though the historic integrity of the original hotel is now compromised, such changes have become part of its history. The winged additions that reveal its early dominance and progressive character, are old enough and architecturally significant enough today to perhaps allow it to reveal the history back to the founding of St. Petersburg better than any other building in the City.

We respect the desire to make substantial financial investments and improvements to the urban core of St. Petersburg. We also understand how critical historic areas have contributed to the success of our City as one of the best places to live, work, and vacation. As part of the upcoming local landmark district designation consideration, let us continue the open process of communication and public input that has already helped to shape our great City. We look forward to your input and comments.

Sincerely,

Dave Goodwin, Director, Planning & Economic Development Department

LF/dg

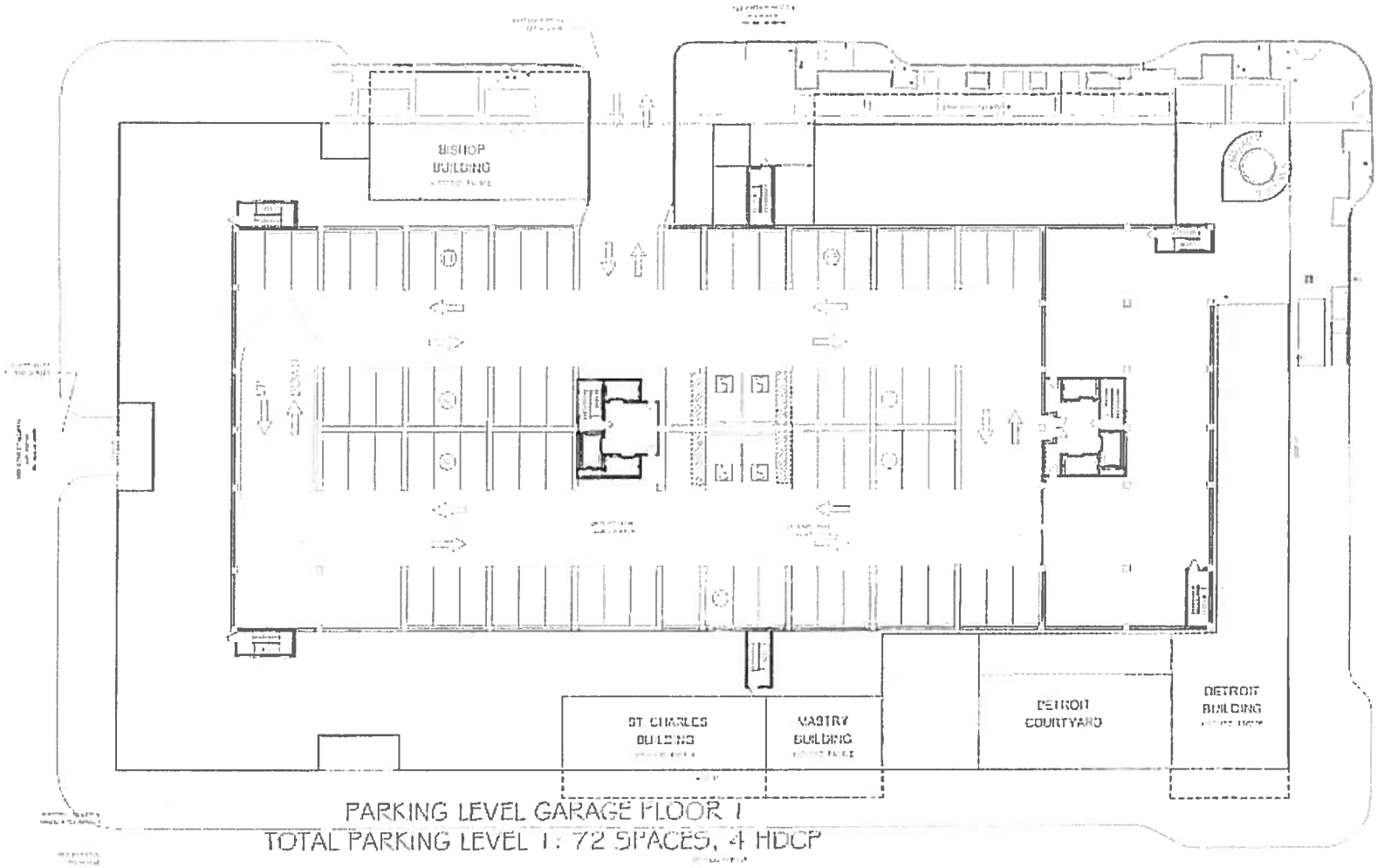
CC: Alan DeLisle, City Development Administrator
Derek Kilborn, Manager, Urban Planning and Historic Preservation Division
Michael Dema, Esq., Assistant City Attorney
Dr. Larry Frey, Historic Preservation Planner II

2 of 2	**JOHN A. BODZIAK** ARCHITECT AA PA	DETROIT BLOCK RENOVATION 28765 US HIGHWAY 19 N CLEARWATER, FL 33761	
		RENDERED DRAWING	

JOHN A. BODZIAK
ARCHITECT AIA FAIA

DETROIT BLOCK RENOVATION
[illegible] HIGHWAY 130
ELGIN, IL 60120

PENCIL ELEVATION DRAWINGS



PARKING LEVEL GARAGE FLOOR 1
TOTAL PARKING LEVEL 1: 72 SPACES, 4 HDCP

GROUND FLOOR PARKING/ COURTYARD PLAN

DETROIT BLOCK RENOVATION

NEW STORE FRONT DISPLAY

JOHN A. BODZIAK

A-1.0

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HISTORIC BLOCK 25 TERM SHEET

This *Letter of Intent* or *Term Sheet* follows a more comprehensive letter of commitment that was previously prepared by the City of St. Petersburg and published on April 14, 2015. The purpose of this Term Sheet is to summarize action items discussed at a joint planning meeting on Tuesday, May 26, 2015. The meeting was attended by City Staff, legal representation for the property owners, and several property owners.

1. **Amend the City's Land Development Regulations ("LDRs") to prioritize use of the transfer of development rights:**

   - ***Support dialogue*** and ***strongly recommend*** re-ordering the FAR bonuses to prioritize historic preservation. The consensus recommendation is to combine the first 0.5 FAR requirement for workforce housing with the second 0.5 FAR requirement for historic preservation, workforce housing, and downtown transit, into a consolidated requirement for the first 1.0 FAR to be selected from any single or combination of historic preservation, workforce housing, and downtown transit.

   - **Support dialogue** and **strongly recommend** that where a streamline or public hearing application impacts properties listed individually or as a contributing resource on the St. Petersburg Register of Historic Places or the National Register of Historic Places, or properties formally identified through City Code Section 16.30.070.2.11 as potentially eligible for designation as a local landmark, then use of the historic preservation FAR bonus shall be mandated.

   - **Assign** one (1) representative from Block 25 to the committee that shall be convened to review and consider changes to the FAR exemption and bonus program within the Downtown Center zoning classification.

   - **Support dialogue** and **evaluation** of proposal that the Historic and Archeological Preservation Overlay ("HAPO") Section of the City Code be amended to make contributing resources within a local landmark district eligible for the creation of TDR credits.

2. **Amend the LDRs to allow the application of TDR,H outside the DC, CCS, and RC zoning districts:**

   - **Research opportunities for** increasing the number of receiver zoning districts. Expansion must occur within permissible allowances governed by the provisions of the applicable plan category and the Countywide Plan Rules.

   - **Initiate** a text amendment application, and **strongly recommend** support for, applicable changes to the City's LDRs that allow additional transfer opportunities.

3. **Amend the Certificate of Appropriateness procedures to add more objective standards and to lower the threshold for allowing replacement or redevelopment:**

- **Confirm our commitment** to schedule a pre-development meeting with related staff liaisons in advance of any redevelopment proposal, if requested. The development review team would include staff liaisons from zoning, permitting, preservation, engineering, sanitation, water, and transportation and parking. The purpose of the development review team will be to provide preliminary assistance in identifying potential problems and solutions prior to submitting a formal application and processing fee.

- **Support dialogue** to consider amending the HAPO to allow greater flexibility when considering requests to replace original windows with impact resistant and energy efficient windows. During such consideration, City Staff will not be supportive of changes that jeopardize the City's CLG status. Decisions regarding window and exterior door replacement often require Community Planning and Preservation Commission ("CPPC") action, which is appealable to City Council. Favorable Commission and Council decisions cannot be guaranteed.

- **Support dialogue** pertaining to the use of a development agreement on proposals requiring COA approval. City staff can review and recommend support for certain exterior modifications that may be a part of a development agreement. However, development agreements cannot supersede the authority of existing laws and codes, including the decision making authority of an elected or appointed body. Development agreements are subject to review and recommendation by the Community Planning and Preservation Commission and approval by the City Council, such approval cannot be assured. Further, when a proposal requires public hearing review, in accordance with the COA Matrix, final authority is assigned to the Community Planning and Preservation Commission or City Council, on appeal. Again, favorable Commission and Council decisions cannot be guaranteed by the terms of a development agreement.

- **Prepare a list** of character defining features for each of the buildings located within the proposed district to help inform future decision making about exterior modifications. (The COA review process considers the impact of proposed changes on character defining features of the historic resource.) Said list shall be incorporated into a **Letter of Opinion** that will, to the best of our abilities, describe how future interpretations shall be made.

4. **Alley improvements, including resurfacing and utility infrastructure. Issues and concerns include stormwater, grease traps, and access for trash hauling and deliveries, and, streetside enhancements along the perimeter of the block, including lighting, sidewalks, banners, signage, and monuments. This includes general maintenance of public rights-of-way and adding new enhancements to place a spotlight on the block as an entertainment and historic district:**

- **City will review** the various challenges associated with the service alley and streetscape around Block 25 and will prepare an improvement plan and implementation strategy. The improvement plan will be prepared with input from the affected property owners, and the implementation strategy will be a negotiated agreement specifying obligations of both the City and affected property owners.

- **City will invest** available funding sources to prepare the implementation strategy and install any identified improvements or enhance programming.

- **Evaluate** assignment of special assessments to abutting property owners for negotiated improvements beyond City's funding capabilities.

- **Evaluate** opportunities for additional loading zones to accommodate service vehicles.

- **Support dialogue** pertaining to elimination of on-street parking, either along Central Avenue or around the entire city block. Dialogue may include alternatives, such as elimination of diagonal parking along the north side of Central Avenue, conversion of diagonal parking to parallel parking, or redesigning this segment of Central Avenue into a convertible street meaning that it would be designed to prioritize pedestrians and special events and may be more regularly closed to vehicle traffic.

5. **Marketing of the district and expanded wayfinding signage on major arterial roadways, downtown pedestrians, thoroughfares and City-sponsored maps. Website content on stpete.org and stpete.com:**

- **Market the local historic district** through promotional materials and special event programming. All aspects of marketing will be coordinated through the City's Marketing Department.
- **Pursue grant funding** or make a commitment through city funds to develop and install a heritage trail around the block. Descriptive panels could be designed featuring specific buildings and include historic narrative about the individual buildings and city block. Create a virtual tour on the City website to replicate the heritage trail on-site.
- **Pursue installation of directional signage** along I-275 and the I-175 and I-375 feeders. The Florida Administrative Code Chapter 14-51.1 regulates guide signs: 1) **provide annual trip data** to show compliance with the Qualifying Historic District requirements, meaning a minimum 100,000 annual trips; and 2) **negotiate with the Florida Department of Transportation** for additional signage in compliance with their installation criteria.
- **Consult with property owners** to help identify alternative district names that are historically accurate yet more agreeable from a marketing and branding perspective.
- **Evaluate** the potential for signature signage, similar to the signature signage installed along Beach Drive directing pedestrians to the Sundial.
- **Support identification on pedestrian wayfinding signs**. The City's Transportation and Parking Department is commencing a study to update an existing pedestrian wayfinding sign program for the downtown center. The local historic district, if approved, will be included for consideration.

st.petersburg
www.stpete.org

TO: The Honorable Karl Nurse, Chair, and Members of City Council

THROUGH: Derek Kilborn, Manager of Urban Planning and Historic Preservation

FROM: Kimberly Hinder, Historic Preservation Planner

DATE: Meeting of August 1, 2013

SUBJECT: Pursuant to a request by City Council at their April 18, 2013 meeting, this report is an analysis of the eligibility of Block 25, commonly known as the Jannus Landing block, for local landmark designation as a district.

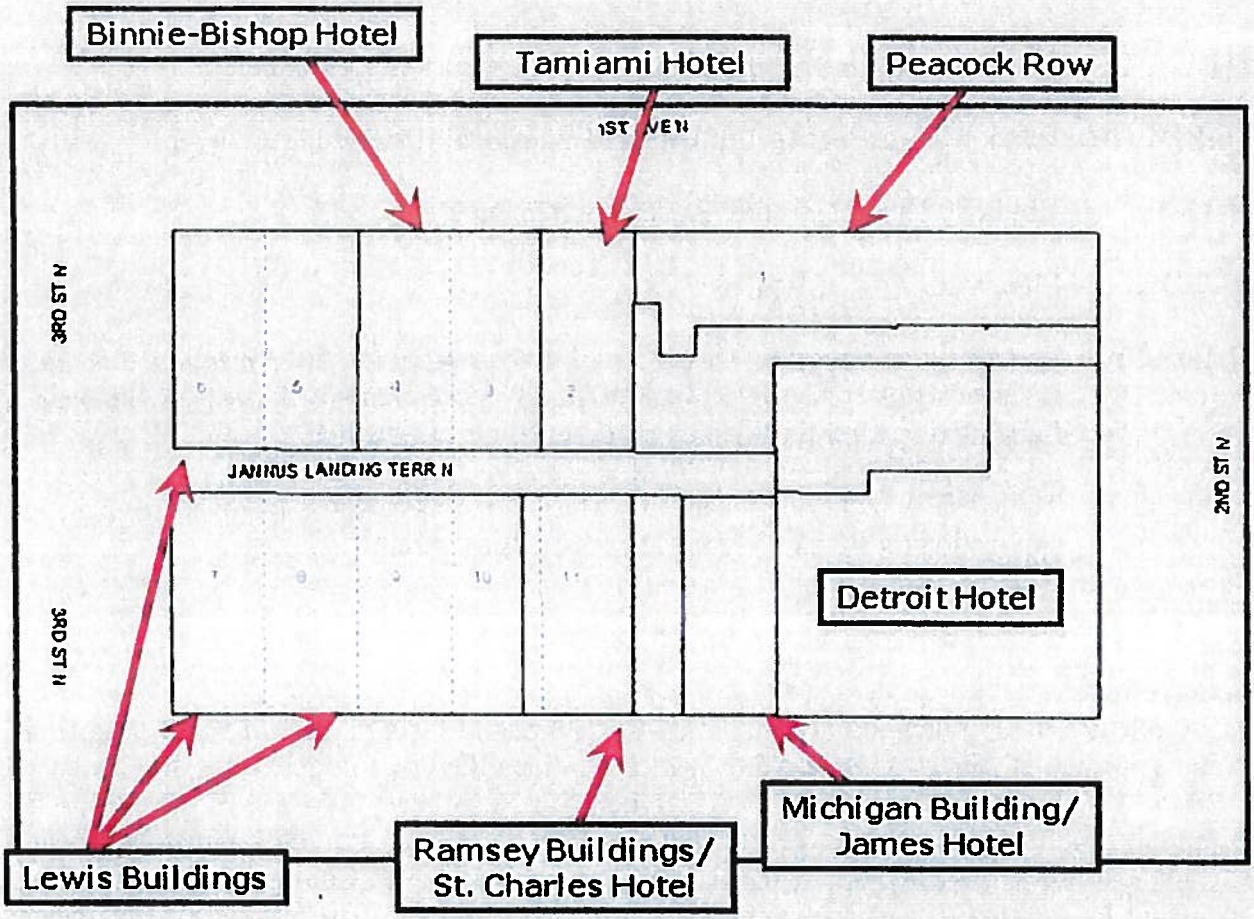
REQUEST: The CPC is requesting that City Council initiate a local landmark designation application for Block 25 to be designated as a district.

Background:
On March 12, 2013, a demolition application was submitted for a portion of the Bishop Hotel property located at 256 1st Avenue North, which was identified as a potential historic landmark in 2006. City Code Section 16.30.070.2.11 requires a 30 business day stay of demolition for potentially eligible landmarks and notification of such to the owner, the CPC, and any interested individual or group. At the March 15, 2013 CPC public meeting, the Commission requested that the matter be referred to City Council under City Code Section 16.30.070.2.8 for Emergency Actions; Nondesignated Properties with the request for an extension of the demolition delay. During the discussion and approval of the demolition delay at their April 18, 2013 meeting, Council also approved a resolution requesting that the CPC work with staff to review the landmark eligibility of all of the buildings on Block 25, also known as the Jannus Landing Block, not currently locally designated as a historic landmark and report back to City Council. At the July 9, 2013 public hearing, the CPC reviewed the history of the block, identified it as potentially eligible, and approved a motion to refer their findings to City Council.

According to City Code, the property owner or any resident or organization in the City may submit an application for local landmark designation. If privately initiated, the applicant must provide evidence of the approval of the district from the owners of two-thirds of the properties within the boundaries. The City, including City Council, may also initiate a designation. Evidence of ownership approval is not required for city-initiated designations.

Staff has prepared the following information regarding the block as additional background information.

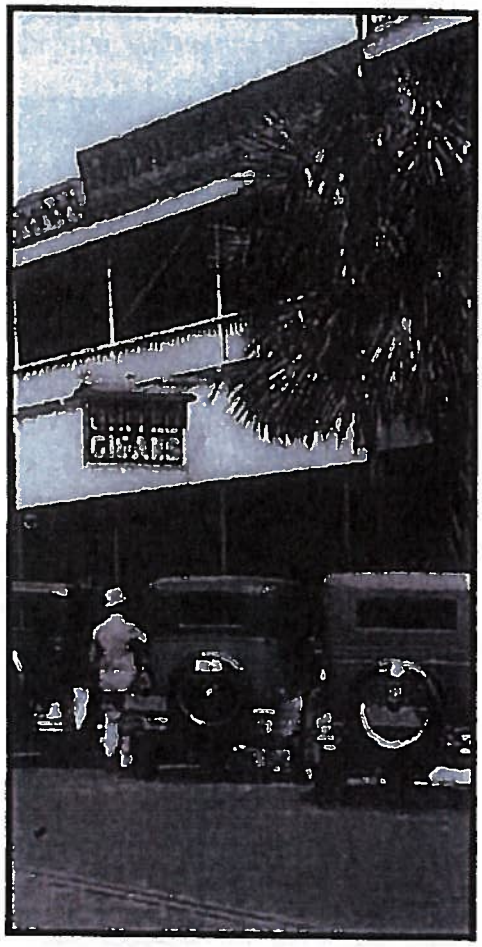
In addition to the Binnie-Bishop Hotel and the Detroit Hotel, which was designated in 2010, there are seven other historic buildings on the block. It appears that there is sufficient historic integrity and significance to form a district.



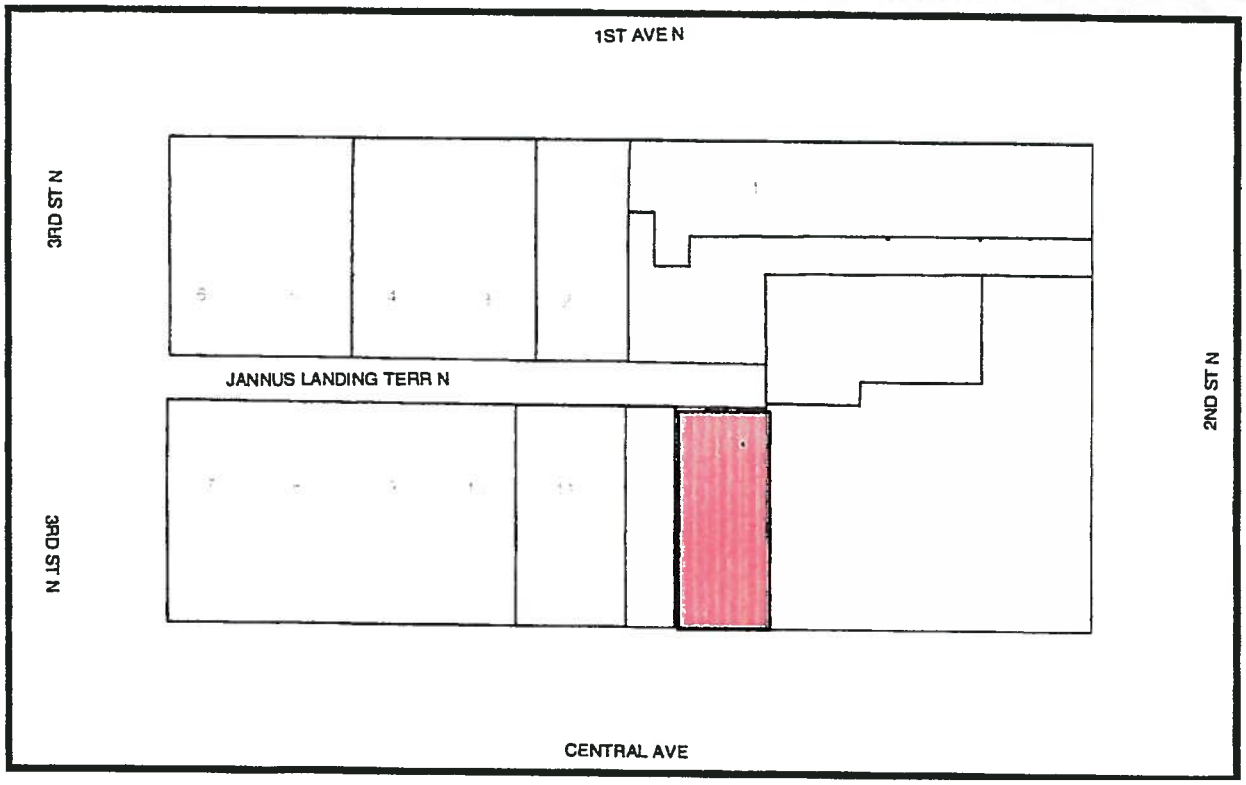
Block 25 was part of the original plat for the City of St. Petersburg with the eastern portion, on which the Detroit Hotel was built, identified for hotel use. With the train depot half a block away and the city park nearby, Block 25 saw some of the earliest settlement and businesses in the new town.

Central Avenue looking west from the Detroit Hotel, ca. 1926. St. Petersburg Museum of History.

Michigan Building/James Hotel, 231-35 Central Avenue (8PI291)

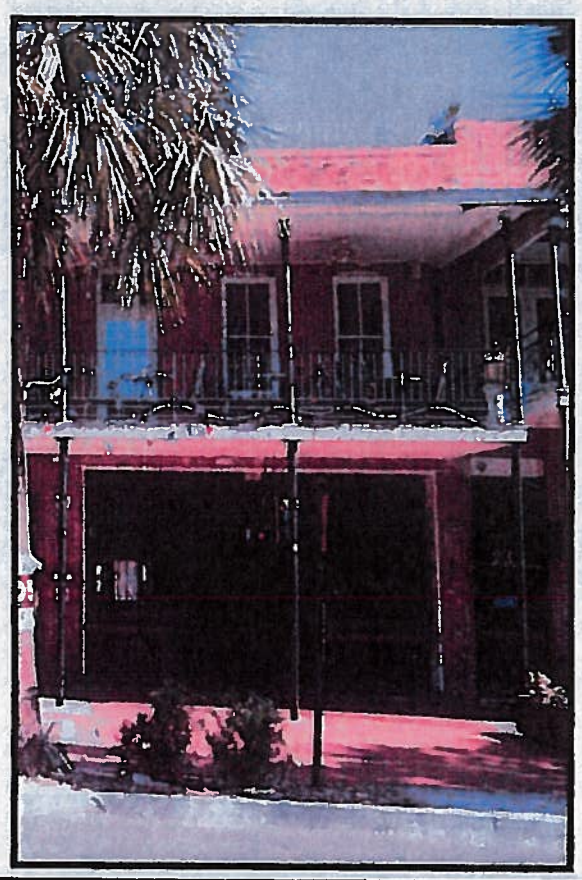


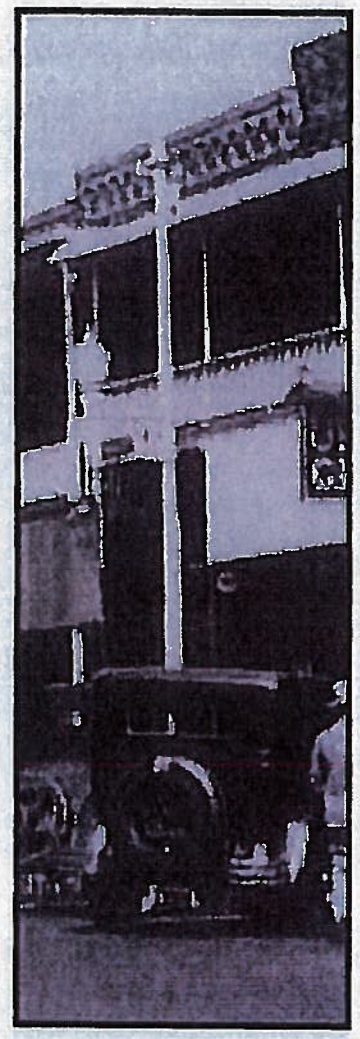
The Michigan Building was designed by architect Edgar Ferdon and constructed in 1909. Edward Tonnelier owned the property which was designed to accommodate stores on the first floor and a 10 room hotel on the second floor. Businesses such as Dr. William Secor, A.T. Mullins Real Estate, Beach's Pharmacy, Sun Drug Company, United Cigars, and the James Hotel occupied the building. The Masonry Vernacular building remains an excellent example of early twentieth century commercial design.

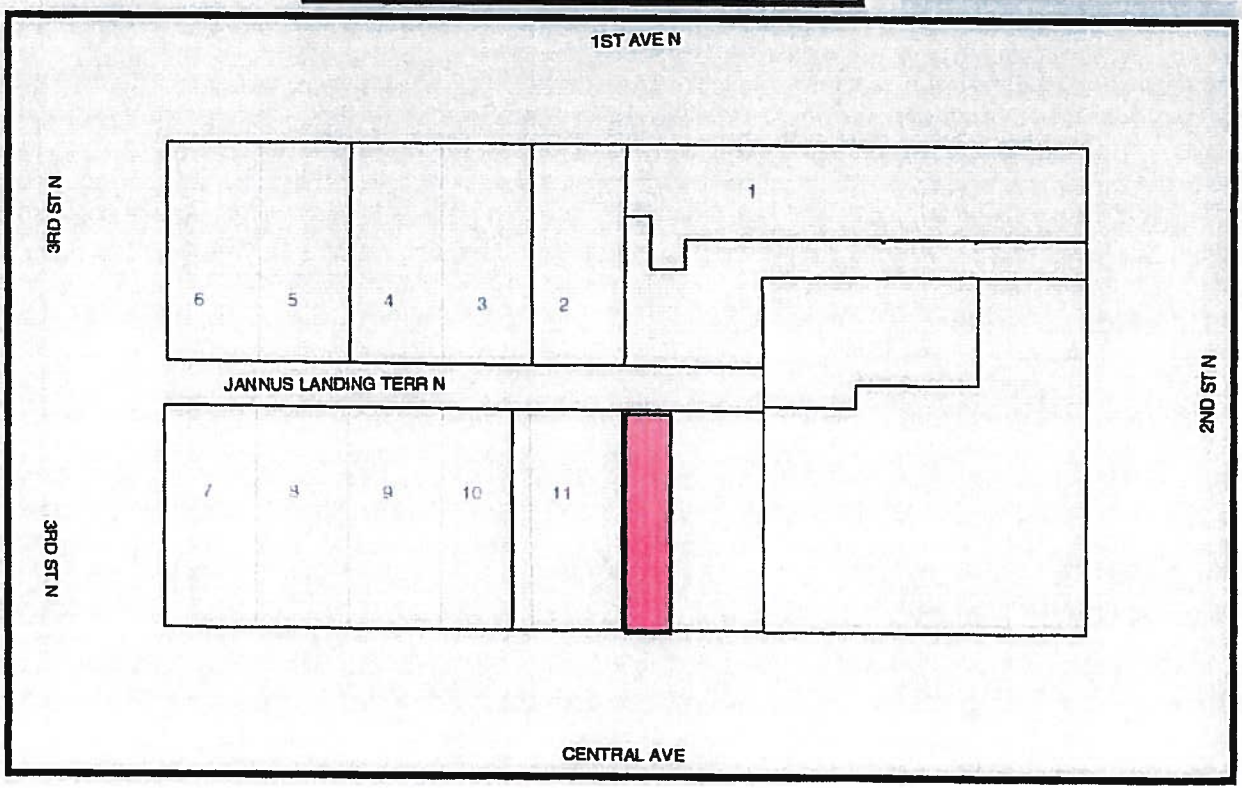


Ramsey Addition, 237-41 Central Avenue (8PI313)

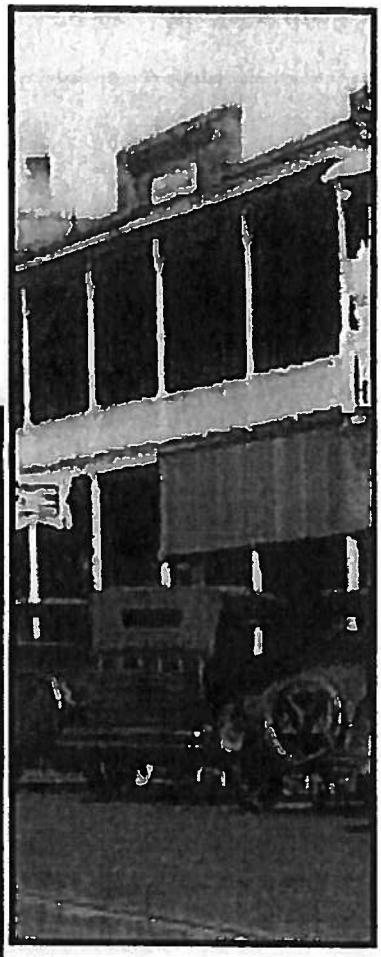
Although built separately, this narrow structure was built by the same owner as the building immediately west. Contractor R.W. Miller constructed the building for Mary Ramsey in 1908. Mrs. Ramsey lived on the second floor and rented the first floor to the Beverly ice cream shop. Later occupants included a bakery and Barber Groves.



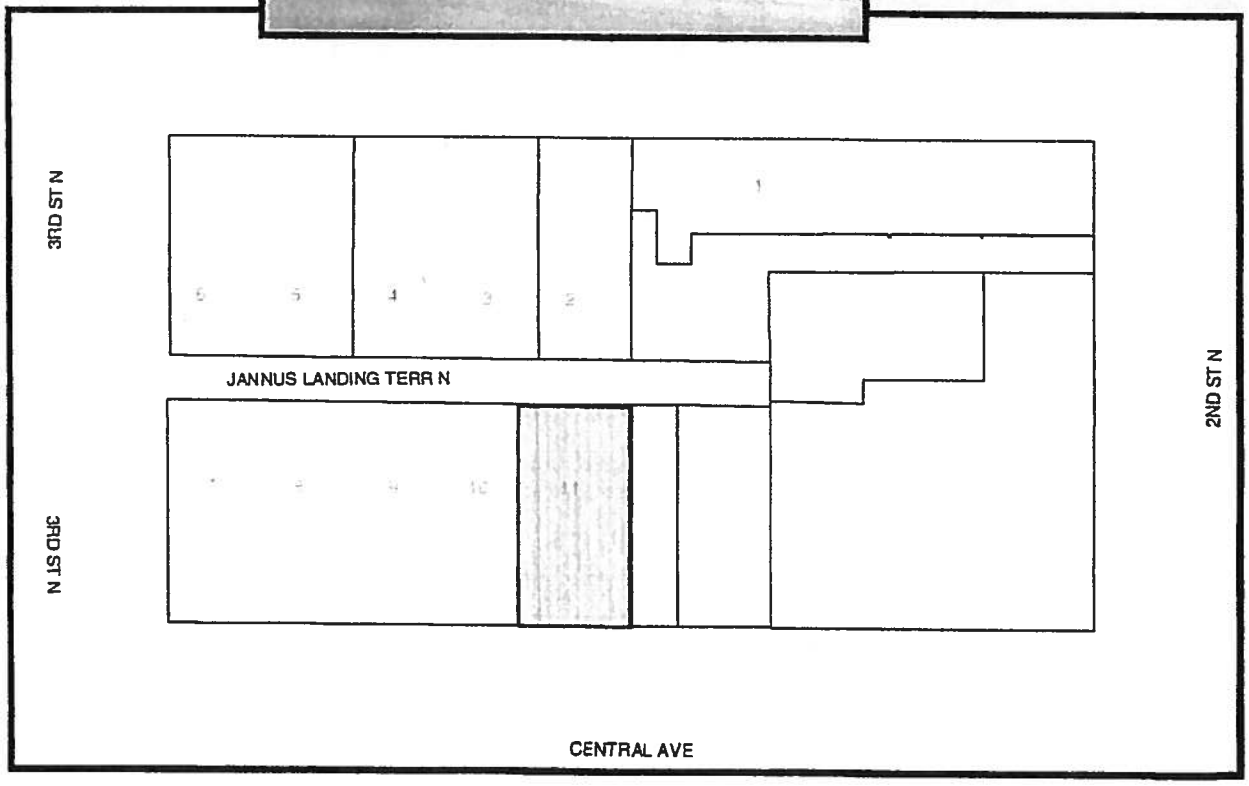




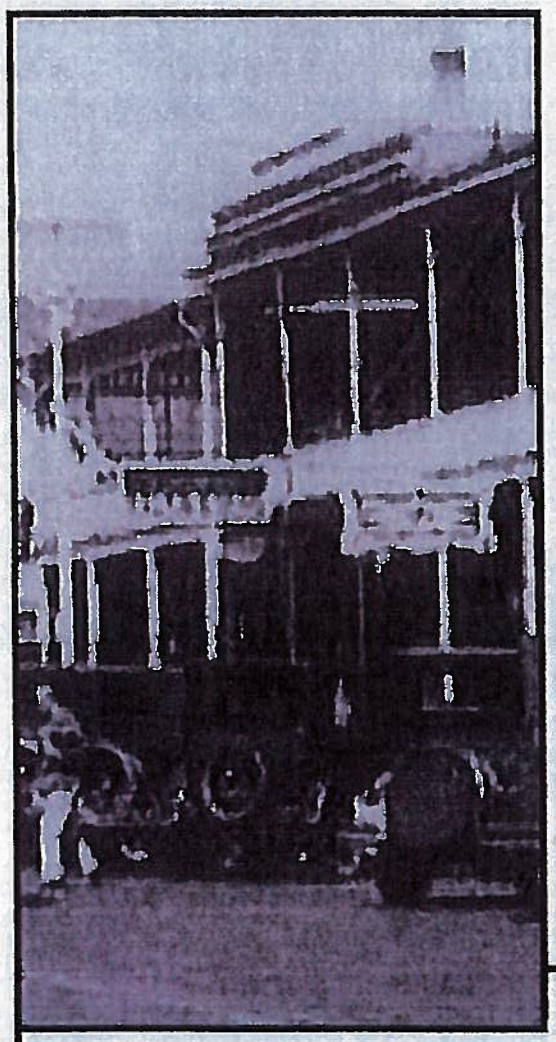
Ramsey Block/St. Charles Hotel, 243-47 Central Avenue (8PI278)



The Ramsey Block, also known as the St. Charles Hotel, was constructed in 1904 by owner Mary Ramsey. She moved to St. Petersburg in 1900 and is credited with building the first brick commercial building in the city, which was located in the block where the City's Municipal Services Center is now. Her first two buildings have been demolished. This building, which she named the Ramsey Block, was her third commercial building with the building adjacent to the east as her fourth. This building held the Royal Palms Theater, one of the first with electricity, and the McPherson-Dent Bakery on the first floor. The second floor served as the St. Charles Hotel.

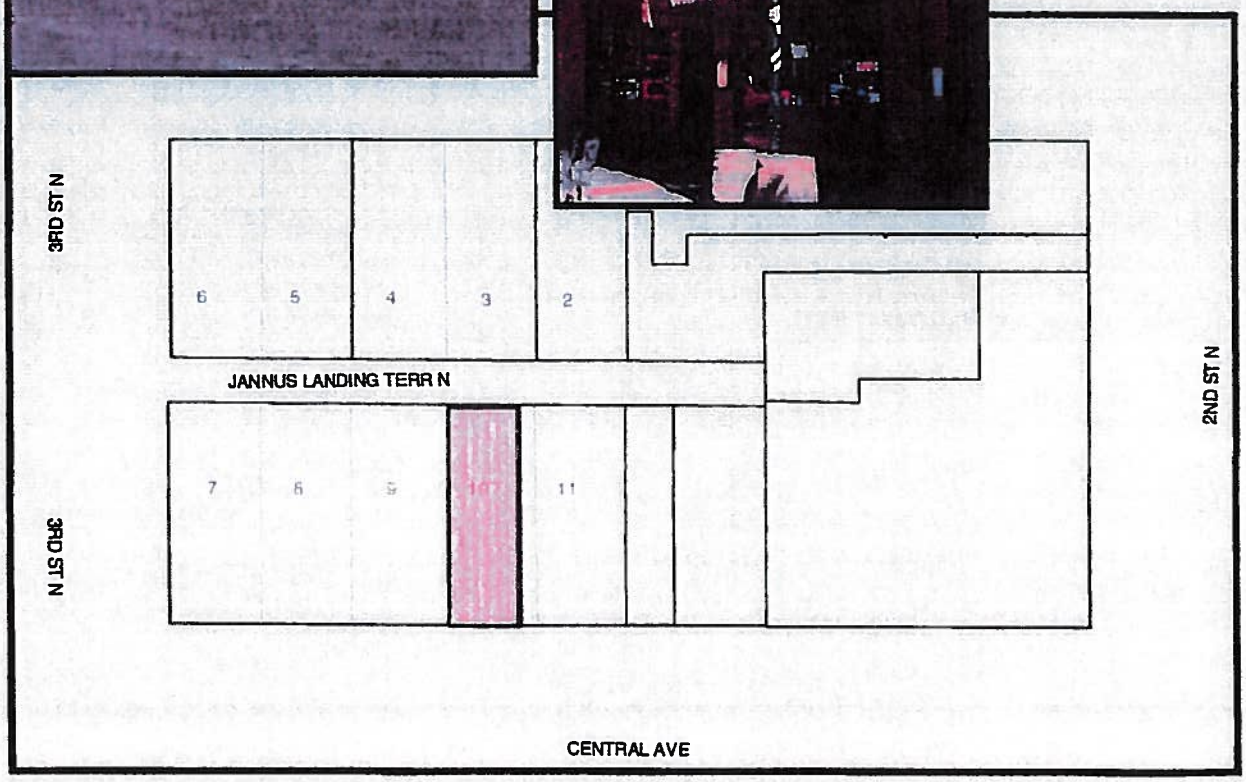


Norton Building, 249-53 Central Avenue



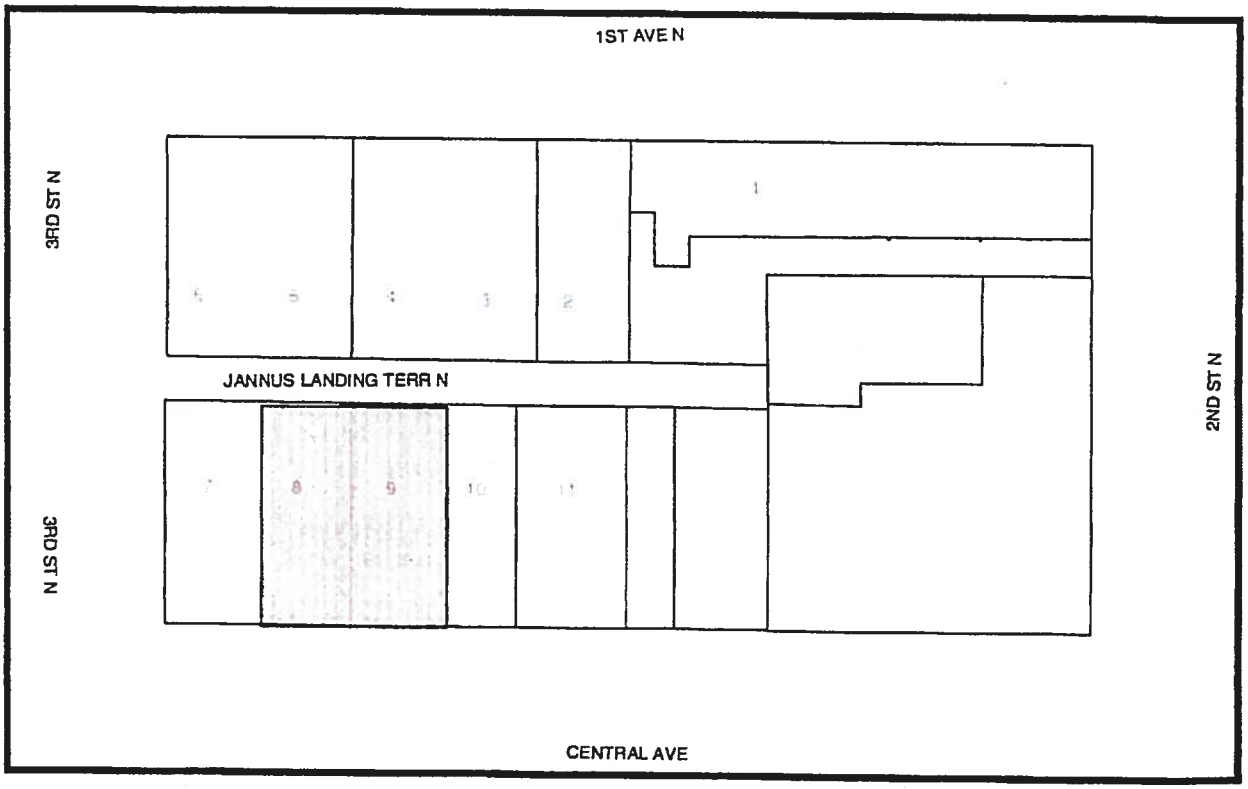
The Norton Building was built in 1906 by owner James Norton. Until Pinellas County voters outlawed saloons in 1913, Norton operated one of the last saloons in St. Petersburg. His wife, Julia, was the proprietor of Norton Flats, which were rooms available for rent on the second floor of this building. Other occupants included the Palace Ice Cream Parlor, Leland's Ice Cream Parlor, and Jack's Bazaar. It was the first building in the city to be piped for gas.

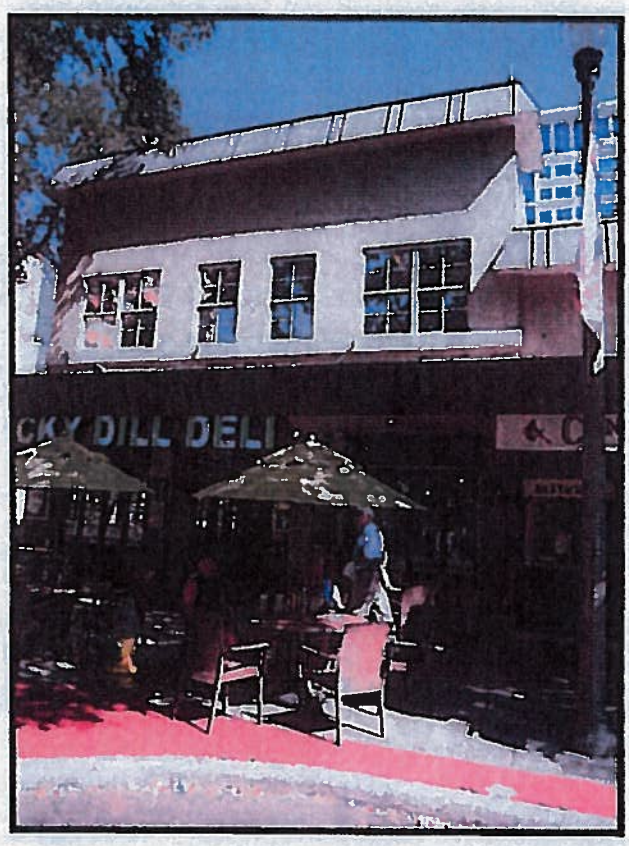
This building was later acquired by the Lewis family, who owned the rest of the buildings to the corner of 3rd Street and was refaced with the others in 1966. Although this building has been altered, it is still identifiable as a historic building in terms of mass, height, setback and openings and could be returned to a semblance of its original design.



Lewis Building #3,
259-69 Central Avenue

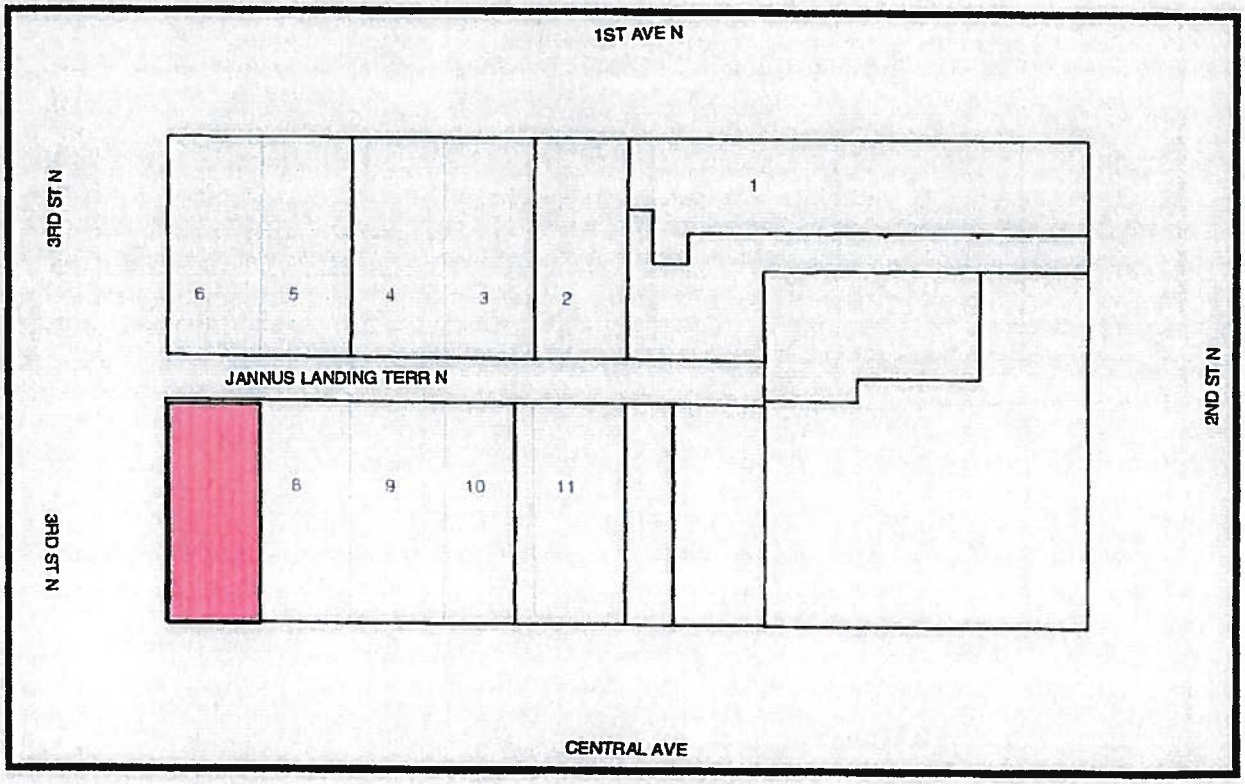
This one-story block was constructed ca. 1908 by owner Ed Lewis, who owned the property to the corner of 3rd Street. Early occupants included Roger's Jewelry, a plumbing business, the St. Petersburg Shoe Company, Ermatinger's Hat Store, and Arthur L. Johnson's Men's Clothing Store. Johnson was a leader in the Chamber of Commerce, and originated the Festival of States celebration.





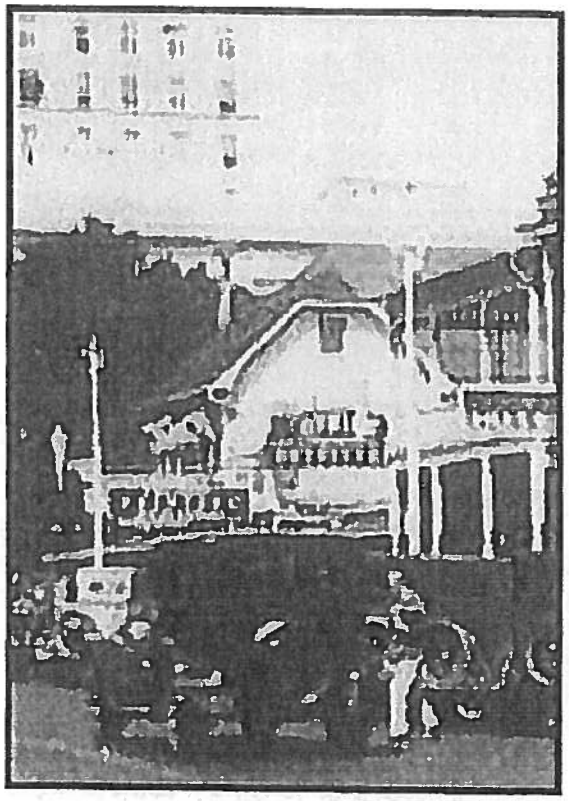
Lewis Building #1,
277-79 Central Avenue

Constructed by owner Edson T. Lewis in 1894, the two-story wood frame Lewis Building was built to house Lewis' grocery store on the first floor with a hotel on the second floor. Lewis arrived in St. Petersburg with his parents in 1888, three months before the arrival of the first train. Sixteen year old Lewis first worked in Williams General Store across from the Detroit Hotel, before venturing into a partnership in 1892, and then building and operating his own grocery in 1894. By the late 1890s, Lewis became a banker for many residents and helped establish the Central National Bank in 1904. He served as City Councilman, advocated for the use of brick in paving the city streets, and was a leader in the movement for municipal ownership of the waterfront and utilities.

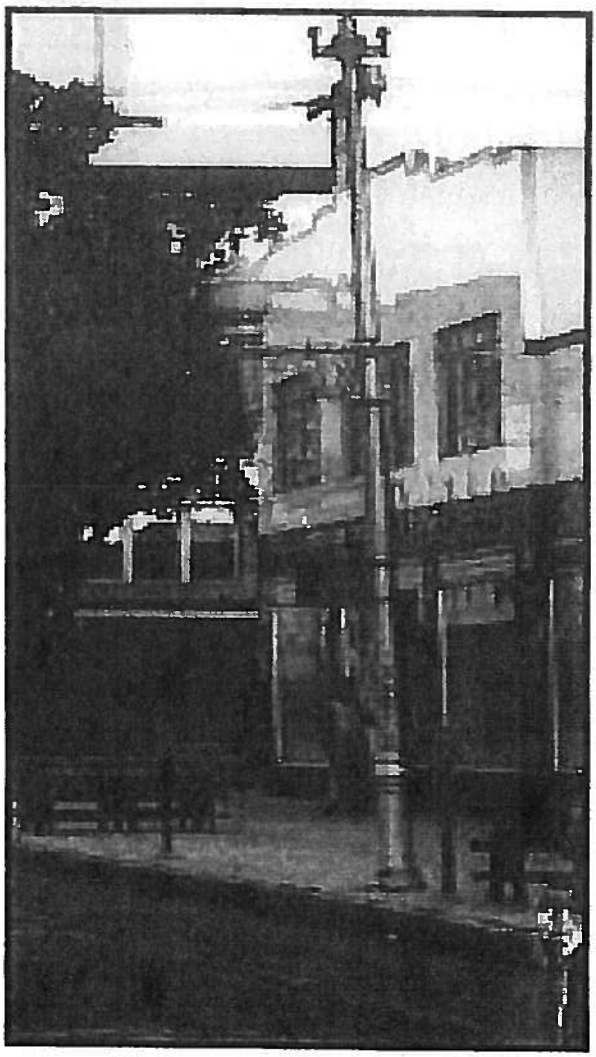


In 1913, W.C. Burton joined the grocery firm and Lewis sold his interest in the grocery around 1920, although he retained ownership of the building and land. In 1923, the grocery closed, relocated, and became a wholesale enterprise. Among other interests, Lewis and his son, Leon Lewis, maintained investments in real estate, building four structures in the Jannus Landing Block alone.

It appears that the original wood frame building remains, although it was substantially altered with refacing in 1937 and again in 1966. Other entities which occupied the building include the Red Cross, starting in 1928, and architect Henry Dupont.



Lewis Building #1, ca. 1926.

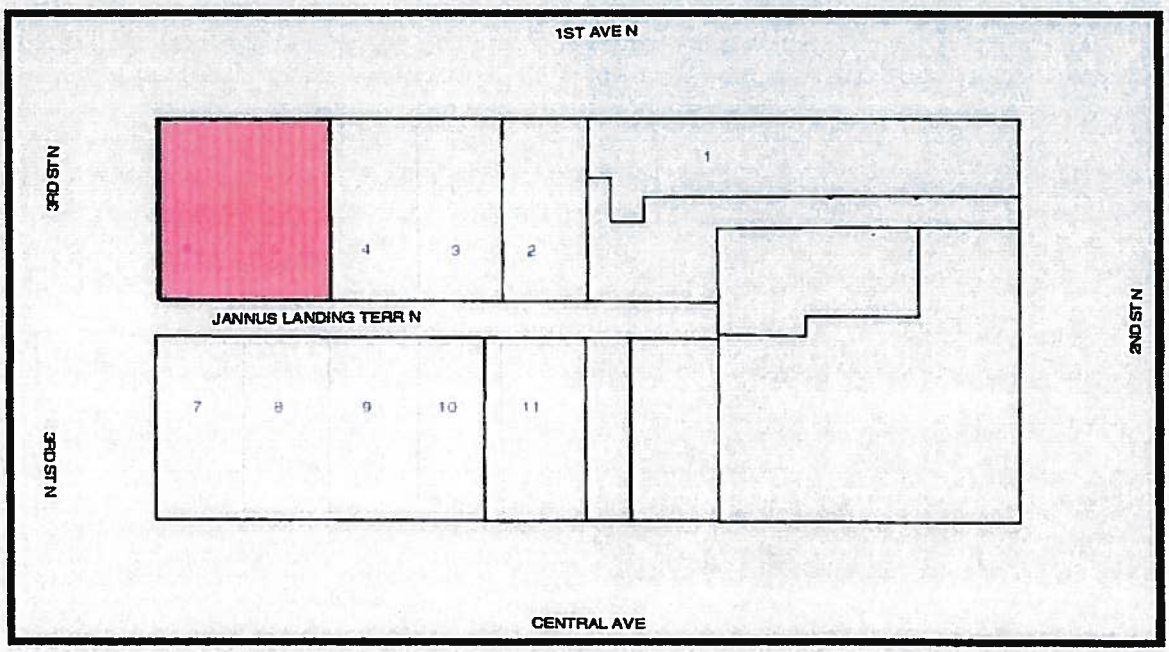


Lewis Building #1, ca. 1937. St. Petersburg Times.

Lewis Buildings
 # 2 - 17-21 3rd Street North (demolished)
 # 4 – 23-29 3rd Street North & 262-278 1st Avenue North (demolished)
 # 5 – 270 1st Avenue North (existing)

Southeast Corner of 3rd Street and 1st Avenue North, ca. 1950. Lewis Grocery Building #1 is on far right. Red brick building to the left was Lewis Building #2 (demolished). Mission Revival building on the corner was Lewis Building #4 (demolished). St. Petersburg Museum of History.

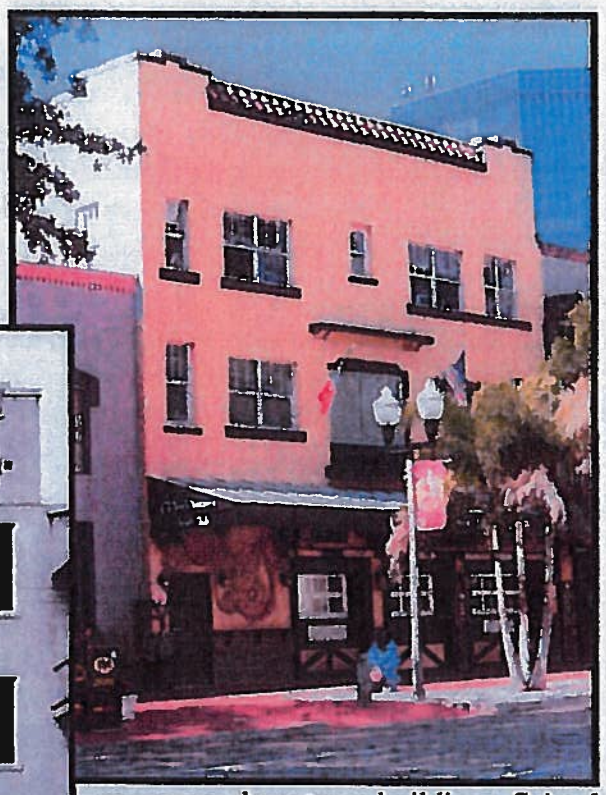
Lewis' second construction project on the block was a red brick commercial building built ca. 1907 fronting 3rd Street North across the alley from his grocery. In 1917, Lewis and fellow owner George Van Houten, who was a contractor, built the Mission Revival building on the corner which was designed by architect W.S. Shull. It tied into the red brick building and housed

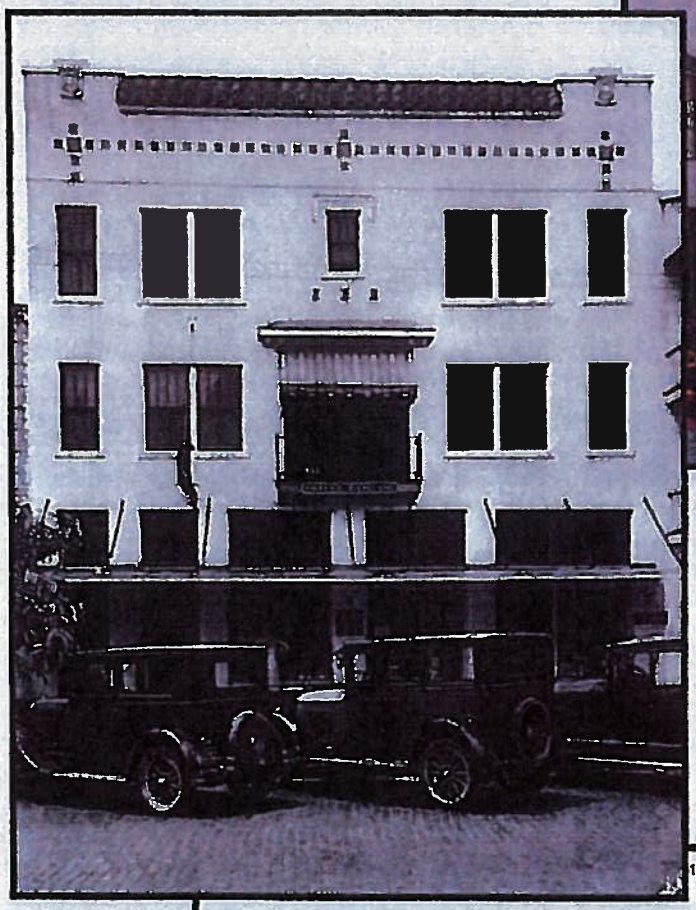


the Hotel Dennis on the 2nd floor. Other businesses which occupied the first floors of the buildings included the St. Petersburg Tailors and Dry Cleaners, Advance Art Printery, Carpenter's New England Home Bakery and Tea Room, and an African-American barber and tailor, Archibald S. Smith, who maintained space between 1908 and 1914. After the death of Lewis and his son, Leon Lewis, the property remained in the ownership of the Lewis Interests. In 1966, the company decided to raze the two buildings on the corner, and construct the existing one-story commercial building located at 270 1st Avenue North. The Binnie-Bishop Hotel is located adjacent to the east of this building.

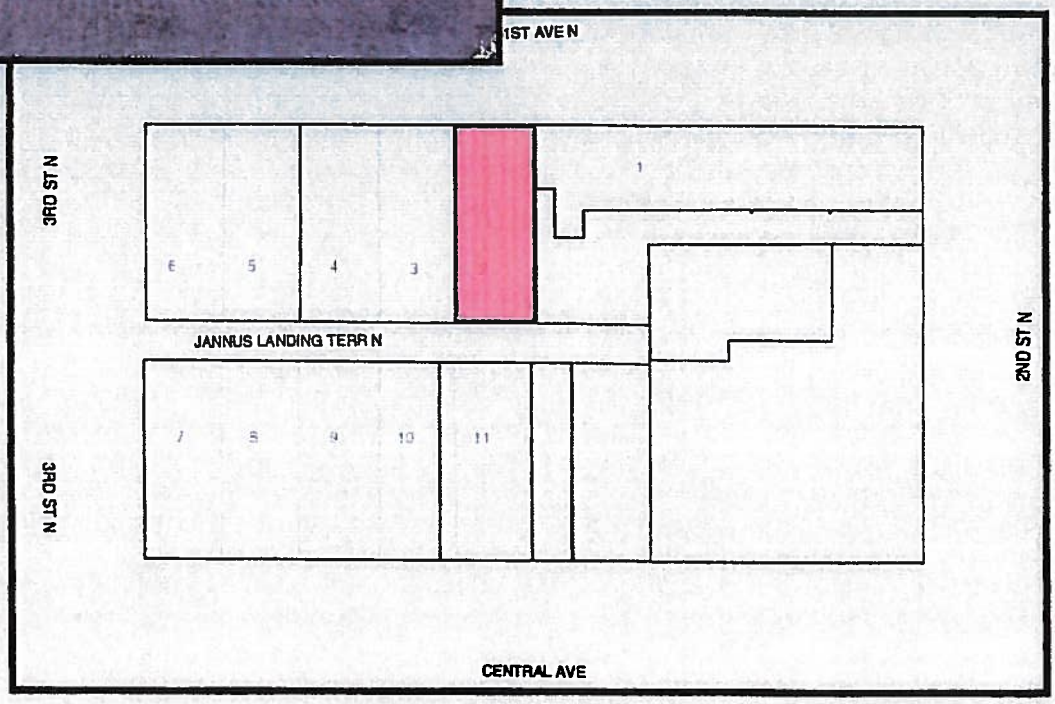
Tamiami Hotel, 242 1st Avenue North (8PI10446)

The Tamiami Hotel was built in 1924 by the Schooley-Murphy Company, a prominent contractor and developer in St. Petersburg during the 1920s and 1930s. In addition to numerous downtown buildings, Schooley-Murphy also built a number of high style Mediterranean Revival style residences in Euclid-St. Paul, the Historic Old Northeast, Snell Isle, and Pasadena. The building served as the Tamiami Hotel well into the 1960s.

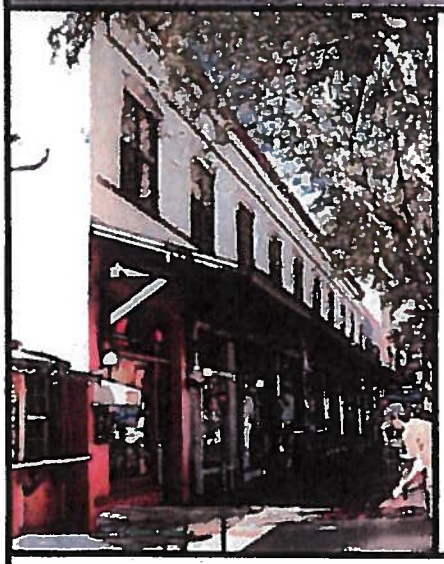




Tamiami Hotel, 1926. Burgert Bros. Collection.

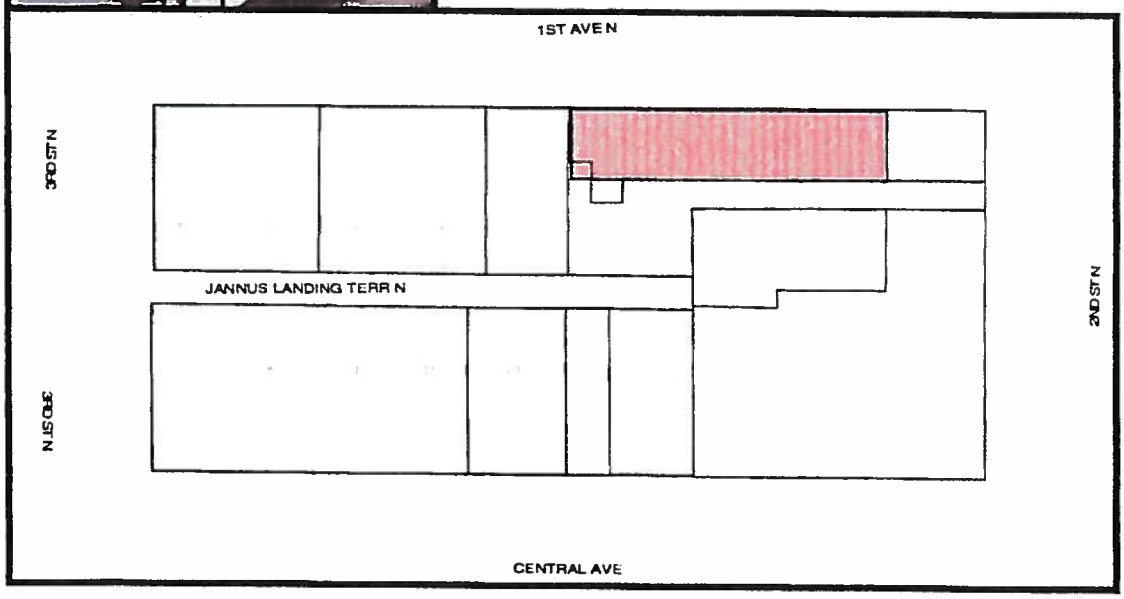


Peacock Row, 208-36 1st Avenue North (8PI3053)



Peacock Row, ca. 1926. Frances G. Wagner Photographs, University of South Florida, St. Petersburg.

The one-story corner building in the historic photo and Peacock Row were built as part of the development of the Detroit Hotel. The corner building was constructed in 1909 and housed the Detroit Beauty Parlor, Central Printery, and Browning Gift Shop among others. It was demolished between 1977 and 1986. Peacock Row, the two-story building which remains, was built around 1920 under the ownership of Mayor Frank Fortune Pulver. It too housed businesses such as the Palm Book Store, Woman's Exchange, and the Tourist Café. The rooms upstairs alternately served as additional hotel rooms and as offices.



RECOMMENDATION: The CPC recommends, pursuant to Section 16.30.070.2.5, that City Council initiate a local landmark designation application to designate Block 25, Revised Map of St. Petersburg, as a historic district.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, INITIATING A LOCAL LANDMARK DESIGNATION APPLICATION FOR BLOCK 25, REVISED MAP OF THE CITY OF ST. PETERSBURG, COMMONLY KNOWN AS THE JANNUS LANDING BLOCK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 18, 2013, the City Council of the City of St. Petersburg approved a resolution requesting that the Community Preservation Commission (CPC) work with City staff to review the landmark eligibility of all buildings on Block 25, Revised Map of St. Petersburg, not currently locally designated as a historic landmark, and

WHEREAS, at their July 9, 2013 public meeting, the CPC reviewed the landmark eligibility of the buildings and the history of Block 25, and

WHEREAS, the CPC requested that the City Council initiate a local landmark application for Block 25 to be designated as a local historic landmark district, and

WHEREAS, Section 16.30.070.2.5 provides for the initiation and filing of a local landmark designation application by the City Council.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg that, pursuant to Section 16.30.070.2.5, the local landmark designation process is hereby initiated for Block 25, Revised Map of the City of St. Petersburg. The City Council of the City of St. Petersburg requests that City staff prepare and process a local landmark application for designation of Block 25 as a district.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

City Attorney (designee)

Planning and Economic Development Department

APPENDIX E
Public Comment

As of September 9, 2016, City Staff has received the following 17 emails in support of local landmark designation, and one (1) opposed to designation.

Larry Frey

From: Derek Kilborn
Sent: Friday, September 02, 2016 1:32 PM
To: Larry Frey
Subject: Block 25 Public Comment - FOR

Sorry ... please note the following comments.
Starting June 14.

From: Kiki Russell [mailto:krussell626@gmail.com]
Sent: Tuesday, June 14, 2016 8:13 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>; info@stpetepreservation.org; Council <Council@stpete.org>
Subject: First Block - YES to Landmarking

I have lived in the Tampa Bay area for over 40 years and recently moved to dtsp to embrace the diverse backgrounds of the people, the arts, and the historic buildings. These buildings give our city character and ground the community filled with exciting nightlife, a rich music, art and film making culture, and spectacular, yet somewhat zany, art murals.

With each high rise built up around me (I live in a lovely 1930's former hotel of 20 units on 2nd Ave S & 6th St) I mourn the change of the skyline, the loss of view from my 2nd floor apartment, and the destruction of gorgeous historic buildings.

YES to Landmarking.

Thank you,

Kiki (Karen) S. Russell
129 6th St S, Apt 205
St. Petersburg, FL 33701

Larry Frey

From: Derek Kilborn
Sent: Friday, September 02, 2016 1:32 PM
To: Larry Frey
Subject: BLOCK 25: Public Comment - FOR

From: Angela Alexander [mailto:inkedsnowwhite@gmail.com]
Sent: Tuesday, June 14, 2016 8:38 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>
Subject: Landmark First Block

I say YES to landmarking the First Block of Downtown St. Pete.

Larry Frey

From: Derek Kilborn
Sent: Friday, September 02, 2016 1:34 PM
To: Larry Frey
Subject: BLOCK 25: Public Comment - FOR

-----Original Message-----
From: lisa Schweitzer [mailto:mercerlisa1@icloud.com]
Sent: Thursday, September 01, 2016 12:48 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>
Subject: First Block

I support landmarking First Block.

Thank you,

Lisa Schweitzer MS, LMHC, NCC, RPT
727.560.9082
www.playful-therapy.com
Counseling for children and the grown-ups who love them

Larry Frey

From: Derek Kilborn
Sent: Friday, September 02, 2016 1:37 PM
To: Larry Frey
Subject: BLOCK 25: Public Comment - FOR

From: Lynn Kenchel [mailto:lynniekok@aol.com]
Sent: Monday, July 25, 2016 8:08 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>; info@stpetepreservation.org; Council <Council@stpete.org>
Subject: detroit/first blook

It's a terrible loss for St Petersburg that money has talked our city into tearing down another beautiful historic building in the "cheese grater". I know all our mayor/city council can see is tax revenue/MONEY, but how many of these skyscraper condo buildings do you think our roads water and other infrastructure can handle before traffic, crowds and an ugly skyline ruin the quaint, artsy charm that draws people here in the first place. If I wanted to live in Miami, I'd be there! Please consider this when you consider the fate of our historic Detroit block,
Lynn Kenchel
lynniekok@aol.com

Larry Frey

From: Derek Kilborn
Sent: Friday, September 02, 2016 1:37 PM
To: Larry Frey
Subject: BLOCK 25: Public Comment - FOR

From: Donna Terrence [mailto:seeingstars@mindspring.com]
Sent: Saturday, July 23, 2016 11:54 AM
To: Derek Kilborn <Derek.Kilborn@stpete.org>
Subject: First Block

Hi, Derek. I'd like to add my voice to those who support the designation of First Block as a St. Petersburg historic district. Many cities can and do erect high-rise behemoths but it's the early buildings that show a city's character and showcase its journey from past to future. Too few of our landmarks have been preserved. Hope First Block doesn't become another casualty of unfettered and thoughtless expansion. --Donna

~-.-~ ___ ~-.-~ ___ ~-.-~ ___ ~-.-~

Where all people think alike, no one thinks very much.
--Walter J. Lippmann

Donna L. Terrence
727-398-6862 Home
336-288-1627 Mobile/Text

Larry Frey

From: Derek Kilborn
Sent: Friday, September 02, 2016 1:37 PM
To: Larry Frey
Subject: BLOCK 25: Public Comment - FOR

From: Mandy Minor [mailto:mandy.minor@gmail.com]
Sent: Wednesday, July 20, 2016 10:50 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>; info@stpetepreservation.org; Council <Council@stpete.org>
Subject: I support historic district designation for First/Detroit Block

Dear Mr. Kilborn and City Council,

I am writing to express my strong support of making the block bordered by Central & 1st Ave. N. and 2nd & 3rd Streets a historic district. This block, home to the 1888 Detroit & 1910 Bishop Hotel, among other historic buildings, is the critical historical block in St. Petersburg and deserves official protection so it is not lost.

In 2014, City Council initiated a historic district application for the block, but the application has faced opposition and is still in limbo. I understand the current owners was to be able to sell the block for development, but really - how many generic, same-old-same-old high rises does St. Pete need? Aren't we, as the present citizens, beholden to protect the history of our city, as well as its uniqueness?

At the application hearing set by the CPPC for September 13th I urge you to consider the value of a strong sense of place and find in favor of granting the historical designation.

Warmly,
Mandy Minor

Larry Frey

From: Derek Kilborn
Sent: Friday, September 02, 2016 1:38 PM
To: Larry Frey
Subject: BLOCK 25: Public Comment - FOR

LAST ONE!

From: janet adams [mailto:janetadams2@gmail.com]
Sent: Wednesday, July 20, 2016 12:07 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>
Subject: First Block

Dear Mr Kilborn-

The most important issue in the development of St. Petersburg now is to retain it's character. I was greatly influenced
as a young woman when I was a pharmacy intern in Miami in the 80's. At that time I became involved with the group that was responsible
for saving the art deco buildings at South Beach. At the time I didn't completely understand their importance, but seeing the world
destination it has become I completely get it now. People love to see the link to history in a city- it's what New Orleans, Savannah,
Santa Fe, St.Augustine have that make them such unique destinations.

St. Petersburg still has this appeal. Overdevelopment would be a tragic waste of our most valuable commodity. Please have the same
forsight and vision as the developers of the Vinoy. Please save "First Block" and the integrity of downtown for the future of our city so
that it can join the ranks of those beloved, historic world destinations.

Warm regards,

Janet Adams

Derek Kilborn

From: heller@mail.usf.edu on behalf of Harold Heller <heller@usfsp.edu>
Sent: Monday, June 13, 2016 5:32 PM
To: Derek Kilborn
Cc: Council
Subject: First Block

Derek,

I am writing to request that the CPPC designate First Block as a historic district. This block is truly where St. Petersburg started and would add greatly as an attractor to persons visiting St.
Petersburg. We've been fortunate to have the 1888 Detroit Hotel landmarked and designating First Block as a historic district would further enhance the place of the Detroit Hotel in being part of the original heart of our City. The Detroit Hotel and First Block have a special connection to the University of South Florida St. Petersburg which now is the site of the home of the person involved with developing the original block, John C. Williams.

I trust the CPPC to recognize the historic value of First Block and the merits for its being landmarked.

Many thanks.

Bill

--
Bill Heller, Ed.d

Dean and Professor, College of Education

Director, Bishop Center for Ethical Leadership

140 7th Avenue South, COQ 201

St. Petersburg, FL 33701

(727) 873-4245

Fax: (727) 873-4191

Derek Kilborn

From: Melissa Salveson <nannym21@hotmail.com>
Sent: Monday, June 13, 2016 5:58 PM
To: Derek Kilborn
Subject: Yes!

As a proud resident of SaintPetersburg...I would like to say YES to landmark First Block!

Sent from my iPhone

Derek Kilborn

From: Melissa Thorp <poetikvision@gmail.com>
Sent: Monday, June 13, 2016 7:11 PM
To: Derek Kilborn
Subject: Landmark first block

Please landmark first block. Keep St. Pete special.

Derek Kilborn

From: Alivia <cdgdancer@gmail.com>
Sent: Monday, June 13, 2016 11:52 PM
To: Derek Kilborn

YES

Sent from my iPhone

Derek Kilborn

From: David Wishner <dmwishner@gmail.com>
Sent: Tuesday, June 14, 2016 12:37 AM
To: Derek Kilborn
Cc: Council
Subject: First block historic district = yes!

Dear Mr. Kilborn & Council;

Please vote "yes" to make St. Pete's "First Block" an historic district. So many people, locals and visitors, come downtown to enjoy St. Pete's history along with it's events & activities. Creating the First Block Historic District will allow the City to anchor it's culture in the hub that is our first block - something unique and special, to cherish and herald.

As a parent and Old North East resident, I take pride in the City we call home and love sharing it with everyone, neighbors and tourists alike.

Respectfully,
-David Wishner
632 Bay Street NE

Derek Kilborn

From: Adele Visaggio <adelevisaggio@gmail.com>
Sent: Tuesday, June 14, 2016 7:53 AM
To: Derek Kilborn
Subject: First Block

Dear Derek,
I support St Pete Preservation's request, on behalf of many residents of St Petersburg, to designate First Block as a local historic moment district. Let's preserve our history, culture and uniqueness which is what attract people to our beautiful city. Keep St Pete beautiful. We don't need another Sand Key or Miami.

Thank you,
Adele Visaggio
1234 Beach Dr NE
St Petersburg, FL 33701

I support
Sent from my iPhone

Derek Kilborn

From: Carolynn Russell <Carolynn.Russell@RaymondJames.com>
Sent: Tuesday, June 14, 2016 9:11 AM
To: Derek Kilborn
Subject: NO MORE HIGH RISE BUILDINGS IN DOWNTOWN - I'm saying YES to landmarking St. Petersburg's First Block!

I'm saying YES to landmarking St. Petersburg's First Block! Will you please, please do the same? Enough with the tall buildings - keep the historic local feel!! Our iconic Pier is gone and now you want to level what's left of the historic buildings for $$$$ - shame on all involved!!!

Ms. Carolynn Russell
2939 64th Ave N
St. Petersburg, FL 33702

Derek Kilborn

From: Peter Pastman <Peter.Pastman@RaymondJames.com>
Sent: Tuesday, June 14, 2016 10:15 AM
To: Derek Kilborn
Cc: Council
Subject: Please Historically Landmark First Block

Please Landmark First Block.

Thank you,
Peter

Peter Pastman, CFP®
Financial Advisor

O 727.567.2670 // M 727.798.9296 // F 727.567.8349
880 Carillon Parkway 32E, Saint Petersburg, FL 33716

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Derek Kilborn

From: Shelle B <imnxtz1@aol.com>
Sent: Tuesday, June 14, 2016 1:29 PM
To: Derek Kilborn

Mr. Kilborn, please support the preservation of the historic buildings in our downtown. They are what makes our beautiful city so special. I know, I live here 14 years now, originally from NYC. Please!!! Thank you, Shelle Berk

Derek Kilborn

From: Claire Seminario <claireseminario@gmail.com>
Sent: Tuesday, June 14, 2016 2:03 PM
To: Derek Kilborn
Subject: YES to landmarking First Block!

Yes please to landmarking St. Pete's First Block! Good luck this afternoon!

Claire Seminario

Sarasota

To: Derek Kilborn <Derek.Kilborn@stpete.org>; Council <Council@stpete.org>
Subject: Please Oppose and Reject Historic Status for Detroit Block

Hello,

As a third-generation St. Petersburg native, I appreciate St. Petersburg's unique history. I also know that freezing in time parts of our town using very burdensome historic designations actually hurts our thriving, innovative city rather than help it.

That is why I am asking you to oppose and reject any historic designation for the Detroit Block in downtown St. Pete.

Our city is so wonderful because it lets people build, innovate, grow, and create a better future. The city's founders were part of that tradition, and it would be a shame to create a bureaucratic regime that stifles creativity and growth in the heart of downtown.

My mother and grandparents worked in the "cheese grater" building for decades, and I have wonderful memories of downtown St. Pete. Still, I am thankful that blight of a building will not be frozen in time, and I'm excited to see downtown St. Pete continue to embrace the 21st century rather than being shackled to the past. (My family and friends are all also glad that the cheese grater building is not being preserved - thank you!)

Historic preservation is pushed by a very small number of people who do not have to foot the bill for the immense cost that it brings property owners and the city *forever - in perpetuity*. Preservation restricts the ability to create new housing and office space, and makes cities less affordable for people to work and live in.

The founders of St. Pete intended to create a new city that would be different than the past - they did not intend to create a museum that will be frozen in time. I hope downtown remains a place where people can innovate and create livable residences and businesses for the 21st century, and not be forced to live in the past.

Thank you for your time and consideration,

Zach Ferguson

ST. PETERSBURG CITY COUNCIL

Meeting of October 6, 2016

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

SUBJECT: **City File FLUM-43:** Private-initiated application to amend the Future Land Use Map designation for the single-family residence from Planned Redevelopment-Residential to Planned Redevelopment-Residential / Resort Facility Overlay. There is no Official Zoning Map change proposed; the zoning will remain NT-2 (Neighborhood Traditional).

REQUEST: (A) ORDINANCE _____-L amending the Future Land Use Map designation from Planned Redevelopment-Residential to Planned Redevelopment-Residential / Resort Facility Overlay.

NOTE: This application was originally presented to the Community Planning and Preservation Commission (CPPC) on August 9, 2016. The CPPC unanimously voted 7-0 to deny the request. Pursuant to City Code Section 16.70.040.1.1.D(1)(b)(2):

> "Denial. If the Commission determines that the application does not comply with the applicable requirements of law, the Commission shall deny the application. ***A denial of an application is final*** except in the case of an application initiated by the City Council, unless an appeal is taken to the City Council."

Since a denial of an application is final, this consideration is being presented to the City Council as an ***appeal*** of the CPPC decision. An appeal was properly filed by the applicant. Pursuant to City Code Section 16.70.010.6.J(2):

> "The City Council shall hear the appeal from a decision of any Commission for which an appeal to the City Council is expressly authorized by this chapter. ***If the decision appealed is a recommended denial of a proposed ordinance, the hearing on the appeal shall also be the public hearing for the ordinance and shall be scheduled at a time after first reading of the ordinance***. The City Council shall have all the powers concerning the item on appeal as the Commission had initially. The City Council shall follow all applicable ordinances in arriving at its decision, may receive new evidence and shall not be bound by the strict rules of evidence."

Therefore, this first reading is required as prescribed by City Code.

RECOMMENDATION:

Administration:

The Administration recommends DENIAL.

Community Planning and Preservation Commission:

On August 9, 2016, the CPPC unanimously voted 7-0 to deny the request.

Recommended City Council Action:

1. CONDUCT the first reading of the proposed ordinance; and
2. SET the second reading and appeal hearing, which shall also be the public hearing for the ordinance, for October 20, 2016.

Attachments: Ordinance
CPPC 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 AT THE TERMINUS END OF BAYSIDE DRIVE SOUTH, FROM PLANNED REDEVELOPMENT-RESIDENTIAL TO PLANNED REDEVELOPMENT-RESIDENTIAL / RESORT FACILITY OVERLAY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Community Planning Act; and

WHEREAS, the City of St. Petersburg Comprehensive Plan and Future Land Use Map are required by law to be consistent with the Countywide Plan Map and Forward Pinellas is authorized to develop rules to implement the Countywide Plan Map; and

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg land use amendment provided herein as being consistent with the proposed amendment to the Countywide Plan Map 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 9, LING-A-MOR ADDITION, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 22, PAGE 90, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Land Use Category

From: Planned Redevelopment-Residential

To: Planned Redevelopment-Residential / Resort Facility Overlay

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-43
(Land Use)

9-16-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT DATE

9/22/16

ASSISTANT CITY ATTORNEY DATE

st.petersburg
www.stpete.org

CITY OF ST. PETERSBURG
COMMUNITY PLANNING & PRESERVATION COMMISSION
PUBLIC HEARING
August 9, 2016

Approved as written 9/13/16

PUBLIC HEARING

C. City File FLUM-43 **Contact Person: Derek Kilborn, 893-7872**

Location: The subject property, 8,703 square feet or approximately 0.32 acre in size, is located at 2785 Bayside Drive South.

Request: To amend the Future Land Use Map designation to apply the Resort Facilities Overlay (RFO) designation to the property. *There are no Official Zoning Map changes proposed.*

Staff Presentation

Derek Kilborn gave a PowerPoint presentation based on the staff report.

Commissioner Rogo asked if this is the first time a request had been received by the City of applying an RFO for a single-family property. Mr. Kilborn stated that this is the first time the City received an RFO request for any type of property. Properties having been cited by Codes have contacted the Planning Dept. but for different reasons have never made it to this first public hearing step.

Commissioner Burke asked if this type of code problem exists in traditional-type neighborhoods. Mr. Kilborn stated that any property in the City can request an RFO but the precedent set by this discussion and the potential subsequent discussion by City Council will provide guidance to staff as well to the community about how these types of applications will be evaluated in the future.

Commissioner Burke asked if there are hundreds or possibly thousands of single-family homes in the City violating the code with short-term rentals. Mr. Kilborn stated that there are possibly hundreds.

Commissioner Wannemacher asked if the City code addresses the special short-term events (parties, weddings, receptions, etc.). Mr. Kilborn stated that in a direct association with the RFO, it does not, but in the same way the code does not regulate a special dinner party that someone may host in their home. Mr. Kilborn went on to say that, in this case, the home may be used for some type of commercial purpose (short-term renter hosting a for-profit event in the home), and this would require a temporary use permit.

Commission Vice-Chair Wolf stated that he has seen overlays applied for many different purposes and all have been for larger scale applications to multiple properties or to a geographic area to accomplish the intent of code or economic development. He has never seen an overlay applied to a single-family sized property and is somewhat surprised by this request which seems to him to be contrary to what the normal overlays accomplish. Mr. Kilborn stated that the code allows for anyone to apply for the overlay to be considered for any type of property; however, staff does share the same concerns about applying this overlay for one single-family property. Staff have expressed the willingness to support for multi-family complexes or for whole communities, like Isla Del Sol for example, that are designed in a way that could accommodate the issues.

Internal discussions also included if there would ever be an instance where a neighborhood association would ask the City for this overlay for the entire neighborhood, which would be a more appropriate request in the sense that an entire district is coming forward asking for that type of designation. Once the overlay goes on the map, it stays on the map permanently.

Commissioner Wannemacher asked if the public notice was sent to property owners across the bayou from the subject property because noise travels extremely well over water. Mr, Kilborn stated that notices were sent to property owners within 300-feet to the northwest and northeast of the subject property and did not stretch across the bayou.

Commissioner Michaels asked if staff is looking at the two criteria as stated in the staff report; one was the multi-family unit home and the other criteria on page 6 that states that the City acknowledge that "certain locations may have significant tourist and resort destination amenities, uniquely qualifying them for a mix of transient accommodation and other residential uses." Mr. Kilborn replied, yes, that is correct.

Applicant Presentation

Nikki Williams with Burr and Foreman, LLP and representing the applicant, Alex Petro, Jr., gave a presentation in support of the request. Ms. Williams stated that the owner would be willing to place conditions on the RFO designation allowing additional control of what could happen on the property addressing the issues of parking, sound, and if special events could take place and, if so, with certain criteria. Ms. Williams also proposed a development agreement in conjunction with the RFO.

Commissioner Bell stated that an owner or manager is required to reside on the premises of a bed & breakfast establishment and asked if this was the case for this property. Ms. Williams replied that the RFO designation does not have the same requirement.

Opponent Presentation

Samuel Wismer gave a presentation in opposition of the request for many of the same reasons stated in the staff report; will negatively impact and degrade the nature of the neighborhood's character; does not believe it would be consistent with the City's comprehensive plan policy, specifically as referenced in LU3.7 and LU3.8; and the neighborhood is not suitable for a tourist-oriented transient accommodation.

Public Hearing

Bill Wear, 2781 Bayside Drive S, spoke in support of the request.
Tony Carreno, 2781 Bayside Drive S, spoke in support of the request.
Shepherd Grimes, 2500 Florida Avenue S, spoke in opposition of the request.
Louise Diesbrock, 2734 Bayside Drive S, spoke in support of the request.

Cross Examination

By City Administration:
Waived.

By Registered Opponent:
Waived.

By Applicant:
Waived.

Rebuttal / Closing Remarks

By City Administration:
Mr. Kilborn pointed out that the reference to standards of review was specific to the types of site impacts that may be seen (number of parking spaces, hours of operations, etc.). Mr. Kilborn went on to say that he wanted the Commission to understand that there are standards of review that are used to determine whether or not to approve a rezoning or future land use amendment; they are listed in Section 16.70 of the City code and outlined in the staff report, itself. As for the development agreement, the City tends to be very conservative when placing a development agreement with a property and is usually very specific addressing a site concern. City staff is concerned about the number of development agreements coming forward if this type of tool is used in conjunction with the RFO and could also raise the questions of crossing over into contract zoning undermining the character of single-family zoning of these neighborhoods. Mr. Kilborn concluded with staff recommending that the Commission deny the RFO request.

By Registered Opponent:
Waived.

By Applicant:
Ms. Williams addressed the following: (1) a development agreement would place additional restrictions dictating what happens at the house, parking requirement, etc. (2) the owner submitted the photo shown with all of the parked cars in the driveway to illustrate how many cars the property can accommodate without using the street but generally there are not that many cars at one time; (3) the home is unique in size and location - not many single-family homes are the size of the subject property which is located at the end of the neighborhood; (4) easier to address or evict a short-term bad renter versus a long-term bad renter; (5) in regards to the noise over water, there will be no motorized watercrafts available; and (6) they have had no traffic problems. Ms. Williams concluded by saying that they feel the request is compatible with the neighborhood and consistent with the comprehensive plan.

Executive Session

Commissioner Michaels recognized and acknowledged that the facility was well-managed; however, the decision is based on policy (which may need a little more polishing to make it abundantly clear). He does agree with the staff report's criteria and will not support the request.

Commissioner Rogo commended the property owner for going through the process and for the good management of the property. He also stated his agreement with Commissioner Michaels about not having enough definition of what an RFO should require (compatible uses and neighborhood impact, established character, allowable uses under the RFO, densities, intensities, parking, buffers, etc.). He also voiced his

concern about the number of people per bedroom with hearing testimony of 15 to 25 people at the house at one time. Commissioner Rogo went on to say that he will not support the request.

Commissioner Burke stated that he lives in a neighborhood with several short-term rental homes as well as vacationed in a neighborhood where he rented a home by the week. From his personal experience, he lives across the water from a home that is rented on a weekly basis and with one exception, has had no issues. He also rents a house in the Florida Keys where the neighborhood is uniquely set up for short-term rentals (code violations are dealt with immediately) unlike St. Petersburg where it takes weeks or months to address a code violation with the renter having already left. In today's world, the City will have to figure out how to address these issues soon because short-term rentals are becoming more popular. He will not support the request at this time.

Michael Dema interjected the following: (1) The applicant's counsel requested a conversation on a potential deferral of the application on the grounds of reaching out to City staff in talking about a development agreement for the property and it is in the purview of the CPPC to consider; and (2) There is a State statute that pre-empts the City which means if City regulations were in place prior to July 1, 2011, they were grandfathered in but there is a two year old statute that essentially prohibits the regulation of vacation rentals in the state and Legal is concerned is that in the absence of a change in that statute, they are pre-emptive of touching the City's code at all on this in response to this emergence economy.

Commission Vice-Chair Wolf commented that it speaks highly of the owner with this property so well managed but feels that this is a policy issue and that this overlay is not the appropriate method for single-family properties. He has a major problem with once the overlay is in place, it is permanent. He feels that the City needs to address this by code and not by an overlay, and he will not support the request.

Commission Vice-Chair Wolf then stated that they had heard a request for deferral but feels that a development agreement would not change his feelings about the RFO.

Michael Dema weighed in about the concern of a development agreement: (1) With an expected high demand for development agreements for each individual property requesting an RFO it would be approaching contract zoning which is viewed unfavorable in the Florida courts; (2) He would not want this to be an end-around to the comprehensive plan which states what the RFO is for; and (3) The land use objectives cited previously, while they may be addressed in part, they still have a potential for incompatibility of a use in a residential zone. Mr. Dema went on to say that City staff would be available to work with an applicant on this but there is not a precedence in the City of a development agreement for a small parcel in a residential zone and could potentially open a flood gate of vacation rentals asking for the same which would result in a burden for Legal staff to deal with.

No motion was made by the Commission to defer.

MOTION: ***Commissioner Rogo moved and Commissioner Michaels seconded a motion approving the RFO designation in accordance with the staff report.***

VOTE: ***YES – None***
NO – Bell, Burke, Michaels, Reese, Rogo, Wannemacher, Wolf

Motion failed by a vote of 7 to 0.

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 August 9, 2016
at 3:00 p.m., in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: FLUM-43
Agenda Item # V.C

According to Planning and Economic Development Department records, no commissioners own property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

APPLICANT: Alex Petro, Jr.
13228 Royal George Avenue
Odessa, FL 33556-5724

REPRESENTATIVE: Nikki Williams
Burr and Forman, LLP
200 South Orange Avenue, Suite 800
Orlando, FL 32801

SUBJECT PROPERTY:

The subject property, located at 2785 Bayside Drive South, is developed with one (1) single-family house. The subject property is legally described as Lot 9, Ling-A-Mor Addition, as recorded in Plat Book 22, Page 90, Public Records of Pinellas County, Florida. The parcel identification numbers ("PIN") is 31-31-17-52074-000-0090.

According to the Pinellas County Property Appraiser's Office, the subject property is comprised of nearly 7,270 square feet of living area or 8,703 gross square feet when including the garage and open porches.

View from south looking north

SURROUNDING USES:

North: Single-family residence
South: Water body (Big Bayou)
East: Public park (South Shore Park)
West: Water body (Big Bayou)

NEIGHBORHOOD ASSOCIATION:

The subject property is not located within the boundary of an active neighborhood association. The subject property was once part of the *Big Bayou Neighborhood Association*, but city records indicate that this association is currently inactive.

The closest, active neighborhood association is the *Ling-A-Mor Estate Neighborhood Association*, generally located northwest of the subject property. The *Driftwood Property Owners Association* is located to the northeast.

REQUEST:

This request is to amend the Future Land Use Map designation for the single-family residence **from** Planned Redevelopment Residential **to** Planned Redevelopment Residential (Resort Facility Overlay or RFO). *There is no Official Zoning Map change proposed; the zoning will remain NT-2 (Neighborhood Traditional).*

PURPOSE:

Alex Petro, Jr., property owner, operates a short-term vacation rental, technically referred to as a *transient accommodation use* in Chapter 16 of the City Code ("LDRs"). Such a use at the subject property is not permitted by the City Code. Designating the subject property with an RFO Future Land Use Map designation will allow Mr. Petro to continue operating a short-term vacation rental with rental periods of less than one (1) month, more than three (3) times per calendar year.

BACKGROUND :

The subject property was first acquired by the property owner in February 2002 and homesteaded through 2010. Starting in September 2014, the subject property was advertised on Vacation Rentals Buy Owner ("VRBO") an online vacation rental marketplace, owned by HomeAway, Inc., a subsidiary of Expedia, Inc. The subject property is currently marketed using several online resources:

- Vacation Rentals By Owner: https://www.vrbo.com/569675#
- Flipkey: https://www.flipkey.com/saint-petersburg-vacation-rentals/p754061/
- Facebook: https://www.facebook.com/Petrowaterfrontmansion

According to the VRBO listing, the subject property has an advertised minimum requirement of seven (7) nights and reservations have been accepted through July 2017.

CODE COMPLIANCE:

Starting on May 3, 2016, the City's Codes Compliance Assistance Department ("CCAD") first identified a use violation on the subject property. A violation notice (Case No. 16-00007931) was subsequently issued on May 26, 2016, for the operation of a short-term vacation rental in violation of the City's Land Development Regulations and Comprehensive Plan. The violation notice requested corrective action by June 19, 2016. On June 20, 2016, CCAD staff received a letter of

request for a 30-day extension from the property owner's agent, Nikki Williams, Attorney, Burr & Forman, LLP. The extension request was for the purpose of allowing the applicant the opportunity to consult with the City's Planning and Economic Development Department about future land use and zoning options for the property. . On June 23, 2016, CCAD granted a 30-day extension through July 26, 2016. On June 30, 2016, this application was received and processed by the Urban Planning and Historic Preservation Division. CCAD action is pending the results of this application.

APPLICABLE REGULATIONS:

The subject property is presently designated Planned Redevelopment Residential on the City's Future Land Use Map and NT-2 (Neighborhood Traditional) on the Official Zoning Map. The NT-2 zoning district regulations primarily allow single family residential uses. Transient accommodation uses can be allowed in residential zoning districts, including NT-2, if the RFO is approved for the property. In accordance with the LDRs:

- ✓ *Residential uses* include single family homes, garage apartments, duplexes, townhomes and multifamily (apartments or condominiums) units which are available for occupancy on no less than a monthly basis, or for less than a monthly basis three or fewer times in any consecutive 365-day period.

- ✓ *Transient accommodation uses* means a building containing one or more transient accommodation units, one or more of which is occupied by one or more persons, or offered or advertised as being available for such occupancy, when the right of occupancy is for a term less than monthly, such right of occupancy being available more than three times in any consecutive 365-day period. The determination that a property is being used as a transient accommodation use is made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or an indirect ownership interest in the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration. The term "transient accommodation uses" includes but is not limited to hotels, motels, recreational vehicle parks, tourist lodging facilities, resort condominiums, resort dwellings, vacation resorts, and dwelling units occupied or available for occupancy on an interval ownership or "time share" basis, when any of the above are made available for occupancy more than three times in any consecutive 365-day period and the right of occupancy is for a term less than monthly.

In accordance with the City's Comprehensive Plan, Future Land Use Element Policy LU3.1(E)(5):

- ✓ *Resort Facilities Overlay (RFO)* - Overlaying the future land use designations for areas suitable for the combination of residential and transient accommodation uses. Transient accommodation and residential uses shall be as defined in the Zoning Ordinance. Transient accommodations shall be allowed within areas designated RFO not to exceed the maximum density in the underlying future land use plan category and zoning district. When located within an RFO area, individual transient accommodation units shall comply with the

definition of dwelling unit as found in the Zoning Ordinance. Uses which are nonconforming or grandfathered uses shall not be eligible for the RFO designation.

Property with an RFO designation may offer less than monthly occupancy without any limitation on the number of times per year it may be offered. All other land development regulations pertaining to residential uses remain in full force and effect.

STAFF ANALYSIS:

As stated above, the applicant presently operates a short-term vacation rental. Such a use at the subject property is not permitted by the City Code. It is the applicant's desire to designate the subject property with the RFO designation thereby allowing continued operation of short-term vacation rentals for less than one month, more than three times a year.

Resort Facility Overlay (RFO) Background

Tourist oriented transient accommodations in residential areas was an issue for the City back in 2001, specifically, timeshare units and the short-term rental of apartment and condominium units. During several Planning Commission and City Council workshops regarding the transient accommodations issue, the RFO designation, which was permitted by the Countywide Plan Rules, was seen as a reasonable way to address the issue. Both Planning Commission and City Council members agreed that while timeshare units and short-term rental units were residential in appearance and character, they have higher turnover and were generally incompatible with the accepted standards for residential areas. However, particularly in locations that have significant tourist and resort destination amenities, there were areas where a mix of transient and residential uses may be appropriate, and the RFO designation provided a mechanism for allowing that mix of transient accommodation and residential uses.

In June 2001, City Council approved Resolution 2001-369 initiating amendments to the Comprehensive Plan and land development regulations to implement the Resort Facilities Overlay (RFO). An amendment to add the RFO designation to the Comprehensive Plan was ultimately adopted in January 2004 (Ordinance 498-G). The reason for the more than two year delay was the fact that the proposed ordinance addressing the RFO designation also addressed providing for two-way traffic on a portion of Dr. Martin Luther King Jr. Street and 8th Street which required more study and analysis.

While the RFO designation has been available for the past 12 years, a private application has never been processed, until now.

The Sharing Economy

Largely thanks to an entirely new enterprise model introduced by the millennial generation (age 18 to 34), the term "sharing economy" began to appear in the mid-2000s. The term refers to business models that enable providers and consumers to share resources and services using creative online software and technology platforms. Sharing economy is also commonly referred to as collaborative consumption, the collaborative economy or the peer-to-peer economy. While the

sharing economy encompasses much more than ride-sharing and home-sharing, these two services are the most mainstream.

- Ride-sharing is typically recognized as a one-time transaction where someone who needs a ride is matched with a nearby driver and is shuttled to a destination. Two well-known ride-sharing services are Uber, established in 2009 and Lyft in 2012.

- Home-sharing is recognized as an organized agreement between two parties, in which one party rents out all or part of his or her home to another party on a temporary, one-time basis. Popular websites for home-sharing services include VRBO (Vacation Rental By Owner) established in 1995, HomeAway and FlipKey, both established in 2006 and Airbnb, established in 2008.

Applicant's Request

The property owner filed an application for the RFO designation on Thursday, June 30, 2016. Based upon the narrative attached to the application, the property owner is of the opinion that the request for the RFO designation is appropriate for the described property and conforms to the relevant considerations of the City's Zoning Ordinance, as follows:

Consistency with the Comprehensive Plan

Comprehensive Plan Policy LU3.1(E)(5) reserves applicability of the RFO for areas where the combination of residential and transient accommodation uses is suitable, *meaning* that the Community Planning and Preservation Commission ("CPPC") and City Council must carefully consider the compatibility of transient accommodation uses when proposed within neighborhoods that are predominantly characterized by either single-family residences or clustered multi-family apartments, condominiums, and townhouses. City staff believes the request is not consistent:

- Dating back to 2001, the RFO was originally added to the City's Comprehensive Plan in response to requests for timeshare units and the short-term rental of apartment and condominium units. Consideration of this subject focused almost exclusively on multi-family dwelling units and predated the popular emergence of today's home-sharing services;

- During their deliberations in 2004, both the Planning Commission (now-known as the Community Planning and Preservation Commission) and the City Council agreed that while timeshare units and short-term rental units were residential in appearance and character, they also included higher turnover rates and were generally incompatible with the accepted standards for residential areas;

- The Planning Commission and the City Council further acknowledged however, that certain locations may have significant tourist and resort destination amenities, uniquely qualifying them for a mix of transient accommodation and other residential uses. The RFO designation would provide a mechanism for carefully considering the compatibility of each request among the City's many multi-family dwelling units;

- The description for a *transient accommodation use* embedded within the LDRs makes reference to, "...one or more [transient accommodation units]." Furthermore, the description distinguishes between a "resort condominium" and a "resort dwelling." While it is likely that these references were attempting to include scenarios where one or more, but not all, multi-family dwelling units within a single building or complex would take advantage of the RFO, consideration of single-family dwelling units could be inferred from the language and therefore, cannot be excluded from consideration;

- This important distinction – multi-family residential vs. single-family residential - has been the basis for City Staff's prior recommendations on the subject. Whereas City Staff has encouraged several multi-family apartments, condominiums, and townhouses to consider utilizing the RFO, it has not supported the use of RFO for single-family dwelling units.

The applicant's request is not consistent with Comprehensive Plan Policy LU3.6, which states that *land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated*, and not consistent with Policy LU3.8, which states that "*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...*"

- Whereas multi-family dwelling units generally benefit from the existence of an on-site operator, or covenants included within the condominium or homeowners association documents, single-family dwelling units do not share the same protections against land use abuses or changes and have little recourse for corrective action. Moreover, property owners in a multi-family development collectively retain final authority to set longer rental terms through their elected Board and bylaws. This governing structure allows the association to moderate the behavior of its owners and tenants while adapting to changing preferences over time.

- Multi-family dwelling units are predisposed to support transient accommodation uses because their physical and operational characteristics expect higher volumes of pedestrian and vehicle traffic. Moreover, multi-family dwelling units often include open space and recreational amenities that are properly designed for larger groups of people and located to minimize peripheral impacts upon surrounding properties. This is not true for single-family dwelling units, where transient accommodation uses could disrupt the expectations for a quiet, more peaceful surrounding neighborhood. This should be a primary concern in evaluating the compatibility of a multi-family or single-family dwelling unit for a transient accommodation use. Based on the information and circumstances of this request, it can be said that:

    - This single-family dwelling unit is bounded by open water (Big Bayou) on the west and south boundaries and a City public park (South Shore Park) on the east boundary. The applicant has pointed out, and City staff acknowledges, that these surrounding conditions help mitigate peripheral impacts since there is only one single-family residence abutting the subject property, located along the north boundary line;

- Parking is a general concern, particularly if special events are being conducted on the subject property. This photograph provided by the property owner appears to show that the subject property can accommodate at least six (6) trucks and sport utility vehicles on-site, not including the enclosed garages. City staff acknowledges that this accommodation is unique among single-family residences but points out the proximity of this vehicle parking to the abutting residence.

More importantly, customer reviews on the VRBO listing and Facebook profile page indicate tenancy by groups ranging from 15 to 25 individuals. While the amount of available parking is higher than a traditional single-family residence, the size of groups that are renting the subject property also suggests that some vehicle parking must require use of the adjoining public rights-of-way.

This problem is exacerbated during special events when catering and service vehicles are on-site and a higher than normal volume of vehicles are attending. One customer review noted a cocktail party with 50 guests and another noted a wedding reception with 45 guests.

- Traffic volume in the neighborhood is also periodically impacted. In addition to the larger number of vehicles associated with groups of 15 to 25 individuals and their associated special events, large families and other groups will sometimes require airport, hotel, and transportation shuttles and catering vehicles that are not typical or as frequent within other single family neighborhoods.

- Because of the operation of special events at the subject address, it is also important to consider how short-term rentals might be distinguished from bed-and-breakfast facilities, which are a permitted, special exception use within the NT-2 zoning classification. The regulation of bed-and-breakfast facilities within single-family neighborhoods further reinforces the prevailing opinion that short-term rentals were not

contemplated for single-family neighborhoods in the same way they were expected for multi-family dwelling units.

The definition for a bed-and-breakfast is, "A building of a residential character other than a hotel, motel, or other transient accommodation that provides daily overnight accommodation and morning meal services to transients in return for payment." A bed-and-breakfast requires special exception approval and an owner or manager to reside on the premises. There are also regulations on special events including hours, frequency, the number of attendees, noise, parking, and the requirement for submission of a special event parking plan.

Based on the careful consideration of their peripheral impacts and regulation of bed-and-breakfast facilities and their associated special events, it is possible to have a regulated bed-and-breakfast facility immediately next to an unregulated short-term rental using the RFO. City staff believes this would be an unintended (and undesirable) consequence within single-family neighborhoods.

The applicant's request is not consistent with Comprehensive Plan Policy LU3.7, which states that *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.*

- Existing land use plan boundaries are logically drawn and designed to protect the single-family character of the Big Bayou neighborhood. For reasons outlined in this report, City staff believes that the application of an RFO to this single-family property will have certain negative consequences on the surrounding single-family neighborhood and set a lasting precedent for the review of all future RFOs within other single family neighborhoods. Adoption of the RFO in this instance is a permanent change to the Future Land Use Map that will extend beyond the current ownership with little recourse for surrounding property owners; this is different than owners of multi-family properties who can effectuate more direct change through their Board and bylaws if certain activities become nuisances.

Qualification of (Abandoned) Grandfathered Units

Pursuant to the City's Comprehensive Plan, Future Land Use Element Policy LU3.1(E)(5), "Uses which are nonconforming or grandfathered uses shall not be eligible for the RFO designation." In this instance, there is an *abandoned grandfathered* use that could be mitigated through a conditional approval of the request.

According to the property card, the original house was constructed in 1949. A second dwelling unit, described on the property card as a garage apartment, was legally permitted and added to the residence in 1955. The first of several Property Card Interpretations ("PCI) was verbally issued in July 1983, confirming two (2) legal dwelling units. A written PCI (PCI-84-0010) was subsequently issued in January 1984 affirming the earlier determination of two (2) legal dwelling units. In September 1997, a third PCI again confirmed the existence of two (2) legal dwelling units; however, this determination was appealed to the Board of Adjustment ("BOA") for further

consideration (Application No. 97-11-005). In November 1997, the BOA upheld the historic interpretation supporting two (2) dwelling units.

Starting on January 1, 2010, the subject property was no longer homesteaded, meaning that operation of the second dwelling unit required a business license for the rental of property. The two-year grace period for obtaining a business license expired on December 31, 2011, and the second dwelling unit was reclassified from *grandfathered* to *abandoned grandfathered.*

If City Council approves the requested map amendment, then a permit will be required through the City's Construction Services and Permitting Division to permanently eliminate the grandfathered status of the second dwelling unit.

Level of Service (LOS) Impact

The Level of Service (LOS) impact section of this report concludes that the proposed Plan change will not affect the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, recreation, and stormwater management.

CONCURRENCY: Not applicable.

RECOMMENDATION: Denial.

This is the first application requesting to allow a short-term vacation rental since establishment of the RFO in 2004. Consequently, City staff lacks any precedence for how the Community Planning and Preservation Commission, City Council, or members of the public perceive and prioritize the different variables associated with short-term rentals in general and use of the RFO, specifically.

Based on the original rationale for creating the RFO in 2004, the distinctions between multi-family and single-family properties that are outlined in this report, and the feedback City staff has been providing to owners of multi-family and single-family properties, City staff recommends **DENIAL** of the applicant's request to amend the Future Land Use Map designation from Planned Redevelopment Residential to Planned Redevelopment Residential (Resort Facility Overlay) on the basis that the request is not 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 from the Comprehensive Plan are applicable:

Policy LU3.1(E)(5) Resort Facilities Overlay (RFO) - Overlaying the future land use designations for areas suitable for the combination of residential and transient accommodation uses. Transient accommodation and residential uses shall be as defined in the Zoning Ordinance. Transient accommodations shall be allowed within areas designated RFO not to exceed the maximum density in the underlying future land use plan category and zoning district. When located within an RFO area, individual transient accommodation units shall comply with the definition of dwelling unit as found in the Zoning Ordinance. Uses which are nonconforming or grandfathered uses shall not be eligible for the RFO designation.

Policy 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.

Policy 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.

Policy 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.

b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units and or public schools.

The proposed change *will not* alter the City's population or the population density pattern.

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

The proposed change *will not affect* the City's adopted levels of service standards for potable water, sanitary sewer, solid waste, stormwater management and recreation.

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

There is both appropriate and sufficiently adequate land area for the use and reasonably anticipated transient accommodation activity.

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

Not applicable.

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

The proposed change to add the Resort Facilities Overlay (RFO) is not inconsistent with the established land use pattern. City staff has concluded that the present Planned Redevelopment Residential boundary is logically drawn and appropriate given the existing multifamily residential uses and the expected (future) use of the property for the same.

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

Not applicable.

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.

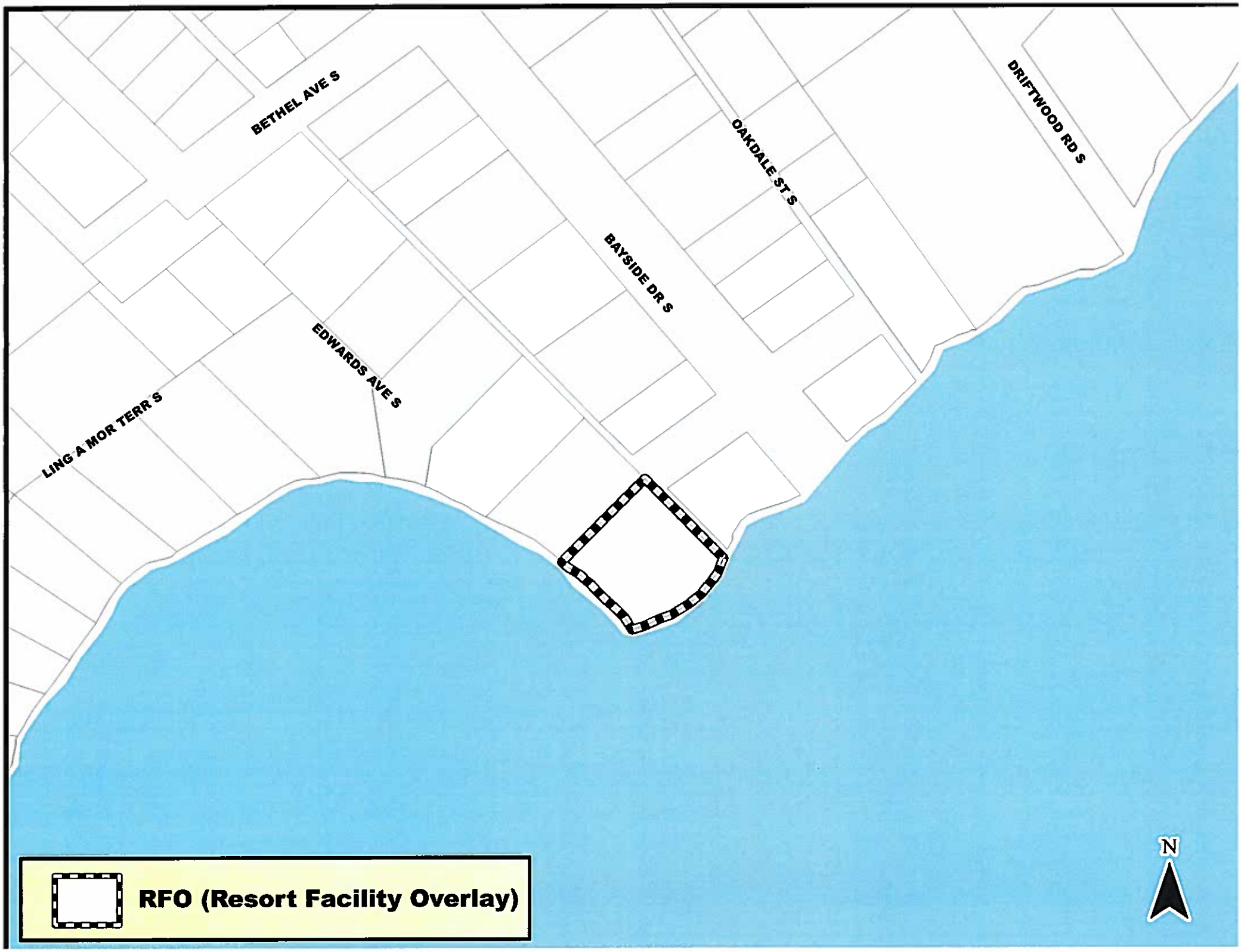
j. **Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is located within the 100-year flood plain, specifically Special Flood Hazard Area AE. The property is also located within the CHHA (Coastal High Hazard Area).

k. **Other pertinent information.** None.

APPENDIX A

MAPS


BETHEL AVE S
DRIFTWOOD RD S
OAKDALE ST S
BAYSIDE DR S
EDWARDS AVE S
LING A MOR TERR S
N
RFO (Resort Facility Overlay)

BETHEL AVE S
OAKDALE ST S
DRIFTWOOD RD S
BAYSIDE DR S
EDWARDS AVE S
LING A MOR TERR S
RFO (Resort Facility Overlay)
N

APPENDIX B

APPLICATION

st.petersburg
www.stpete.org

☐ FUTURE LAND USE PLAN CHANGE
☐ REZONING

Application No. _____
(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

RECEIVED
JUN 30 2016
ECONOMIC DEVELOPMENT

GENERAL INFORMATION

APPLICATION

Date of Submittal: June 30, 2016
Street Address: 2785 Bayside Drive South
Parcel ID or Tract Number: 31-31-17-52074-000-0090
Zoning Classification: *Present:* NT-2 *Proposed:* NT-2
Future Land Use Plan Category: *Present:* PR-R *Proposed:* PR-R with Resort Facilities Overlay

NAME of APPLICANT (Property Owner): Alex Petro, Jr.

Street Address: 2785 Bayside Drive South
City, State, Zip: St. Petersburg, Florida 33705
Telephone No: 727-458-9925
Email Address: 12alexpetro@gmail.com

NAME of any others PERSONS (Having ownership interest in property):

Specify Interest Held: N/A
Is such Interest Contingent or Absolute: N/A
Street Address: N/A
City, State, Zip: N/A
Telephone No: N/A
Email Address: N/A

NAME of AGENT OR REPRESENTATIVE: Nikki Williams

Street Address: 200 South Orange Avenue, Suite 800
City, State, Zip: Orlando, Florida 32801
Telephone No: 407-540-6681
Email Address: nwilliams@burr.com

AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map	$ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map	$ 2,000.00
Rezoning only	$ 2,000.00

Cash or credit card or check made payable to the "City of St. Petersburg"

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature: Alex Petro Jr. Date: 6-29-16

Must be signed by title holder(s), or by an authorized agent with letter attached.

UPDATED 08-23-2012

st.petersburg
www.stpete.org

FUTURE LAND USE PLAN CHANGE
REZONING

NARRATIVE *(PAGE 1 of 1)*

NARRATIVE

RECEIVED
JUN 30 2016
ECONOMIC DEVELOPMENT

PROPERTY INFORMATION:

Street Address: 2785 Bayside Drive South
Parcel ID or Tract Number: 31-31-17-52074-000-092
Square Feet: 8,703 square feet (gross)
Acreage: approximately .32 acres
Proposed Legal Description:

No change is proposed to the legal description.

Is there any existing contract for sale on the subject property: N/A
If so, list names of all parties to the contract: N/A
Is contract conditional or absolute: N/A

Are there any options to purchase on the subject property: N/A
Is so, list the names of all parties to option: N/A

REQUEST:

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

Please see attached.

RECEIVED
JUN 30 2016
ECONOMIC DEVELOPMENT

Justification Statement
2785 Bayside Drive South

I. Proposed Request

The applicant is requesting an amendment to the future land use map to apply the Resort Facilities Overlay (RFO) designation to the property. The property is located at 2785 Bayside Drive South (the "Subject Property"). The Subject Property is zoned NT-2 and has a future land use designation of Planned Redevelopment-Residential (PR-R). The applicant is requesting the RFO designation to permit the use of the Subject Property as a transient accommodation use, and more specifically to allow for short-term vacation rental use. The RFO will not affect the underlying zoning and future land use which permits single-family residential uses. The Subject Property is bounded to the east and to the south by the Big Bayou. A public park is located immediately to the north, and a residential unit is located adjacent to the west side of the Subject Property.

II. Consistency with Land Use Policy LU3.1 E.5. of the Future Land Use Element

Land Use Policy LU3.1 E.5. of the Future Land Use Element includes the RFO as a special designation. The policy reads as follows:

> *Resort Facilities Overlay (RFO) - Overlaying the future land use designations for areas suitable for the combination of residential and transient accommodation uses. Transient accommodation and residential uses shall be as defined in the Zoning Ordinance. Transient accommodations shall be allowed within areas designated RFO not to exceed the maximum density in the underlying future land use plan category and zoning district. When located within an RFO area, individual transient accommodation units shall comply with the definition of dwelling unit as found in the Zoning Ordinance. Uses which are nonconforming or grandfathered uses shall not be eligible for the RFO designation.*

The following discussion evaluates how the proposed RFO designation for the Subject Property is consistent with the elements of Land Use Policy LU3.1 E.5.

A. Overlaying the future land use designations for areas suitable for the combination of residential and transient accommodation uses:

Consistent with Policy LU3.1.E.5, the Subject Property is located in an area suitable for a combination of residential and transient accommodation uses. The Subject Property contains a residential dwelling unit and the appearance of the property is compatible with the residential units in the neighborhood. The Subject Property is located in an

enclave-like setting as it is bound on two sides by the bay and bound to the north by a park. There is only one single-family residential unit adjacent to the Subject Property. This adjacent single-family residence and the Subject Property are the only residential properties located on and accessible by this segment of Bayside Drive South. The Subject Property is located within an isolated portion of the neighborhood and is situated such that the use can coexist with purely residential uses with little to no impacts.

B. Transient accommodations shall be allowed within areas designated RFO not to exceed the maximum density in the underlying future land use plan category and zoning district:

Policy LU3.1.E.5 also provides that transient accommodations shall not exceed the maximum density of the underlying future land use category and zoning district. The PR-R future land use designations allows up to 15 dwelling units per acre. The Subject Property is approximately .32 acres. At this density, without considering any other land development regulations or requirements, the property would be allowed a maximum of approximately four dwelling units. The applicant is not proposing to add any additional units. As such, a transient accommodation use on the Subject Property would not exceed the maximum density permitted under the PR-R future land use designation.

C. When located within an RFO area, individual transient accommodation units shall comply with the definition of dwelling unit as found in the Zoning Ordinance:

A dwelling unit is a defined as a single-unit with complement independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. The Subject Property was constructed as a dwelling unit consistent with this definition. As such, the Subject Property is in compliance and will continue to comply with any requirements necessitated by the policy language of Policy LU3.1.E.5.

D. Uses which are nonconforming or grandfathered uses shall not be eligible for the RFO designation:

The Subject Property is a single-family dwelling unit which is permitted in the current NT-2 zoning designation. The Pinellas County Property Appraiser describes the Subject Property as a "Duplex-Triplex-Fourplex". The Subject Property, however is not a duplex which is defined as building occupied exclusively for residential purposes by not more than two families. Neither is the Subject Property a multi-family residence which is intended to provide up to four single-family dwelling units.

III. Consistency with the Standards of Review in Section 16.70.040.1 of the Code of Ordinances

In addition to being consistent with Policy LU3.1.E.5, the request is consistent with the standards of review for planning and zoning decisions as discussed below.

A. Compliance of the proposed use with the goals, objectives, polices and guidelines of the Comprehensive Plan:

The proposed request is consistent with the Resort Facilities Overlay designation as previously discussed.

B. Whether the proposed amendment would adversely affect environmentally sensitive lands or properties which are documented as habitat for the listed species as defined by the conservation element of the Comprehensive Plan:

The Subject Property is already developed and this request does not include a request for additional development. The RFO would allow for short-term vacation rentals on the Subject Property. The RFO use, however, is similar to the residential use for which the property is permitted.

C. Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units or public schools:

The proposed use would not alter the population in a manner that would adversely affect residential units or public schools. In fact, although minimal, the proposed use has the effect of decreasing the projected student population from this school attendance zone, which positively contributes to available school capacity.

D. Impact of the proposed amendment upon the adopted level 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 POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS

The infrastructure and public services have accommodated the existing residential use. The impact of the proposed use is not anticipated to be greater than that of the existing residential use. If requested, the applicant will provide any necessary

studies to support the application and to evaluate the impact of the proposed use on the level of service standards.

E. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansions:

The land area is sufficient for the proposed use. No expansions are planned.

F. The amount and availability of vacant land or land suitable for redevelopment for similar uses in the City or on contiguous properties:

The proposed use will occur on and within the already developed Subject Property. The proposed use is not occurring on a greenfield or in a situation that would contribute to urban sprawl or the inefficient use of land, infrastructure, or public services.

G. Whether the proposed change is consistent with the established land use pattern of the areas in reasonable proximity:

The proposal does not involve a change to the established land use pattern as the request is not to change the future land use amendment designation or zoning classification from a residential to a non-residential use. Rather, the request will maintain the underlying uses and the RFO will allow for the use of the property as a short-term vacation rental which is in character with a residential use and a residential-like use such as a bed and breakfast.

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

The proposal does not involve a request to change the existing zoning district or the existing future land use designation boundaries.

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

The request will maintain the underlying uses and the RFO will allow for the use of the property as a short-term vacation rental similar to the permitted residential use or a residential-like use such as a bed and breakfast.

J. Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or coastal high hazard areas as identified in the coastal management element of the Comprehensive Plan:

The use is proposed on an already developed property. As such, development of the Subject Property has addressed any applicable issues.

APPENDIX C

ORIGINAL PROPERTY CARD

Ling A
MOR Add.
Lot 9

Location: 2785 Bayside Drive
#77614-D - 12/30/49 - $10,000
Owner C. W.Brestle - Five room and bath residence with two car garage and storage room (44' x 40')(Milton Anderson, Contr. Stageberg, Architect ①
#15814A-D - 7-25-55 - $9500
Owner: C. W. Brestle - Addition to #7761A - 1st floor - 2 rooms, screened porch - 2nd floor - 2 bedrooms & 2 baths, 1 sink, convert existing res. to residence & garage apt. ②
(3389" x 68') (Type V)
O.S.R.Stageberg, Contractor
B of A - 8/12/55 - Granted to convert existing residence to gar. apt. and build main residence connected by jalousied bzwy. (#28)
#51987-RS75 - 1/5/78 - $50
Owner Jerry Fowler-General repairs on res-replace screens, replace side exterior door, repair plastering (Type V) By owner

SIGNS

53731- R[illegible] - 3/[illegible]/7[illegible] - $6,000
Owner Jerry Fowler - 40'x20' swimming pool - (Type V) Tropicana Pools Inc, Contractor

(OVER OVER)

#7517B - 2/2/50 - C. Brestle
Mitchell - 20c 33sw 27p 4b 3ws 100amp 2-meters 1-range 2-w.heaters - Attic Fan - Dishwasher - 2-15KW Heaters 2-2KW
#2239F - 8-19-55 - Brestle
Allcorn Elec. - 13 plugs
#E1647G - 4/11/78 - Jerry Fowler
Angel Haya - swimming pool
#E7802G - 7/20/79 - Jerry Fowler
owner - 5-cen 10-rec 5-sw
#E8163G - 8/27/79 - Jerry Fowler-
Owner - 1-WH (add to #E7802G)

INSTALLATION

#1731 - 9/9/55 - C.Brestle
Krauss Inc. - 97,500 BTU
Bryant oil heater

SEWER

30-day letter 9/15/63 Proj. 10
C. W. Brestle, 27[illegible] Bayside Dr. So.
#8566L - 10/14/63 - C. Brestle
Hickson Plbg. - 1-tap

#10295 - 1/10/50 - C.Brestl
W.Forsyth - 2-closets 1-sin
1-lavatory 1-bath 1-shower
2-ewh 1-dishwasher 1-tray
#11049 - 3/2/50 - Brestle
Forsyth - lavatory - bendix
#6834C - 8-2-55 - C. Brestle
Golden Plbg. - 2-closets 1-bath
3-lavatories 1-shower 1-sink

31-[illegible]1-17 E-15

GAS

SEPTIC TANK

#4931 - 2/7/50 - Brestle
J.H.Morris - 3 tanks

[redacted]

BUILDING

#60017-RS75 - 12/8/78- $5,000
Owner Jerry Fowler - Add two story addition with 2 room 1 bath 1 sun desk on rear of residence (929 sq ft principal floor area; 513 sq ft accesssory area) (Type V) By owner

#65464-RS-75-7/20/79- $13,324
Owner Jerry Fowler-Add 24'x36'0" two room family room with full bath on rear of residence. (This will not be a rental apt.) By owner

1. TO FLA.POWER #3/3/80-60017&65464

Property Card Interpretation 7-1-83 to (2) Dwelling Units (Verbal)
Property Card Interpretation dated 1-84 (PCIC-84-0010) Letter to . Stifel - Two (2) dwelling units this site. (JWK/bad)

[redacted]

#5811F - 1-23-56 - The Brestle Co. Allcorn Elec. - 33c 17sw 15p 4-air cond. circuits added to Permit #2239-F

#E8699D-11/13/72- Moody-Conover-Hobbs- 1-rge.

#E5848G 1/29/79 Jerry Fowler By Owner 2-sw 10-recp

#E8199G - 8/30/79 - Jerry Fowler (By Owner) add 60amp sub-panel (Add to Permit #E7802G)

PLUMBING

#P9496C 1/29/79 Jerry Fowler By Owner 1-tub 1-lav 1-W/C

#P1024D - 7/20/79 - Jerry Fowler owner - tub - lav - bar sink - closet

#P1279D - 8/27/79 - Jerry Fowler-Owner - 1-ewh,(add to #P1024D)

APPENDIX D

PUBLIC COMMENTS

Derek Kilborn

From:	Pamela Ferguson [redacted]
Sent:	Wednesday, August 03, 2016 10:56 AM
To:	Derek Kilborn
Subject:	City File: FLUM-43 - Opposition to application for Resort Facility Overlay

August 3, 2016

Dear Mr. Kilborn,

I am a resident of 2828 Edwards Ave South, St. Petersburg, FL 33705. As such have received notice for a zoning variance for 2785 Bayside Dr South, owned by Alex Petro, Jr.

We moved to Florida as retirees and chose our residence for its location in a peaceful, revitalizing, residential neighborhood, close to the Big Bayou. We have no desire to see our neighborhood turn into a commercial, resort area with unlimited rentals of less than a month. We don't look forward to more traffic, more noise or lower property values because of this "resort" status.

Mr. Petro has rented to several parties who occupy the residence for a weekend of partying. Seven bedrooms provide opportunities for large disruptive gatherings. Since our purchase in May 2014, there have been many gatherings at 2785 Bayside Dr South with loud parties and music.

Please register my opposition to this variance application. Help us to keep our neighborhood residential - please vote against it becoming a Resort Facility Overlay area.

Thank you for your consideration and for making sure this opposition is registered against City File: FLUM-43.

Sincerely, Pamela E. Ferguson

Derek Kilborn

From: Alexander Ghiso [redacted]
Sent: Tuesday, August 02, 2016 4:03 PM
To: Derek Kilborn
Subject: Registering Opposition to Land Use Change (File: FLUM-43)

To Whom It May Concern:

I am the owner of the property located at 2657 Bayside Drive South in St. Petersburg. I write to register my opposition to the application for a future land use map change (File: FLUM-43) for the property located at 2785 Bayside Drive South.

Regards,

Alexander S. Ghiso
Managing Member of Manago LLC
Owner of 2657 Bayside Drive South, St. Petersburg 33705

Derek Kilborn

From: Michael DAloia [redacted]
Sent: Wednesday, August 03, 2016 12:35 PM
To: Derek Kilborn
Subject: 2785 Bayside Drive S

Derek, I am the owner of 2831 Edwards Ave S. I am writing in opposition to Mr Alex Petro's request to change the zoning at the above referenced address. While I am not opposed to Mr Petro leasing his home for long term tenancy. I am very much opposed to a resort zoning designation and believe the current residential designation is best for the neighborhood. Thanks Michael C D'Aloia

Derek Kilborn

From: Norman Pete Weld [redacted]
Sent: Friday, August 05, 2016 2:01 PM
To: Derek Kilborn
Subject: Probable Phishing: City File: FLUM-43

I am STRONGLY OPPOSED to the application to amend the Future Land Use Map designation for the property at 2785 Bayside Dr. South to include an RFO.

I am a homeowner in the immediate vicinity of this property — 4 houses away (2828 Edwards Avenue South). My home was purchased with the intent that I would reside in a permanent, residential neighborhood, not a transient rental one.

I have studied

1) the appropriate City policies, regulations, and LDR's detailed in FLUM-43
2) the application submitted by the homeowner
3) the response by the City Planning staff

It is my conclusion that the application

1) has no merit beyond the personal and financial interests of the homeowner
2) this neighborhood does not include offer "significant tourist and resort destination amenities"
3) should be DENIED

In support of my conclusion I offer the following for consideration

1) All streets accessing 2785 Bayside Dr east of 4th Street are narrow and suitable for local resident use only. There is limited off-street parking on these streets and, therefore, considerable curbside parking. An increase in transient traffic would be detrimental to safety on these streets.

2) There are numerous alleys and 'no outlet' dead ends that non-residents frequently stumble into and are forced to turn around in private driveways and lawns. An increase in transient traffic would exacerbate this situation.

3) Big Bayou is frequented by slow moving fishermen, kayakers, sailors, rowers, and stand up paddle boarders. Commercial and recreational boaters use Grandview Park launching ramp to access Tampa Bay by the marked channel through Big Bayou. Transient resort visitors occasionally use personal watercraft (PWC's) that are kept at the Bayside Drive South property. They are not familiar with the traffic patterns and normal use of the Bayou. These PWC operators create a nuisance and safety hazard to the resident boaters on the Bayou. An increase in transient traffic would adversely affect the serenity and normal use of The Bayou.

4) Although the applicant may have good intentions of operating his 'resort' in a responsible and neighborly manner, personal and financial considerations often supersede good intentions. Furthermore, a future owner may not regard the neighborhood in a responsible manner. Assuming the RFO status may not be reversible, in case of bad behavior by owner(s) or guests, we, the local homeowners, would be saddled with an uncontrollable situation that would erode our property values and way of life.

My concerns regarding this application are real and I fear that granting this request would negatively impact the quality of life and value of property in this residential neighborhood. The Domino Effect looms largely in my mind.

It is incumbent on the City of St Petersburg to uphold its statuatory obligation as detailed in Policy LU#3.8 and DENY this application.

Derek Kilborn

From: Jay Weinberg [redacted]
Sent: Monday, August 08, 2016 10:36 AM
To: Derek Kilborn
Subject: Zoning Vairance at 2785 Bayside Dr. South

Dear Mr. Kilborn,

I am writing to voice my opposition to the petition being circulated by Mr. Petro to change zoning at 2785 Bayside Drive. I own a home at 351 Ling A Mor Terrace and my home value and my quality of life will most certainly be negatively effected by the proposed zoning. It has taken years for this neighborhood to begin to move in a positive direction and back toward a residential neighborhood that will be safe and family oriented. Providing Mr. Petro a resort zoning designation will only serve to advance Mr Petro's self-interest and will do nothing to advance the quality of life of current residents. Again, I strongly urge you to deny Mr. Petro's most self-serving request to change current zoning.

Sincerely,

Jay Weinberg
Aspen Investors, LLC
970-870-1715 phone/cell
858-777-3323 fax

August 8, 2016

Mr. Derek Kilborn
Manager, Urban Planning and Historic Preservation Division
Planning and Economic Development Department
City of St. Petersburg, Florida

Dear Mr. Kilborn:

We are writing to express our opposition to the application by Mr. Alex Petro to amend the Future Land Use Designation of 2785 Bayside Dr. South, St. Petersburg, from Planned Redevelopment Residential to a Residential Resort Facility Overlay (RFO). We support the City Staff's recommendation to deny this request for the reason's stated in their report.

We believe that the continued use of this property as a transient accommodation / short term rental and an event based rental property in violation of City Code, has, does and will continue to negatively impact the nature and character of our Big Bayou neighborhood.

Big Bayou is predominantly a neighborhood of single family residences. There are some multifamily residences & apartment complexes however they are located principally on the Western & North Western 4th street corridor border. The "interior" of the neighborhood is principally single family residences.

While the applicant states that the subject property is located within an isolated portion of the neighborhood, this is, in our opinion, not an accurate description. The subject property is at the southwestern terminus of the neighborhood, surrounded by and part of the entire neighborhood. Additionally this assertion is contradicted by the number of residences within 200 feet who received notices of this application and hearing.

Additionally, and importantly this description fails to note that being at the terminus of the neighborhood and with access and egress primarily via Bayside Drive South, every resident on Bayside Dr., is impacted by the comings and goings of every guest to the property, every time. So every car, truck, service vehicle, catering and staging truck, bus, airport, hotel and transportation shuttle goes in and out, up and down via Bayside Drive. As noted in the staff report, traffic volume in type and frequency well in excess of what is typical within other single family neighborhoods.

The subject property is used frequently as an event based short term rental facility. The property often rents for periods of less than 7 days. In addition to the websites listed in the Staff report, the property is also advertised on several event facility rental websites. Websites such as Eventbrite.com which advertises that it "allows event organizers to plan, promote and sell tickets to events…and to publish them across"… such e-platforms

as Facebook & Twitter. An event titled "an evening of Live Art and Imagery" is currently being advertised on Eventbrite for September 2016. A one night event selling tickets for $75 per person. Not, in our opinion, an appropriate use of a residential property.

Again, as cited by the City Staff, such events and such frequent events exacerbate traffic, parking, noise, trash, and are a major disruption and disturbance to the neighborhood and is not consistent with the character of a Residential, Neighborhood Traditional (NT-2) neighborhood.

We note on at least one occasion where the park, South Shore Park, was used as a staging area for the catering service for an event at the subject property. Park boundary pillars were removed to permit the catering truck to park in South Shore Park. We are not aware that a permit was obtained for this purpose, and assuming not, consider this a significant encroachment on and misuse of City parkland. Please see attached photo. This photo also shows that the subject property does not have enough onsite parking to accommodate all guests.

We believe that this application to amend the land use designation to RFO is inconsistent with the character of Big Bayou and its approval would run counter to the City Comprehensive Plan's Policy to protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term desirability of Big Bayou.

Again, we express our opposition to this application and support the City Staff's recommendation to deny the application.

Thank you very much for your consideration.

Sincerely,

Sandy & Suzanne Wismer
2764 Bayside Drive South
St. Petersburg, FL 33705

CITY OF ST. PETERSBURG
AUG 02 2016
PLANNING & ECONOMIC DEVELOPMENT

Planning & Economic Development
One 4th Street North
P.O. Box 2842
St. Petersburg, FL 33731

Re: 2785 Bayside Drive South

To whom it may concern:

I am in support of the application to the City of St. Petersburg to allow 2785 Bayside Drive South to be used as a vacation rental. I understand that the property has previously been used as a vacation rental. I have not experienced any problems such as noise or traffic from the use of the property.

Name: Louise Diesbrock

Signature:

Address: 2734 Bayside Dr. S.

Date: 7-30-16

Although I'm outside the official 200 ft range of said property, I spend a great deal of time at the adjacent property – 2781 Bayside Dr. S. With only one exception in almost a year of being a weekly rental, the folks who are temporary guests have proven to be far-in-away better neighbors than the "permanent" tenants (long term) that rented previously. All the short term events have fallen within reasonable noise limits + neighborhood inconvenience.

27967813 v1

CITY OF ST. PETERSBURG
AUG 0 2 2016
PLANNING & ECONOMIC DEVELOPMENT

Planning & Economic Development
One 4th Street North
P.O. Box 2842
St. Petersburg, FL 33731

Re: 2785 Bayside Drive South

To whom it may concern:

I am in support of the application to the City of St. Petersburg to allow 2785 Bayside Drive South to be used as a vacation rental. I understand that the property has previously been used as a vacation rental. I have not experienced any problems such as noise or traffic from the use of the property.

Name: Billy H. Maddox & Wendy D. Maddox

Signature: Billy Maddox Wendy Darrow Maddox

Address: 2780 Bayside Dr. S.

Date: 7-30-16

CITY OF ST. PETERSBURG
AUG 0 2 2016
PLANNING & ECONOMIC DEVELOPMENT

Planning & Economic Development
One 4th Street North
P.O. Box 2842
St. Petersburg, FL 33731

Re: 2785 Bayside Drive South

To whom it may concern:

I am in support of the application to the City of St. Petersburg to allow 2785 Bayside Drive South to be used as a vacation rental. I understand that the property has previously been used as a vacation rental. I have not experienced any problems such as noise or traffic from the use of the property.

Name: Anthony J. Carreño

Signature: [signature]

Address: 2781 Bayside Drive South

Date: 7/30/16

Review any change to land use of property other than single family residence must be explained

27967813 v1

CITY OF ST. PETERSBURG
AUG 0 2 2016
PLANNING & ECONOMIC DEVELOPMENT

Planning & Economic Development
One 4th Street North
P.O. Box 2842
St. Petersburg, FL 33731

Re: 2785 Bayside Drive South

To whom it may concern:

I am in support of the application to the City of St. Petersburg to allow 2785 Bayside Drive South to be used as a vacation rental. I understand that the property has previously been used as a vacation rental. I have not experienced any problems such as noise or traffic from the use of the property.

Name: William C. Wear III

Signature: William C. Wear III

Address: 2781 BAYSIDE DRIVE South

Date: July 30, 2016

Assuming this does not change the property as different from Single family housing

27967813 v1

Planning & Economic Development
One 4th Street North
P.O. Box 2842
St. Petersburg, FL 33731

Re: 2785 Bayside Drive South

To whom it may concern:

I am in support of the application to the City of St. Petersburg to allow 2785 Bayside Drive South to be used as a vacation rental. I understand that the property has previously been used as a vacation rental. I have not experienced any problems such as noise or traffic from the use of the property.

Name: Israel Wojnowich

Signature:

Address: 2765 Bayside Dr. S.

Date: 8/4/16

DR. ISRAEL Wojnowich

27967813 v1

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www.stpete.org

SAINT PETERSBURG CITY COUNCIL

Meeting of October 6, 2016

TO:	The Honorable Amy Foster, Chair, and Members of City Council
SUBJECT:	Ordinance approving a vacation of an approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South. (City File No.: 16-33000010)
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 October 20, 2016

The Request: The request is to vacate approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South. This 10-feet of excess right-of-way appears to have been created through placement of the monuments on the ground when originally surveyed. This resulted in a 10-foot excess in addition to the 60-feet required for the right-of-way.

The area of the right-of-way proposed for vacation is depicted on the attached maps. The applicant's goal is to vacate the excess 10 feet of right-of-way in order to facilitate redevelopment of the block. The east west alley to the west of this proposed vacation was approved for vacation through a previous case in 2015.

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 other City departments and non-City utility agencies. The applicant will provide an additional public notice prior to the public hearing before the City Council.

The Engineering Department and several agencies indicated that they objected to the vacation of this portion of the right-of-way. These included Bright House Networks, Frontier Communications, WOW and Duke Energy Florida, Inc. The City's Engineering Department and

private utilities requested that the alley be retained as a public utility easement or that their facilities be relocated at the applicant's expense.

Public Comments: No calls were received from the public in regards to this vacation request.

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

RECOMMENDATION:

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

1. Prior to recording the vacation ordinance, the applicant shall address the location of public utilities and services by providing a public utility easement covering the entire area to be vacated or relocate City and private utilities at the owner's expense or obtain a letter of no objection from the providers. In any case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, or that the facilities have been relocated, or are not within the area to be vacated.

2. Comply with the Conditions of Approval in the Engineering Memorandum dated August 15, 2016.

3. Prior to the recording of the vacation ordinance, the vacated portion of 60th Street South along with the abutting properties shall be replatted.

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

Attachments: Ordinance, DRC Staff Report

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF AN APPROXIMATELY TEN (10) FOOT PORTION OF 60TH STREET SOUTH RIGHT-OF-WAY LYING BETWEEN CENTRAL AVENUE AND 1ST AVENUE SOUTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission on September 7, 2016 (City File No. 16-33000010):

Legal Description: See attached Exhibit "A" (2 pages)

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

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

1. Prior to recording the vacation ordinance, the applicant shall address the location of public utilities and services by providing a public utility easement covering the entire area to be vacated or relocate City and private utilities at the owner's expense or obtain a letter of no objection from the providers. In any case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, or that the facilities have been relocated, or are not within the area to be vacated.

2. Comply with the Conditions of Approval in the Engineering Memorandum dated August 15, 2016.

3. Prior to the recording of the vacation ordinance, the vacated portion of 60th Street South along with the abutting properties shall be replatted.

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

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

accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT:

Exhibit "A"

LEGAL DESCRIPTION

THAT PORTION OF THE 60TH STREET SOUTH RIGHT OF WAY (BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY OF CENTRAL AVENUE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY OF 1ST AVENUE SOUTH) WHICH LIES WEST OF A LINE BEING 60 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY OF SAID 60TH STREET SOUTH AS SHOWN ON THE PLAT OF SUN SUBDIVISION, AS RECORDED IN PLAT BOOK 45, PAGE 94, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 24, J.C. SHUG'S CENTRAL AVENUE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 46, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF 1ST AVENUE SOUTH; THENCE NORTH 00°23'41" WEST, ALONG THE EAST LINE OF LOT 24, THE EAST LINE OF THE EAST-WEST ALLEY AND THE EAST LINE OF LOT 13, SAID J.C. SHUG'S CENTRAL AVENUE SUBDIVISION, 220.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF CENTRAL AVENUE; THENCE NORTH 89°59'59" EAST, ALONG SAID SOUTH RIGHT OF WAY, 10.18 FEET TO A POINT LYING 60 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY OF AFORESAID 60TH STREET SOUTH; THENCE SOUTH 00°15'52" EAST, ALONG A LINE LYING 60 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY OF SAID 60TH STREET SOUTH, A DISTANCE OF 220.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 1ST AVENUE SOUTH; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH RIGHT OF WAY, 9.68 FEET TO THE POINT OF BEGINNING

CONTAINING 2,184 SQUARE FEET OR 0.05 ACRES, MORE OR LESS

ST. PETERSBURG, FLORIDA

NOTES

1. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
2. NOT A BOUNDARY SURVEY.
3. BASIS OF BEARINGS: ASSUMED S00°15'52"E ALONG THE EAST LINE OF THE LANDS DESCRIBED HEREON.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

LS LICENSED SURVEYOR PSM PROFESSIONAL SURVEYOR AND MAPPER LB LICENSED BUSINESS

PREPARED FOR:
THE EDWARDS GROUP

6000 Central - Portion of 60th St. R/W
DESCRIPTION & SKETCH
SECTION 20 TOWNSHIP 31S., RANGE 16E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	8/4/16
CHECKED	CAB	8/4/16
FIELD BOOK		
FIELD DATE		

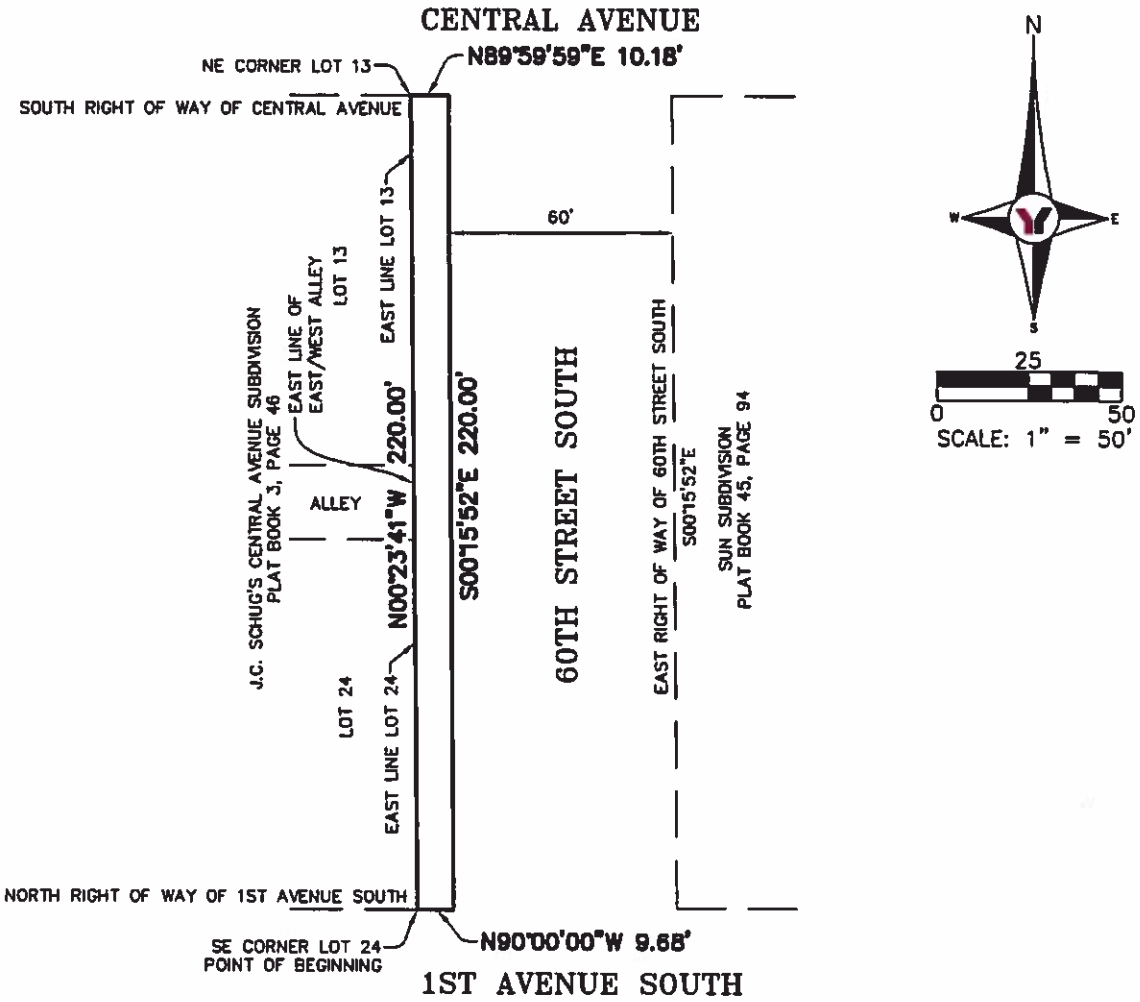
Catherine A. Bosco
CATHERINE A. BOSCO PSM LS 6257
AUGUST 4, 2016
DATE

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
ARCHITECTURE·ENGINEERING·ENVIRONMENTAL·LANDSCAPE·PLANNING·SURVEYING·UTILITIES
GAINESVILLE·LAKEWOOD RANCH·ORLANDO·PALM BEACH GARDENS·ST. PETERSBURG·TAMPA
Since 1919

JOB NO. 15007701SS
SHEET NO. 1 OF 2

PLOTTED: 08/08/16 09:47:43 LOGIN: CBOSCO FILE: I:\PROJECT\SUR\15007701SS\DWG\15007701SS00SK REV2.DWG

Exhibit "A"



PREPARED FOR: THE EDWARDS GROUP	6000 Central – Portion of 60th St. R/W DESCRIPTION & SKETCH	REVISED	BY	DATE	DESCRIPTION
	SECTION 20 TOWNSHIP 31 S., RANGE 16 E.				

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	8/4/16
CHECKED	CAB	8/4/16
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 OF 2 FOR DESCRIPTION, LEGEND, NOTES, SIGNATURE AND SEAL

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
ARCHITECTURE·ENGINEERING·ENVIRONMENTAL·LANDSCAPE·PLANNING·SURVEYING·UTILITIES
GAINESVILLE·LAKEWOOD RANCH·ORLANDO·PALM BEACH GARDENS·ST. PETERSBURG·TAMPA
Since 1919

JOB NO. 15007701SS

SHEET NO. 2 OF 2

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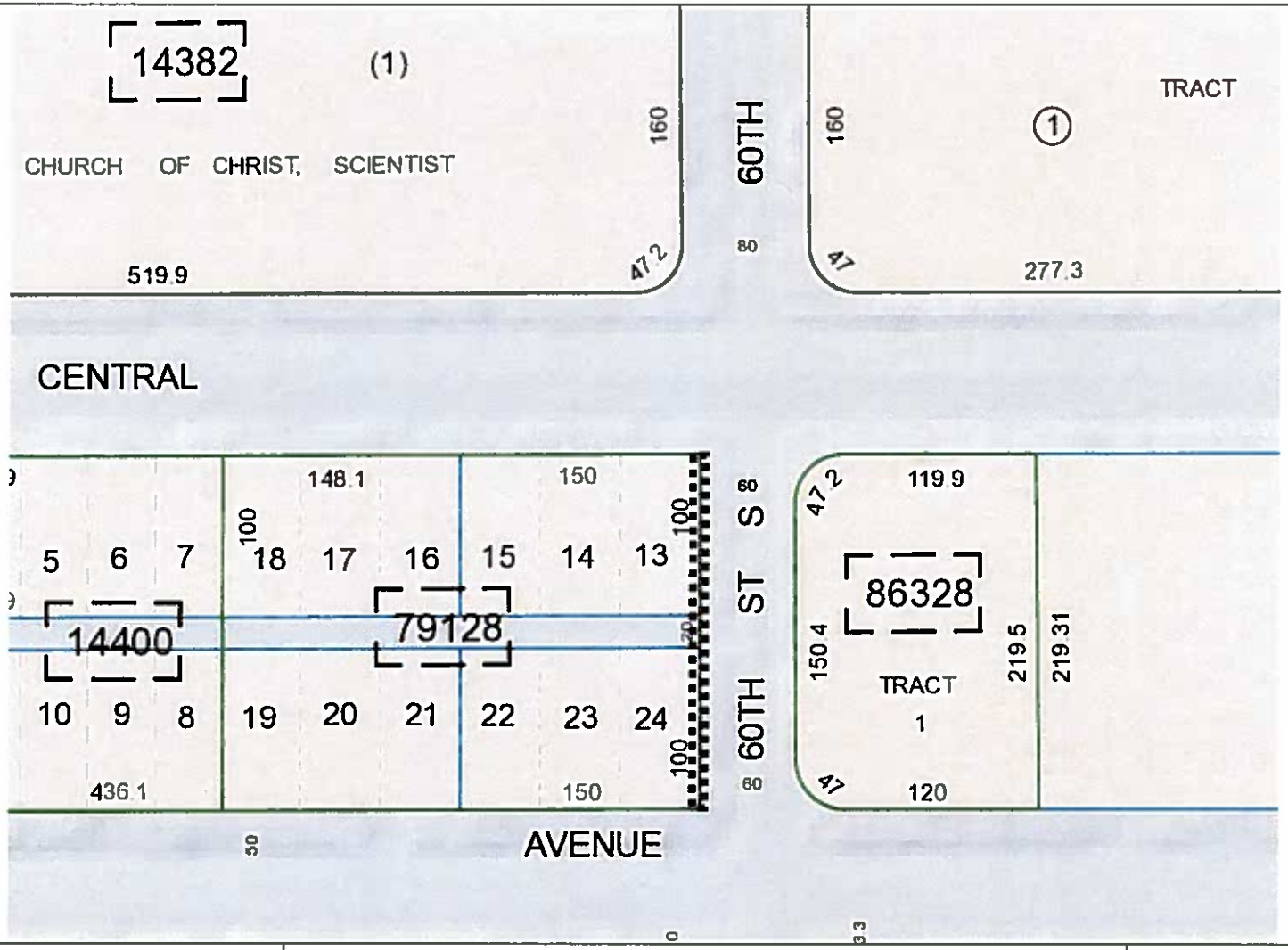

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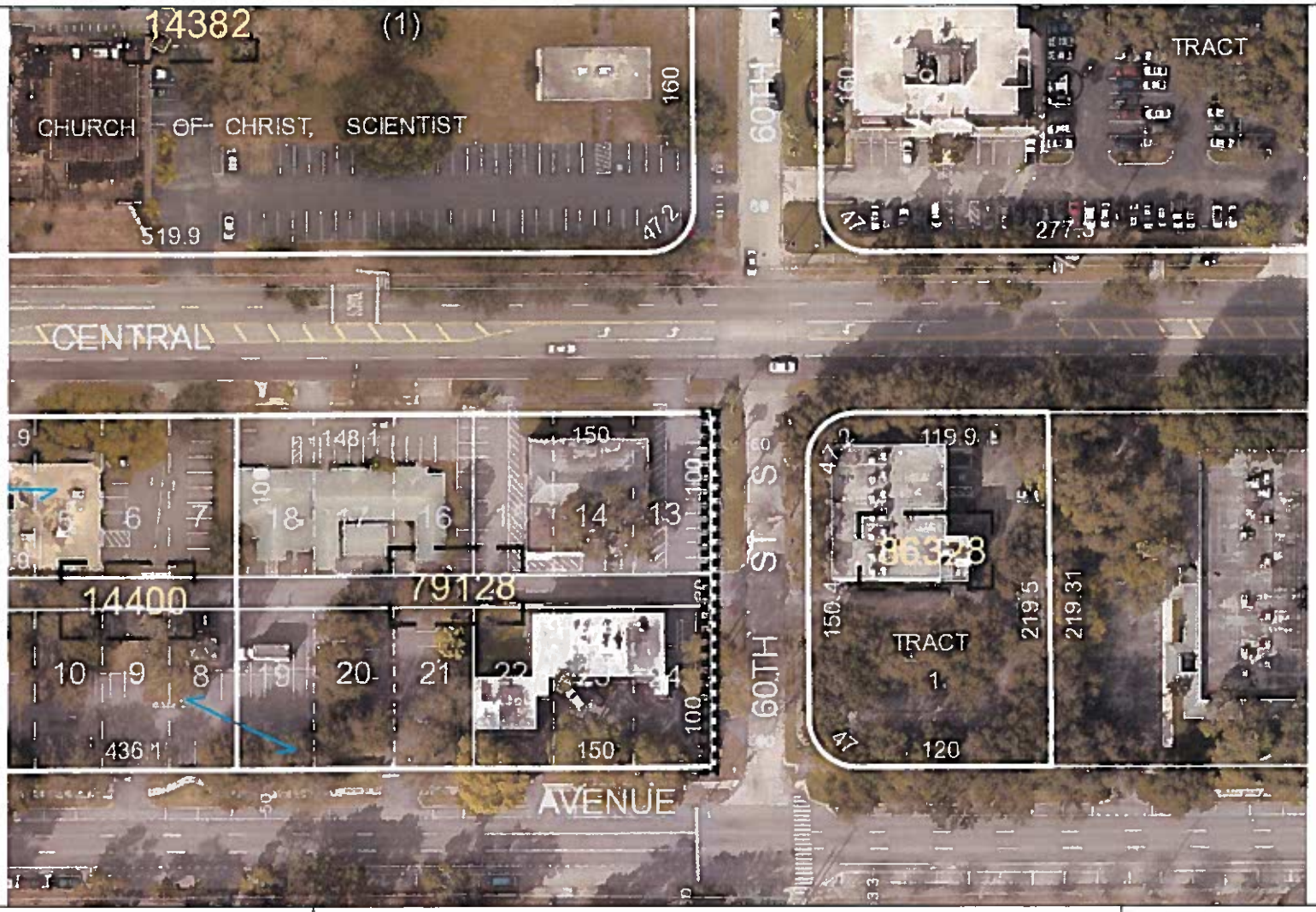
Attachment "A"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-3300001
Address: 6000 Central Avenue and 6021 1st Avenue South

N↑
(nts)



st.petersburg
www.stpete.org

Attachment "B"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-3300001
Address: 6000 Central Avenue and 6021 1st Avenue South

N↑
(nts)

st.petersburg
www.stpete.org

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

VACATION OF RIGHT-OF-WAY PUBLIC HEARING

According to Planning & Economic Development Department records, **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 **August 3, 2016, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	16-33000010	PLAT SHEET:	O-2
REQUEST:	Approval of a vacation of an approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South.		
OWNERS:	Central Avenue Properties, Inc. 6090 Central Avenue Saint Petersburg, Florida 33707-1622 Kingswood Apartments, LLC 6090 Central Avenue Saint Petersburg, Florida 33707-1622		
AGENTS:	Susan Reiter The Edwards Group 150 2nd Street North #1600 Saint Petersburg, Florida 33701 Catherine Bosco George F. Young, Inc. 299 Dr. Martin Luther King Jr., Street North Saint Petersburg, Florida 33701		
ADDRESSES and PARCEL ID NOS.:	6000 Central Avenue; 20-31-16-79128-000-0130 6021 1st Avenue South; 20-31-16-79128-000-0220		

LEGAL DESCRIPTION: On file.

ZONING: Corridor Residential Traditional (CRT-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South. This 10-feet of excess right-of-way appears to have been created through placement of the monuments on the ground when originally surveyed. This resulted in a 10-foot excess in addition to the 60-feet required for the right-of-way.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and (Exhibit "A" – 2 pages). The applicant's goal is to vacate the excess 10 feet of right-of-way in order to facilitate redevelopment of the block. The east west alley to the west of this proposed vacation was approved for vacation through a previous case in 2015. Attachment "C" shows the area of the proposed vacation overlaid on a recent survey.

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 the standard list of City Departments and utility providers for review and comment. The City's Engineering Department as well as Bright House Networks, Frontier Communications, WOW and Duke Energy Florida all noted the presence of facilities within a portion of the area to be vacated. An associated special condition of approval has been suggested at the end of this report.

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 proposed vacation will not alter nor affect 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.

The proposed vacation will not adversely affect the existing roadway network.

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

There is no present or future need for the right-of-way for public vehicular or pedestrian access. The City's Transportation Department has determined that the sidewalk is not within the area requested for vacation. The future possible use for public utility corridors has been addressed by a suggested condition of approval.

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

The subject block is included in the Central Avenue Revitalization Plan area. There are no specific policies in the Plan which address access or alleys. No other factors have been raised for consideration.

B. Comprehensive Plan

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

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Pasadena Bear Creek Estate Neighborhood Association. The neighborhood does not have an adopted plan which affects vacation of right-of-way in this area of the City.

Comments from Agencies and the Public: The application was routed to other City departments and non-City utility agencies. The applicant will provide an additional public notice prior to the public hearing before the City Council.

The Engineering Department and several agencies indicated that they objected to the vacation of this portion of the right-of-way. These included Bright House Networks, Frontier Communications, WOW and Duke Energy Florida, Inc. The City's Engineering Department and private utilities requested that the alley be retained as a public utility easement or that their facilities be relocated at the applicant's expense.

No calls were received from the public in regards to this vacation request.

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 address the location of public utilities and services by providing a public utility easement covering the entire area to be vacated or relocate City and private utilities at the owner's expense or obtain a letter of no objection from the providers. In any case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, or that the facilities have been relocated, or are not within the area to be vacated.

2. Comply with the Conditions of Approval in the Engineering Memorandum dated August 15, 2016.

3. Prior to the recording of the vacation ordinance, the vacated portion of 60th Street South along with the abutting properties shall be replatted.

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

REPORT PREPARED BY:

8-31-16

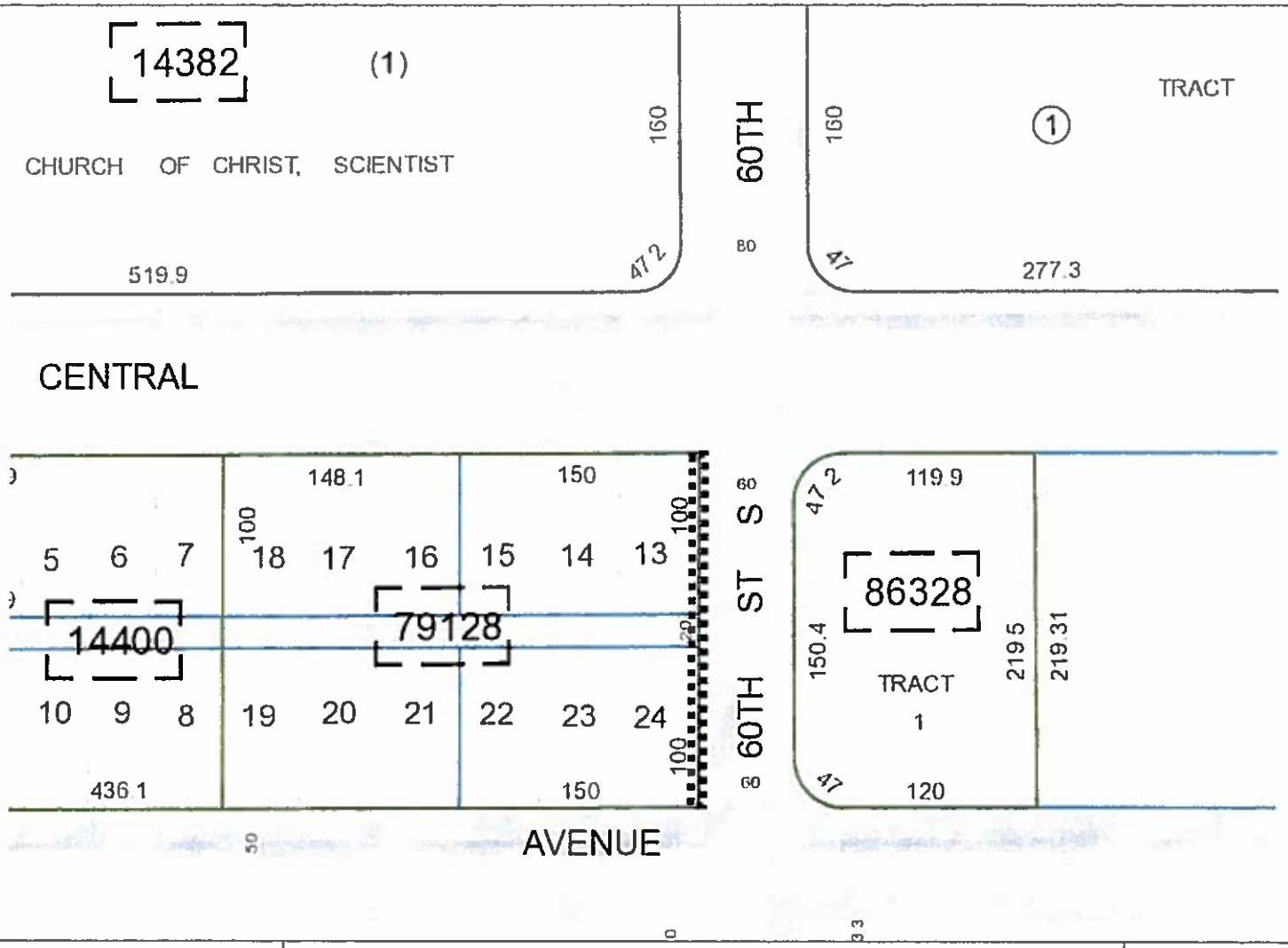
KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official — DATE
Development Review Services Division
Planning & Economic Development Department

REPORT APPROVED BY:

8-31-16

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

Attachments: A – Parcel Map, B – Aerial Map, C – Extent of Vacation overlaid on Survey, D – Engineering memorandum dated August 15, 2016 (2 pages), Exhibit A" – Sketch and Legal Description (2 pages)



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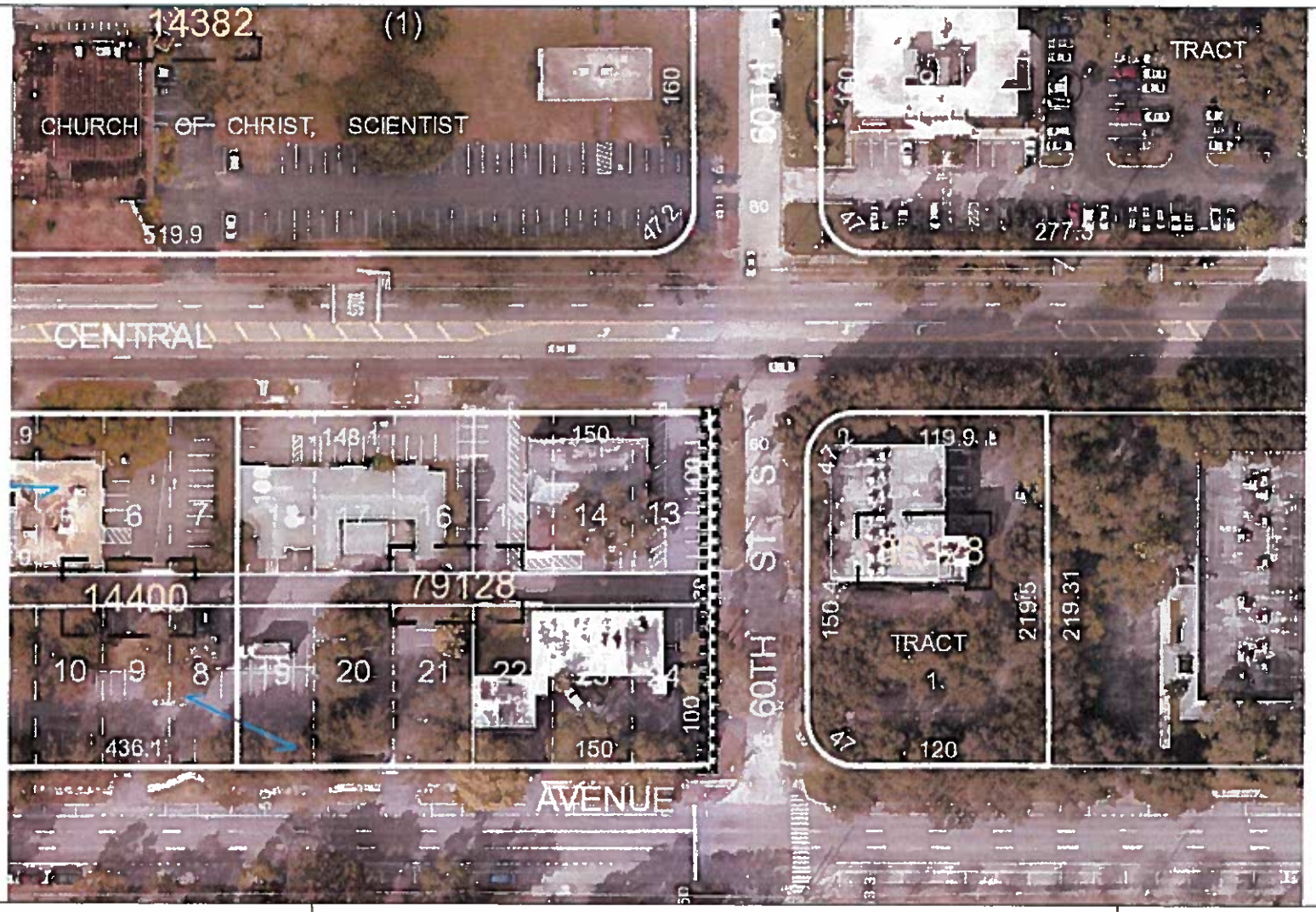
Attachment "A"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-3300001
Address: 6000 Central Avenue and 6021 1st Avenue South

N↑
(nts)



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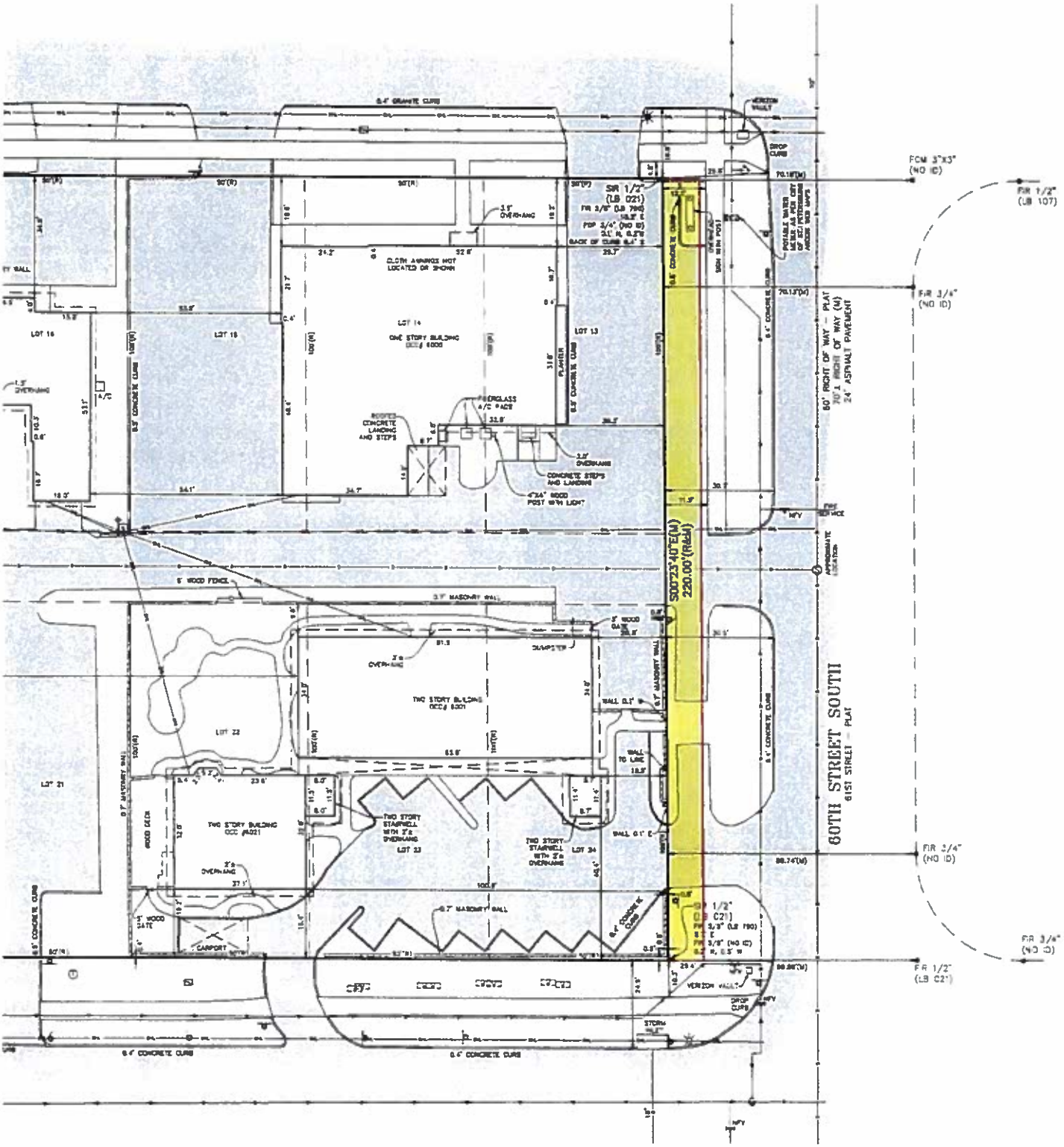
Attachment "B"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-3300001
Address: 6000 Central Avenue and 6021 1st Avenue South

N↑
(nts)


60TH STREET SOUTH
6151 STREET - PLAT
S00°23'40"E(M)
220.00'(Reid)
60' RIGHT OF WAY - PLAT
70' I RIGHT OF WAY (M)
24' ASPHALT PAVEMENT
LOT 14
ONE STORY BUILDING
LOT 13
LOT 15
LOT 16
LOT 22
LOT 21
LOT 23
LOT 24
TWO STORY BUILDING
TWO STORY STAIRWELL WITH 3'± OVERHANG
CLOTH AWNINGS NOT LOCATED OR SHOWN
CONCRETE STEPS AND LANDING
4"X4" WOOD POST WITH LIGHT
5' WOOD FENCE
3.5' MASONRY WALL
CARPORT
VERIZON VAULT
DROP CURB
6.4' CONCRETE CURB
FCM 3"X3" (NO ID)
FIR 1/2" (LB 107)
FIR 3/4" (NO ID)
FIR 1/2" (LB C21)

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor Nancy Davis

DATE: August 15, 2016, Revised (to include comment #3)

SUBJECT: Central Avenue Properties & Kingston Apartments
Partial Right of Way Vacation of 60th Street South

FILE: 16-33000010, Revised Comments

LOCATION	6000 Central Avenue,	20/31/16/79128/000/0130
and PIN:	6021 1st Avenue South,	20/31/16/79128/000/0220
ATLAS:	O-2	
PROJECT:	Right of Way Vacation	

REQUEST: Approval of the vacation of the west ten (10) foot portion of 60th Street South right of way lying between Central Avenue and 1st Avenue South.

COMMENTS: Based on the partial survey provided by Cathrine Bosco of George F. Young on August 12, 2016 (copy attached), it appears that the public sidewalk and the public water main exist within the remaining right of way of 60th Street South, not within the area to be vacated. The the Engineering and Capital Improvements Department has no objection to the vacation request with the following conditions of approval.

1. The applicant should be required, as a condition of this vacation application #16-33000010, to include the vacated area in the replat required for associated case #15-33000013 (the vacation of the east/west alley contained within the block bounded by 60th Street South, 61st Street South, Central Avenue, and 1st Avenue South).

2. A public utility easement must be retained over the area to be vacated which lies directly adjacent to the east end of the east/west alley (being vacated under #15-33000013), because it contains an 8" public sanitary sewer main. **If the conditions of associated vacation case #15-33000013 are not satisfied and the east/west alley is not vacated, this area must be retained as alley right of way. This area has been delineated on the attached partial survey for clarity.

NED/MJR/jw

pc: Kelly Donnelly
Right of Way Vacation File 2016
Reading File
Correspondence File

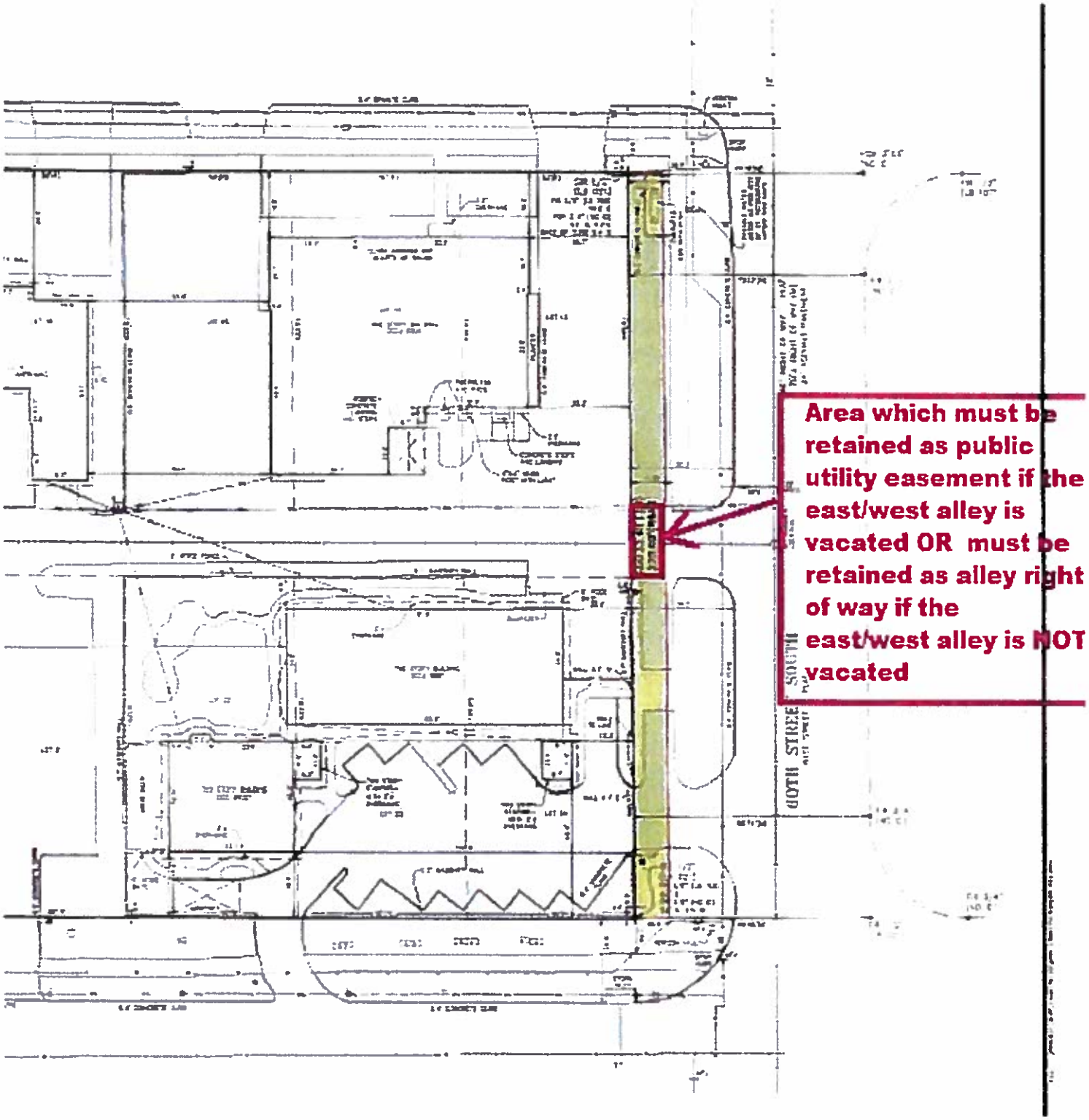

Area which must be retained as public utility easement if the east/west alley is vacated OR must be retained as alley right of way if the east/west alley is NOT vacated
60TH STREET SOUTH

Exhibit "A"

LEGAL DESCRIPTION

THAT PORTION OF THE 60TH STREET SOUTH RIGHT OF WAY (BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY OF CENTRAL AVENUE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY OF 1ST AVENUE SOUTH) WHICH LIES WEST OF A LINE BEING 60 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY OF SAID 60TH STREET SOUTH AS SHOWN ON THE PLAT OF SUN SUBDIVISION, AS RECORDED IN PLAT BOOK 45, PAGE 94, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 24, J.C. SHUG'S CENTRAL AVENUE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 46, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF 1ST AVENUE SOUTH; THENCE NORTH 00°23'41" WEST, ALONG THE EAST LINE OF LOT 24, THE EAST LINE OF THE EAST-WEST ALLEY AND THE EAST LINE OF LOT 13, SAID J.C. SHUG'S CENTRAL AVENUE SUBDIVISION, 220.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF CENTRAL AVENUE; THENCE NORTH 89°59'59" EAST, ALONG SAID SOUTH RIGHT OF WAY, 10.18 FEET TO A POINT LYING 60 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY OF AFORESAID 60TH STREET SOUTH; THENCE SOUTH 00°15'52" EAST, ALONG A LINE LYING 60 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY OF SAID 60TH STREET SOUTH, A DISTANCE OF 220.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 1ST AVENUE SOUTH; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH RIGHT OF WAY, 9.68 FEET TO THE POINT OF BEGINNING

CONTAINING 2,184 SQUARE FEET OR 0.05 ACRES, MORE OR LESS

ST. PETERSBURG, FLORIDA

NOTES

1. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
2. NOT A BOUNDARY SURVEY.
3. BASIS OF BEARINGS: ASSUMED S00°15'52"E ALONG THE EAST LINE OF THE LANDS DESCRIBED HEREON.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

LS LICENSED SURVEYOR PSM PROFESSIONAL SURVEYOR AND MAPPER LB LICENSED BUSINESS

PREPARED FOR:
THE EDWARDS GROUP

6000 Central - Portion of 60th St. R/W
DESCRIPTION & SKETCH
SECTION 20 TOWNSHIP 31 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	8/4/16
CHECKED	CAB	8/4/16
FIELD BOOK		
FIELD DATE		

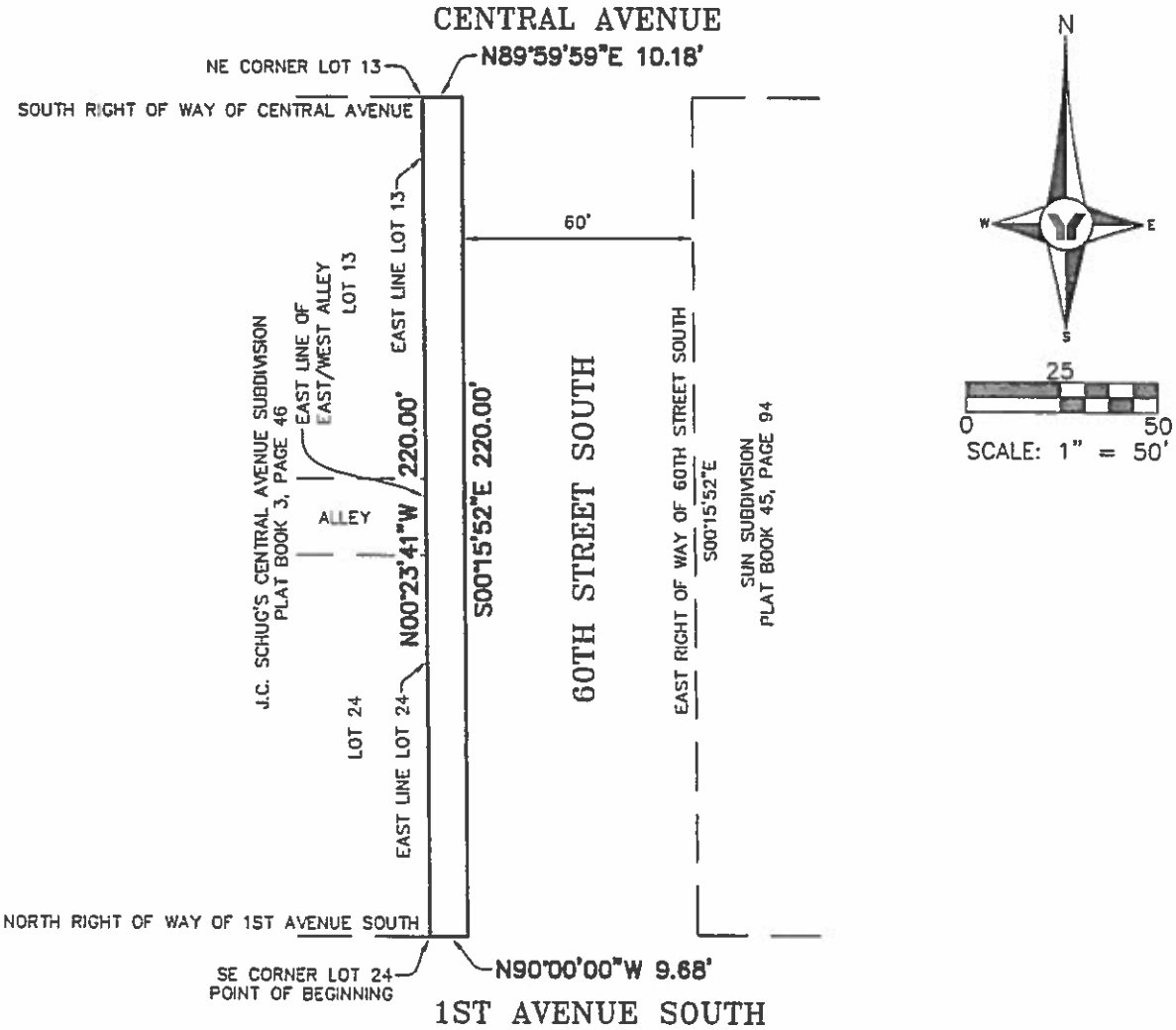
Catherine A. Bosco
CATHERINE A. BOSCO PSM LS 6257
AUGUST 4, 2016
DATE

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
ARCHITECTURE·ENGINEERING·ENVIRONMENTAL·LANDSCAPE·PLANNING·SURVEYING·UTILITIES
GAINESVILLE·LAKEWOOD RANCH·ORLANDO·PALM BEACH GARDENS·ST. PETERSBURG·TAMPA

JOB NO. 15007701SS
SHEET NO. 1 OF 2

Exhibit "A"



PREPARED FOR: THE EDWARDS GROUP	6000 Central – Portion of 60th St. R/W DESCRIPTION & SKETCH	REVISED	BY	DATE	DESCRIPTION
	SECTION 20, TOWNSHIP 31 S., RANGE 16 E.				

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	8/4/16
CHECKED	CAB	8/4/16
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 OF 2 FOR DESCRIPTION, LEGEND, NOTES, SIGNATURE AND SEAL

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY L821
ARCHITECTURE·ENGINEERING·ENVIRONMENTAL·LANDSCAPE·PLANNING·SURVEYING·UTILITIES
GAINESVILLE·LAKEWOOD RANCH·ORLANDO·PALM BEACH GARDENS·ST. PETERSBURG·TAMPA

JOB NO. 15007701SS

SHEET NO. 2 OF 2

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SAINT PETERSBURG CITY COUNCIL

Meeting of October 6, 2016

TO:	The Honorable Amy Foster, Chair, and Members of City Council
SUBJECT:	Ordinance approving a vacation of rights-of-way and easements as dedicated on Section "D" Florida Riviera Plat No. 5 as recorded in Plat Book 17, Page 37, Public Records of Pinellas County, Florida lying within Lots 23 and 24; Block 3; located northwest of the intersection of Snug Harbor Road and Plaza Comercio. (City File No.: 16-33000011)
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 October 20, 2016

The Request: The request is to vacate all rights-of-way and easements as described in the above request and shown on Exhibit "A". These easements and rights-of-way are within two originally platted lots and dedicated by plat language as both easement and rights-of-way.

The area of the rights-of-way proposed for vacation are depicted on the attached maps (Attachments "A" and "B") and Sketch and Legal Description (Exhibit "A"). The applicant's goal is to eliminate the rights-of-way in order to assemble the land for a replat into three east/west oriented single family lots.

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 the standard list of City departments and outside utility providers. No objections were noted, provided that the applicant be required to dedicate any necessary easements through the platting process. The special conditions of approval in this report have been designed to address all of these requirements.

Public Comments: One call was received from a neighboring property owner, who indicated he had no objection.

DRC Action/Public Comments: On September 7, 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 Easement and right-of-way vacations, subject to the following conditions:

1. Prior to recording the vacation ordinance, the applicant shall:

    a. Replat the lots containing the proposed vacations.

    b. Through the replatting process, the applicant shall coordinate any necessary arrangements for existing public infrastructure or non-City utilities, including, but not limited to, dedication of any necessary easements, abandonment or relocation.

    c. The applicant shall be responsible for all required work and costs.

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

Attachments: Ordinance, DRC Report

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF RIGHTS-OF-WAY AND EASEMENTS AS DEDICATED ON SECTION "D" FLORIDA RIVIERA PLAT NO. 5 AS RECORDED IN PLAT BOOK 17, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING WITHIN LOTS 23 AND 24; BLOCK 3; LOCATED NORTHWEST OF THE INTERSECTION OF SNUG HARBOR ROAD AND PLAZA COMERCIO; 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 September 7, 2016 (City File No. 16-33000011):

Legal Description: See attached Exhibit "A" (2 pages)

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

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

1. Prior to recording the vacation ordinance, the applicant shall:

   a. Replat the lots containing the proposed vacations.

   b. Through the replatting process, the applicant shall coordinate any necessary arrangements for existing public infrastructure or non-City utilities, including, but not limited to, dedication of any necessary easements, abandonment or relocation.

   c. The applicant shall be responsible for all required work and costs.

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

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

accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT:

SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

DESCRIPTION AND SKETCH

Exhibit "A"

DESCRIPTION:

ALL THOSE 5 FOOT WIDE REAR LOT LINE RIGHTS OF WAY AND 2 FOOT WIDE SIDE LOT LINE EASEMENTS AS DEDICATED IN SECTION "D" FLORIDA RIVIERA PLAT NO. 5, AS REVISED BY REPLAT OF BLOCKS 7, 3 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITH LOTS 23 AND 24, BLOCK 3 OF SAID PLAT.

CONTAINING 1658 SQUARE FEET, OR 0.038 ACRES MORE OR LESS.

SURVEYORS NOTE:

THIS DESCRIPTION AND SKETCH IS BASED ON EXISTING FIELD WORK.

REVISED: 8/30/16
PREPARED: 7/08/16

FOR: QT CONSTRUCTION, INC.

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-Ways, 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: 0303-78D
Drawn: DS

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

BY: STATE OF FLORIDA
JOHN C. BRENDLA
Florida Surveyor & Registration No. 1269
Certificate of Authorization No. 760

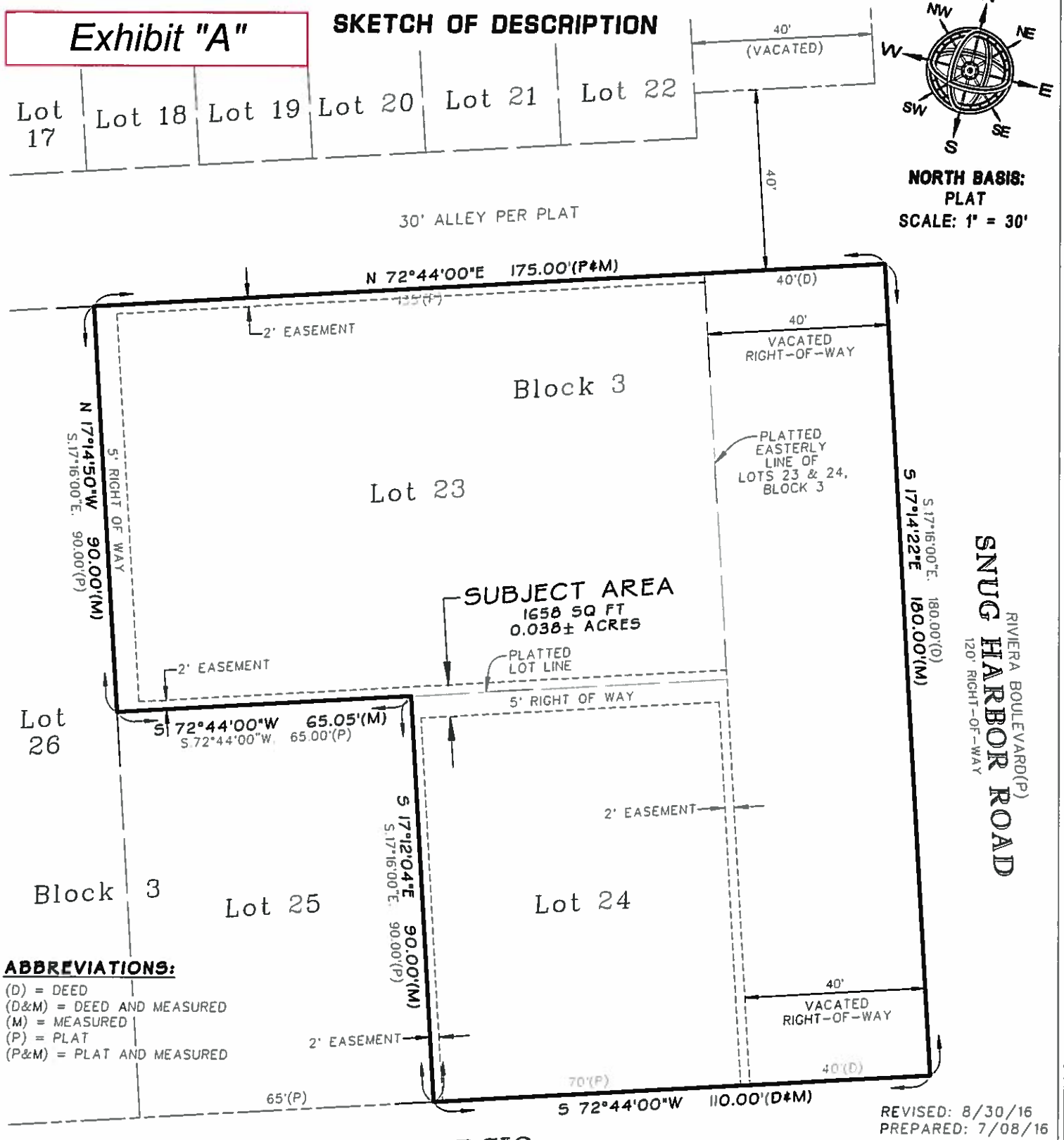
JOHN C. BRENDLA
CERTIFICATE No. 1269
STATE OF FLORIDA
REGISTERED SURVEYOR & MAPPER

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

SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

Exhibit "A"

SKETCH OF DESCRIPTION



ABBREVIATIONS:

(D) = DEED
(D&M) = DEED AND MEASURED
(M) = MEASURED
(P) = PLAT
(P&M) = PLAT AND MEASURED

REVISED: 8/30/16
PREPARED: 7/08/16

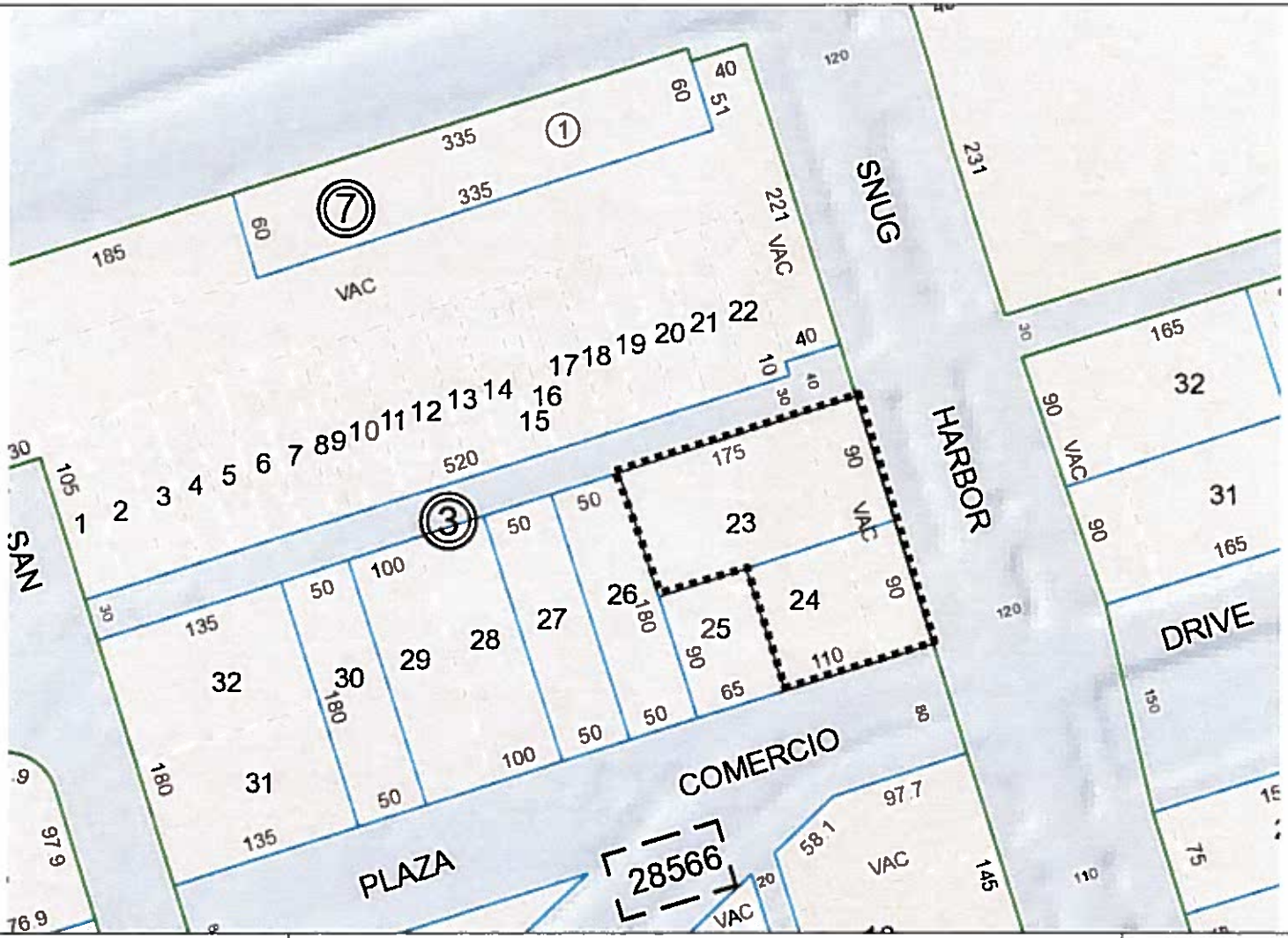
THIS IS NOT A SURVEY

Job: 0303-78D
Drawn: DS

Basis of Bearings:
NORTHERLY RIGHT-OF-WAY LINE OF PLAZA COMERCIO AS BEING S.72°44'00"W., PER PLAT.

FOR: QT CONSTRUCTION, INC.

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



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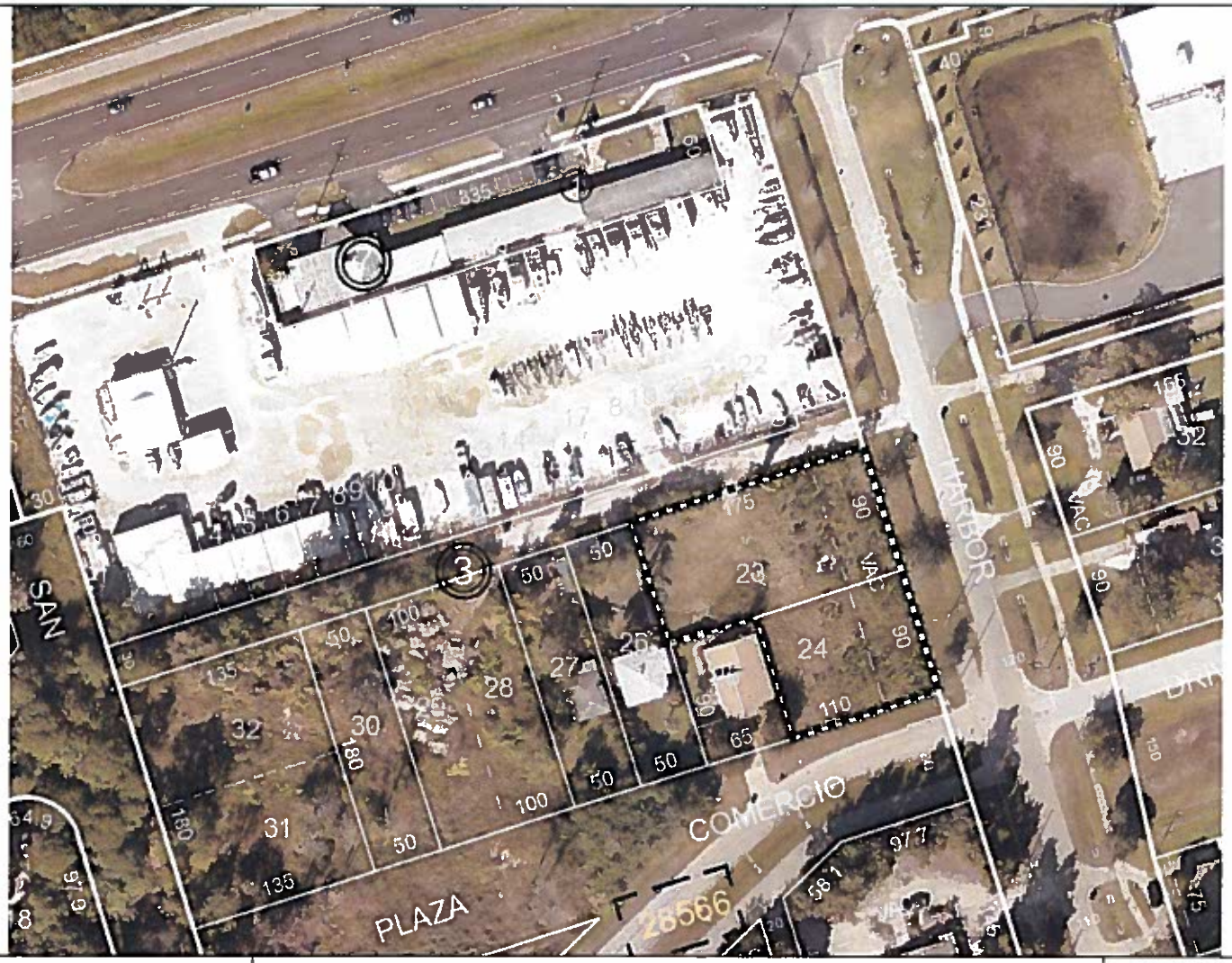
Attachment "A"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000011
Address: 10720 Snug Harbor Road Northeast

N↑
(nts)



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www.stpete.org

Attachment "B"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000011
Address: 10720 Snug Harbor Road Northeast

N↑
(nts)

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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 **September 7, 2016, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	16-33000011	PLAT SHEET: C-54
REQUEST:	Approval of a vacation of five (5) foot rear and two (2) foot side rights-of-way and easements as dedicated on Section "D" Florida Riviera Plat No. 5 as recorded in Plat Book 17, Page 37, Public Records of Pinellas County, Florida lying within Lots 23 and 24; Block 3, located northeast of the intersection of Snug Harbor Road and Plaza Comercio.	
OWNER:	Q S Investment, Inc. 3112 44th Avenue North Saint Petersburg, Florida 33714-3808	
ADDRESS:	10720 Snug Harbor Road Northeast	
PARCEL ID NO.:	17-30-17-28566-003-0230 17-30-17-28566-003-0240	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Suburban Multi-Family (NSM-1)	

DISCUSSION AND RECOMMENDATION:

Request The request is to vacate all rights-of-way and easements as described in the above request and shown on Exhibit "A". These easements and rights-of-way are within two originally platted lots and dedicated by plat language as both easement and rights-of-way.

The area of the rights-of-way proposed for vacation are depicted on the attached maps (Attachments "A" and "B") and Sketch and Legal Description (Exhibit "A"). The applicant's goal is to eliminate the rights-of-way in order to assemble the land for a replat into three east/west oriented single family lots.

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 rights-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 16.40.140.2.1 E 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.

Staff is suggesting a special condition at the end of this report requiring the applicant to replat the vacated areas together with the rest of the land under his ownership. Through that replat, the applicant can make any necessary arrangements for dedication of easements for future stormwater drainage and utilities.

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 requested vacation, if approved, is not anticipated to substantially impair or deny access to any other lot of record beyond the boundaries of the redevelopment site that has been assembled by the applicant.

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

The requested vacation, if approved, is not anticipated to adversely impact the existing roadway network. Given that the land is being assembled for division into single family lots, the easements proposed for vacation are no longer necessary.

The alley to the north will remain intact and serve the north proposed residential lot. The three new proposed lots will all have frontage on Snug Harbor Road. The vacation is not anticipated to substantially alter utilized public travel patterns or undermine the integrity of the surrounding street grid.

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 easements proposed for vacation were presumably dedicated to provide access between the individual lots within the block. The assembly of the two individual lots for redevelopment as three east/west residential lots eliminates the need for which the rights-of-way and easements were originally dedicated. The Engineering and Transportation Planning Departments have reviewed the proposed plan and agree that there is no present or future need for the easements / right-of-ways to remain. If needed, new easements to better serve the redeveloped lots will be dedicated on the plat.

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

As noted below, there are portions of the Comprehensive Plan which apply to this application. These issues are discussed in detail below.

B. Comprehensive Plan

Transportation Element Policies T 2.3 and 2.4 support the elimination of unnecessary right-of-way to promote efficient use of land where right-of-way is not necessary for present or future public use. Through the assembly of the lots within the block this redevelopment will function differently than how these lots were originally platted and makes the originally dedicated easements unnecessary. Vacation of these unnecessary encumbrances will facilitate land assembly and redevelopment of the site in a manner is consistent with the zoning regulations. The circumstances in this case support the determination that approval of the requested vacation would be consistent with the Comprehensive Plan.

C. Adopted Neighborhood or Special Area Plans

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

Comments from Agencies and the Public The application was routed to the standard list of City departments and outside utility providers. No objections were noted, provided that the applicant be required to dedicate any necessary easements through the platting process. The special conditions of approval in this report have been designed to address all of these requirements.

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

1. Prior to recording the vacation ordinance, the applicant shall:

    a. Replat the lots containing the proposed vacations.

b. Through the replatting process, the applicant shall coordinate any necessary arrangements for existing public infrastructure or non-City utilities, including, but not limited to, dedication of any necessary easements, abandonment or relocation.

c. The applicant shall be responsible for all required work and costs.

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

REPORT PREPARED BY:

8/30/16

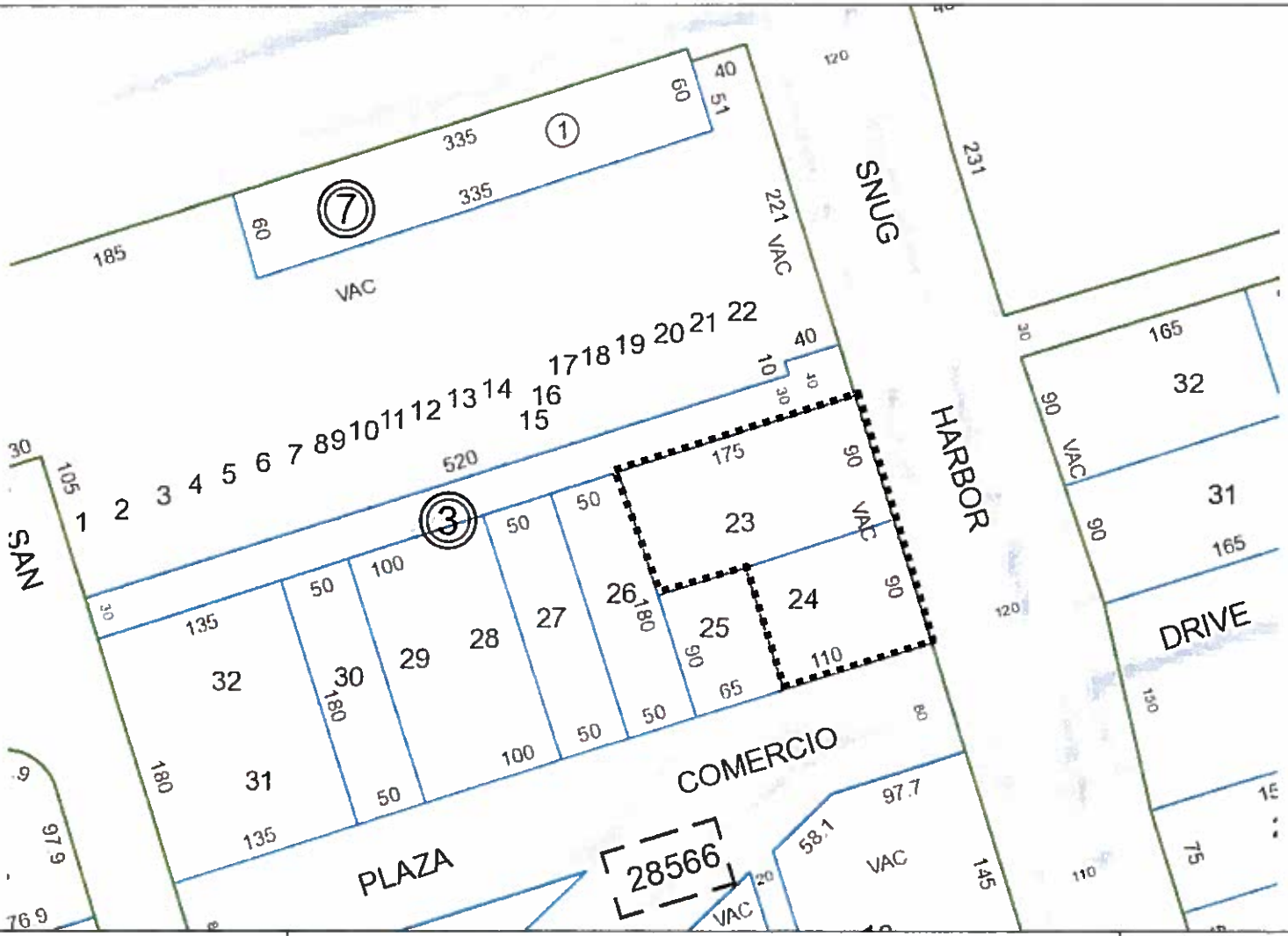
KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official — DATE
Development Review Services Division
Planning & Economic Development Department

REPORT APPROVED BY:

8-31-16

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

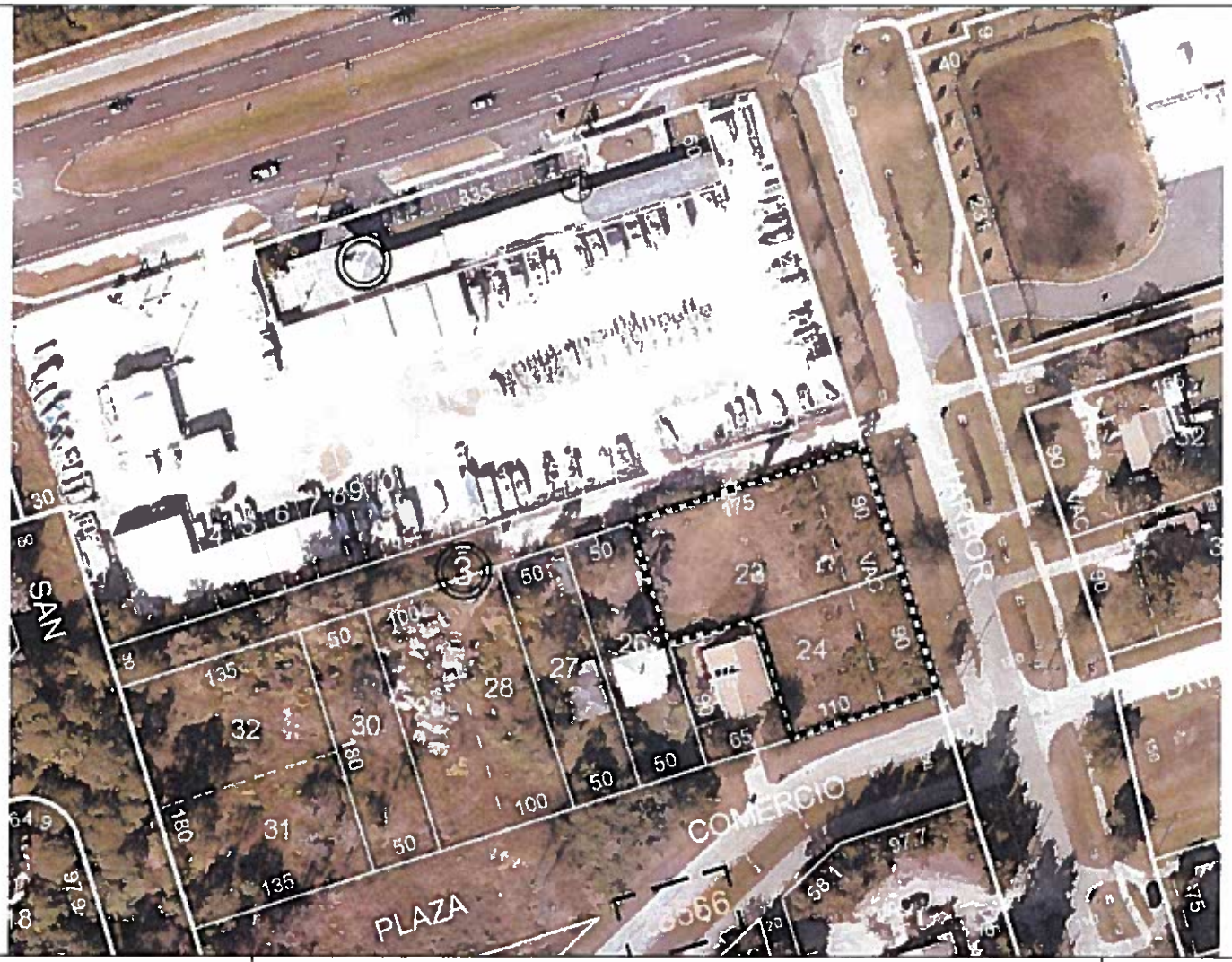
Attachments: A – Parcel Map, B – Aerial Map, Exhibit "A" Sketch and Legal Description



st.petersburg
www.stpete.org

Attachment "A"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000011
Address: 10720 Snug Harbor Road Northeast

N↑
(nts)



st.petersburg
www.stpete.org

Attachment "B"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000011
Address: 10720 Snug Harbor Road Northeast

N↑
(nts)

SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

DESCRIPTION AND SKETCH

Exhibit "A"

DESCRIPTION:

ALL THOSE 5 FOOT WIDE REAR LOT LINE RIGHTS OF WAY AND 2 FOOT WIDE SIDE LOT LINE EASEMENTS AS DEDICATED IN SECTION "D" FLORIDA RIVIERA PLAT NO. 5, AS REVISED BY REPLAT OF BLOCKS 7, 3 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITH LOTS 23 AND 24, BLOCK 3 OF SAID PLAT.

CONTAINING 1658 SQUARE FEET, OR 0.038 ACRES MORE OR LESS.

SURVEYORS NOTE:

THIS DESCRIPTION AND SKETCH IS BASED ON EXISTING FIELD WORK.

REVISED: 8/30/16
PREPARED: 7/08/16

FOR: QT CONSTRUCTION, INC.

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: 0303-78D
Drawn: DS

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

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

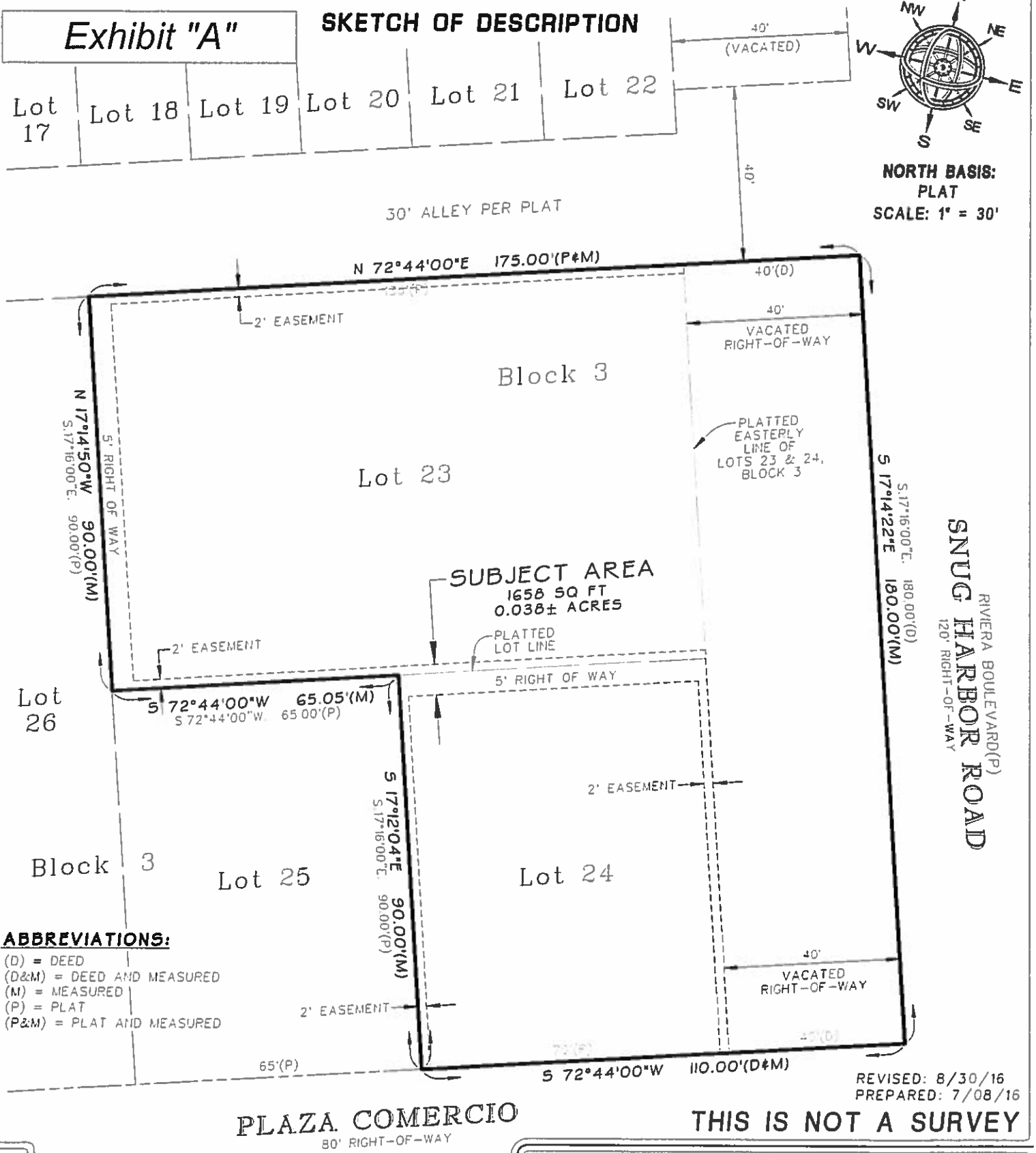
JOHN C. BRENDLA
Florida Surveyor & Registration No. 1269
Certificate of Authorization No. 760

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 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

Exhibit "A"

SKETCH OF DESCRIPTION



ABBREVIATIONS:

(D) = DEED
(D&M) = DEED AND MEASURED
(M) = MEASURED
(P) = PLAT
(P&M) = PLAT AND MEASURED

REVISED: 8/30/16
PREPARED: 7/08/16

THIS IS NOT A SURVEY

Job: 0303-78D
Drawn: DS

Basis of Bearings:
NORTHERLY RIGHT-OF-WAY LINE OF PLAZA COMERCIO AS BEING S.72°44'00"W., PER PLAT.

FOR: QT CONSTRUCTION, INC.

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

MEMORANDUM

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

FROM: Macall Dyer, Managing Assistant City Attorney - Contracts

DATE: Meeting of October 6, 2016

SUBJECT: Amending Section 2-242, Approval Authority, of the City's Procurement Code

---

The attached proposed ordinance amends section 2-242 of the St. Petersburg City Code relating to approval authority of purchases and contracts for supplies, services and construction. The Mayor currently has the authority to purchase and approve contracts for supplies, services and construction for $100,000 or less and City Council approval is currently required for purchases and contracts for supplies, services and construction for more than $100,000. The proposed ordinance would now require City Council approval of purchases and contracts for supplies, services and construction for more than $50,000.

Please feel free contact me if you have any questions.

AN ORDINANCE AMENDING SECTION 2-242 RELATING TO APPROVAL AUTHORITY; PROVIDING THAT PURCHASES AND CONTRACTS FOR SUPPLIES, SERVICES AND CONSTRUCTION FOR MORE THAN $50,000 SHALL REQUIRE CITY COUNCIL APPROVAL; AND PROVIDING AN EFFECTIVE DATE

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 2-242 of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 2-242. - Approval authority.

Except as otherwise provided by this division, the Mayor shall have the authority to purchase and approve contracts for supplies, services and construction for ~~$100,000.00~~ <u>$50,000.00</u> or less. Purchases and contracts for supplies, services and construction for more than ~~$100,000.00~~ <u>$50,000.00</u> shall require City Council approval.

SECTION 2. 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 3. 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 4. 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)

289811 10-6-16 City Council meeting

ST. PETERSBURG CITY COUNCIL

Meeting of October 6, 2016

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

SUBJECT: **City File DRC 2016-04:** Amending St. Petersburg City Code, Chapter 16, Land Development Regulations ("LDRs")

REQUEST: City-initiated application amending St. Petersburg City Code, Chapter 16, Land Development Regulations ("LDRs").

RECOMMENDATION:

Administration:

The Administration recommends APPROVAL.

Development Review Commission:

On September 7, 2016, the DRC reviewed the attached ordinance and unanimously voted to make a finding of consistency with the City's Comprehensive Plan.

Citizen Input:

As of this writing, one (1) comment was received pertaining to Section 16.40.120 *Electronic Message Center (EMC) Signs.*

Recommended City Council Action:

1. CONDUCT the first reading of the proposed ordinance; and
2. SET the second reading and adoption public hearing for October 20, 2016.

Attachments: LDR Amendment Table
Ordinance
DRC Staff Report

AN ORDINANCE OF THE CITY OF ST. PETERSBURG PROVIDING FOR THE AMENDMENT OF THE ST. PETERSBURG CITY CODE LAND DEVELOPMENT REGULATIONS; AMENDING THE DRUG STORE OR PHARMACY LAND USE WITHIN THE IC/I (INSTITUTIONAL CENTER/INSTITUTIONAL) ZONING CATEGORY; CORRECTING THE MAXIMUM DEVELOPMENT POTENTIAL WITHIN THE CCT-1 (CORRIDOR COMMERCIAL TRADITIONAL) ZONING CATEGORY ACTIVITY CENTER; DELETING THE CCS-3 (CORRIDOR COMMERCIAL SUBURBAN) ZONING CATEGORY; CORRECTING ADMINISTRATIVE APPROVAL PROCEDURES FOR BUILDING SETBACKS WITHIN THE NS (NEIGHBORHOOD SUBURBAN) ZONING CATEGORIES; CORRECTING HOTEL DENSITY WITHIN THE CCT-2 (CORRIDOR COMMERCIAL TRADITIONAL) ACTIVITY CENTER; AMENDING LANGUAGE AND FLORIDA STATUTE REFERENCE PERTAINING TO THE FORCLOSURE OF LIENS; CLARIFYING EXTERIOR LIGHTING REQUIREMENTS; AMENDING SHARED PARKING RATIOS; ADDING A PARKING REDUCTION FOR WORKFORCE AND AFFORDABLE HOUSING; AMENDING THE VEHICLE STACKING REQUIREMENT FOR STRUCTURED PARKING; AMENDING DIGITAL OR ELECTRONIC MESSAGE CENTER SIGN REGULATIONS WITHIN THE NEIGHBORHOOD AND CORRIDOR RESIDENTIAL ZONING CATEGORIES; AMENDING LARGE FACILITY SIGN REGULATIONS TO PERMIT SPONSOR SIGNS; AMENDING SEPARATION REQUIREMENTS FOR COMMUNITY RESIDENTIAL HOMES; ADDING COVERAGE REQUIREMENTS FOR THE OUTDOOR STORAGE OF TIRES; ADDING ACCOMODATION FOR LOW POWER FM RADIO; CLARIFYING THE PROHIBITION AGAINST FRACKING; AMENDING THE QUALIFICATIONS FOR EXEMPTION WHERE BUILDING DEMOLITION WILL IMPACT A POTENTIALLY ELIGIBLE LOCAL LANDMARK; ADDING PROCEDURES FOR TARGET EMPLOYMENT CENTER (TEC) OVERLAY; DELETING THE PARKING VARIANCE PROHIBITION FOR REINSTATEMENT; DELETING THE ADDRESS REQUIREMENT FOR DOCKS; DELETING REFERENCES TO THE DOME INDUSTRIAL PARK REDEVELOPMENT PLAN; MAKING INTERNAL LANGUAGE, TABLES AND CHARTS CONSISTENT; CODIFYING INTERPRETATIVE LANGUAGE AND CLARIFICATIONS; CORRECTING TYPOGRAPHICAL, GRAMMATICAL AND SCRIVENERS ERRORS; REMOVING OBSOLETE LANGUAGE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The allowable use for "Drug Store or Pharmacy" within the IC/I (Institutional Center / Institutional) zoning district in the matrix in Section 16.10.020.1 of the St. Petersburg City Code is hereby amended to read as follows:

IC/I from NC to A

Section 2. The "Matrix: Zoning districts and compatible future land use categories" table in Section 16.10.020.2 shall be amended to correct a typographic error associated with the maximum density and intensity for CCT-1 (AC), as follows:

Zoning District	Max. Density/Intensity Permitted by Right, per acre	Compatible Land Use category	Maximum FLUP Density, per acre
CCT-1 (AC)	~~60/2.5~~ 36/1.5 FAR	PR-Mixed Use (PR-MU)	~~60/2.5~~ 36/1.5 FAR (6)

Section 3. The "Matrix: Zoning districts and compatible future land use categories" table in Section 16.10.020.2 shall be amended to delete CCS-3, as follows:

Zoning District	Max. Density/Intensity Permitted by Right, per acre	Compatible Land Use category	Maximum FLUP Density, per acre
~~CCS-3~~	~~24/0.55 FAR~~	~~Commercial General (CG)~~	~~24/0.55 FAR~~

Section 4. Section 16.10.010.1.D regarding the *Establishment of Zoning Districts, Matrices and Map* is hereby amended to delete "5. CCS-3: Corridor Commercial Suburban"

Section 5. Section 16.20.020.11 pertaining to building setbacks within established neighborhood patterns is hereby amended to read as follows:

16.20.020.11. - Setbacks consistent with established neighborhood patterns.

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

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

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

~~The property owner shall submit an application for variance to the Community Planning and Preservation Commission. If the request meets the requirements of this section, the application shall follow the procedures for streamline approval of variances. If the application does not meet the requirements of this section, the application shall be subject to the standard criteria for the granting of a variances.~~ This approval shall follow the procedures for streamline approvals of variances.

Section 6. Section 16.20.080.5 – Development Potential is hereby amended to read 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.

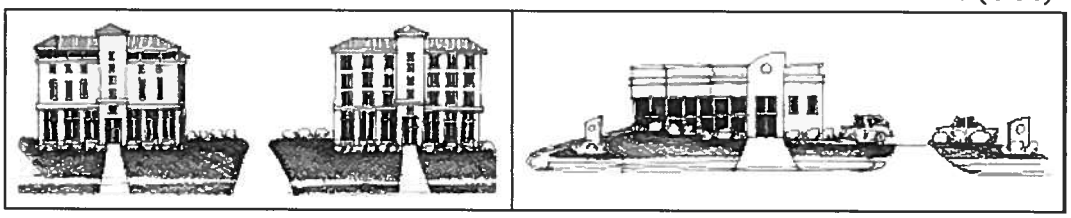
Minimum Lot Size, Maximum Density and Maximum Intensity

		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~~ 45
	Hotel density (rooms per acre) within activity center	80	~~N/A~~ 80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing	0.2	0.2

	intensity bonus		
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 7. Section 16.20.090 shall be amended thereby deleting references to CCS-3, as follows:

SECTION 16.20.090. - CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)



Typical Buildings in the CCS District

16.20.090.1. - Composition of corridor commercial suburban.

A. The corridor commercial suburban development pattern includes the design aesthetics, densities and uses found in the various shopping districts of the mid to late 20th Century. Historically, the development of suburban commercial corridors was most influenced by the automobile. Businesses as varied as laundromats, restaurants, banks and theaters catered to the automobile by adding drive-through windows. Parking became an important factor in designing a new business as the provision of ample on-site parking became a paramount consideration. These changes resulted in greater separation of land uses and a reduction in accommodations for the pedestrian.

B. The regulations of this district recognize that corridor commercial suburban development is primarily influenced by the automobile. Regulations of site design, building design, scale and intensity are provided to minimize the impacts of parking lots, drive-~~throughs~~thrus, and national chain architecture.

16.20.090.2. - Purpose and intent.

The purpose of the CCS district regulations is to improve the appearance of restaurants, "big box" retailers, drug stores and apartment buildings; accommodate both vehicles and pedestrians; improve connections between the individual developments and compatibility with surrounding neighborhoods; and minimize automobile dependency. The corridor features

building setbacks, improved landscaping, internal pedestrian amenities, cross-access among developments, and other standards to minimize visual and traffic impacts. A specific purpose statement is included in each introduction to the specific CCS districts.

16.20.090.3. - Permitted uses.

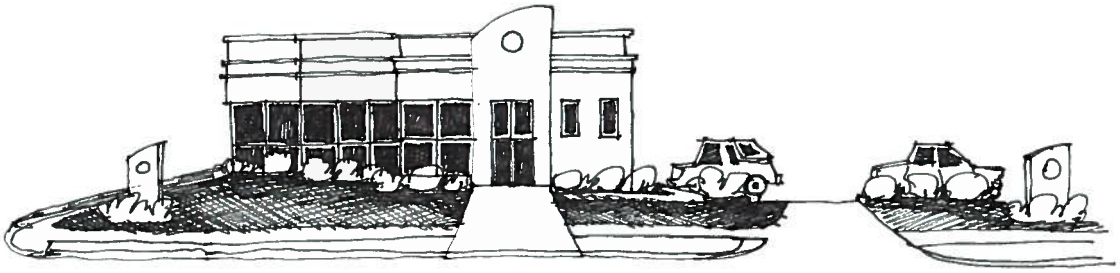
Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

16.20.090.4. - Introduction to CCS districts.

The CCS districts are the CCS-1~~,~~ and CCS-2 ~~and CCS-3 districts~~.

16.20.090.4.1. Corridor Commercial Suburban-1 (CCS-1).

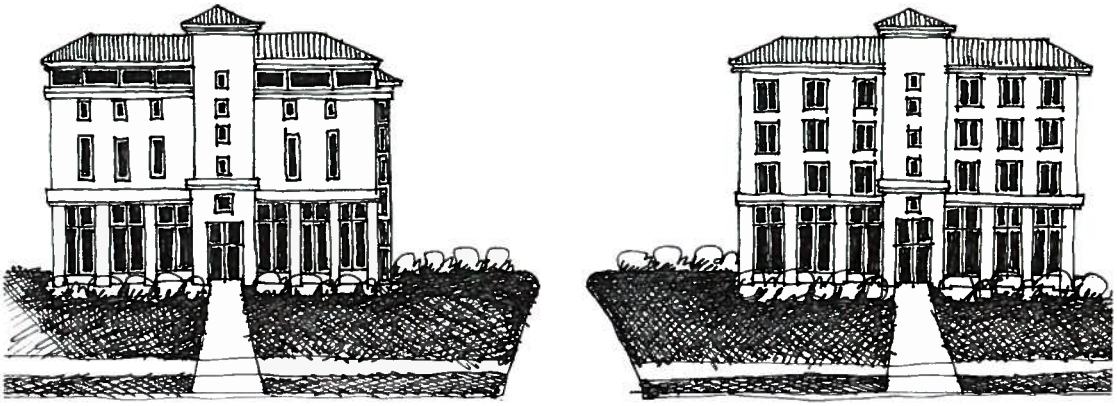
It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing is provided.



CCS-1

16.20.090.4.2. Corridor Commercial Suburban-2 (CCS-2).

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of regional interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing is provided.



CCS-2

~~16.20.090.4.3. Corridor Commercial Suburban-3 (CCS-3).~~

~~It is the purpose of this waterfront district to generally allow retail shops, personal services, indoor and outdoor eating and drinking establishments and recreation uses designed primarily to serve tourist and seasonal residents in conjunction with residential and transient accommodation uses, such as hotels for temporary lodging. Additional density and intensity are possible when hotels or workforce housing is provided.~~

16.20.090.5. - 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

		CCS-1	CCS-2	~~CCS-3~~
Minimum lot width	Small lot (less than 1.0 acre)	100 ft.	100 ft.	~~100 ft.~~
	Medium lot (between 1.0 - 2.0 acres)	200 ft.	200 ft.	~~200 ft.~~
	Large lot (greater than 2.0 acres)	300 ft.	300 ft.	~~300 ft.~~
Minimum lot area (square ft.)		4,500	4,500	~~4,500~~
Maximum residential density (units per acre)	Residential density	15	40	~~24~~
	Residential density within activity center	60	60	~~N/A~~
	Workforce housing density bonus	6	6	~~6~~
	Workforce housing density bonus within activity center	6	10	~~N/A~~
	Hotel density (rooms per acre)	45	55	~~40~~
	TDR density bonus	9	0	~~0~~
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.55	0.75	~~N/A~~
	Nonresidential intensity within activity center	2.5	1.12	~~N/A~~
	Workforce housing intensity bonus	0.2	0.2	~~N/A~~
	Workforce housing intensity bonus within activity center	0.2	0.5	~~N/A~~
	TDR intensity bonus	0.2	0	~~0.11~~
Maximum impervious surface (site area ratio)		0.85	0.9	~~0.9~~

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.

Hotel density: Additional hotel density may be allowed pursuant to the cg (commercial general)

Comprehensive Plan future land use category and section 4.2.7.6 of the countywide plan rules.

In order to preserve existing commercial floor area on redevelopment sites within CCS-1 equal to or greater than 5 acres, the residential component shall not exceed 40 percent of the total FAR. Where the residential component exceeds 40 percent of the total FAR, special exception approval is required.

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).

A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.

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

Maximum Building Height (All Districts)

Building Height	**CCS-1, and CCS-2~~, and CCS-3~~**		
	Small lot (less than 1.0 acre)	**Medium lot (between 1.0—2.0 acres)**	**Large lot (greater than 2.0 acres)**
All buildings	36 ft.	36 ft.	48 ft.
Within activity center	48 ft.	60 ft.	84 ft.
Within Central Avenue Corridor Activity Center	72 ft.*	72 ft *	72 ft.*

Refer to technical standards regarding measurement of building height and height encroachments.

* The allowable height encroachment identified in section 16.20.060 and referred to as "Building in a mixed-use or nonresidential zoning district (with 50 percent or more of the first floor of the principal structure devoted to parking spaces)" shall be prohibited within the Central Avenue Corridor Activity Center.

Minimum Building Setbacks

Building Setbacks		**CCS-1, and CCS-2~~, and CCS-3~~**		
		Small lot (less than 1.0 acre)	**Medium lot (between 1.0—2.0 acres)**	**Large lot (greater than 2.0 acres)**
Adjacent to street (not alleys) minimum setback	Nonresidential use	10 ft.	20 ft.	20 ft.
	Residential use including residential use liner	0 ft.	20 ft.	20 ft.
Adjacent to street (not alleys) maximum setback	Any use	30 ft.	80 ft.	N/A
Interior side yard	Nonresidential use abutting a nonresidential use	10 ft.	10 ft.	10 ft.

	Nonresidential use abutting a residential use	25 ft.	35 ft.	50 ft.
	Residential use (including residential use liner) abutting a residential use	20 ft.	20 ft.	20 ft.
Rear yard	Nonresidential use abutting a nonresidential use	20 ft.	20 ft.	20 ft.
	Nonresidential use abutting a residential use	25 ft.	35 ft.	50 ft.
	Residential use (including residential use liner) abutting a residential use	20 ft.	20 ft.	20 ft.
Waterfront yard		20 ft.	20 ft.	20 ft.

Additional criteria may affect setback requirements including design standards and building or fire codes.

Refer to technical standards for yard types and setback encroachments.

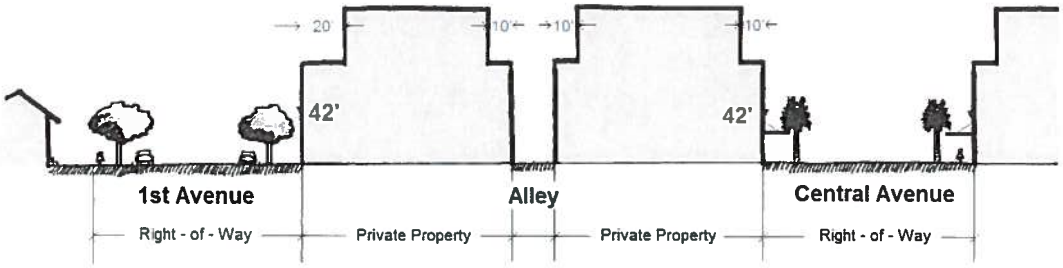
Minimum Building Setbacks within the Central Avenue Corridor Activity Center

Building Setbacks Within Central Avenue Corridor Activity Center		**CCS-1**			
		1st Avenues North and South		**Central Avenue**	
		Building height in setback up to 42 ft.	**Building height in setback 42 ft. to 72 ft.**	**Building height in setback up to 42 ft.**	**Building height in setback 42 ft. to 72 ft.**
Front yard		0 ft. from the property line or 10 ft. from the curb, whichever is greater	20 ft. from the property line or 30 ft. from the curb, whichever is greater	0 ft. from the property line or 10 ft. from the curb, whichever is greater	10 ft. from the property line or 20 ft. from the curb, whichever is greater
Interior side yard		5 ft.	15 ft.	5 ft.	15 ft.
Street side yard		0 ft. from the property line or 10 ft. from the curb, whichever is greater	20 ft. from the property line or 30 ft. from the curb, whichever is greater	0 ft. from the property line or 10 ft. from the curb, whichever is greater	10 ft. from the property line or 20 ft. from the curb, whichever is greater
Rear yard	With alley	0 ft.	0 ft.	0 ft.	0 ft.
	No alley	10 ft.	10 ft.	10 ft.	10 ft.

Additional criteria may affect setback requirements including design standards and building or fire codes.

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

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



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Section 8. Section 16.40.060.4.4 pertaining to the foreclosure of liens shall be amended as follows:

16.40.060.4.4. - Assessment and lien for costs of lot clearance.

G. *Enforcement of liens.* At any time after the expiration of 30 days from the date of confirmation of the assessment roll, the liens may be foreclosed by the City in the manner provided by Florida Statutes for the foreclosure of mortgages on real property ~~may proceed to foreclose the special assessment lien in the manner prescribed in~~ (currently F.S. ~~c~~Ch. ~~173~~ 702) or as otherwise permitted by law.

Section 9. Section 16.40.070.5 pertaining to existing light fixtures and the City's regulations mitigating light pollution shall be amended as follows:

16.40.070.5. - Effective date and ~~grandfathering of~~ nonconforming light fixtures.

Any new light fixtures shall meet the requirements of this section:

A. Where installation can be verified prior to September 10, 2007, ~~All~~ outdoor light fixtures that do not meet the standards of this section, ~~in place prior to September 10, 2007,~~ shall be ~~grandfathered~~ classified legal, nonconforming light fixtures. ~~However, any replacement of a grandfathered outdoor light, or any grandfathered outdoor light that is moved, shall meet the standards of this section.~~ Where a legal, nonconforming light fixture causes visible glare to residential uses or motorists on the adjoining public rights-of-way, the fixtures shall be either shielded, redirected, replaced, or removed to eliminate the nuisance.

B. *New Uses or Structures, or Change of Use.* Whenever there is a new use or structure on a property, or the use on the property is changed, all outdoor light fixtures shall be brought into compliance with the standards of this section.

C. *Resumption of Use after Abandonment.* If a property with legal, non-conforming light fixture is abandoned for a period of 12 months or more, then all outdoor light fixtures shall be brought into compliance with the standards of this section.

~~D. Grandfathered outdoor lights that direct light toward streets or parking lots that cause glare to motorists, cyclists or abutting residential uses shall be either shielded or re-directed before September 10, 2007.~~

(Code 1992, § 16.40.070.5)

Section 10. Section 16.40.090.3.2.C.1 pertaining to the administrative adjustment of standards for joint use / shared parking is hereby amended as follows:

C. Administrative adjustment of standards. The purpose of this subsection is to provide flexibility in reducing or modifying parking standards for certain uses. An adjustment to a parking standard or requirement may be approved based on a determination by the POD that the adjustment is consistent with the purpose and intent of the parking standards and requirements. The POD's final determination may be appealed to the Development Review Commission.

1. Joint use/shared parking. Joint use of required nonresidential parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required nonresidential parking spaces is allowed when either of the following conditions applies:
   a. Two or more owners or operators of buildings or uses requiring off-street parking may share a parking facility if the total minimum number of required spaces conforms to the Matrix: Use Permissions and Parking Requirements when computed separately for each use or building type.
   b. Two or more owners or operators of buildings or uses requiring offstreet parking that share a parking facility may reduce the total amount of required parking spaces in accordance with the following methodology:
      (1) Determine the minimum parking requirements in accordance with the Matrix: Use Permissions and Parking Requirements for each land use as if it were a separate use;
      (2) Multiply the required minimum number of parking spaces for each separate use by the percentages for each of the ~~five~~ nine time periods set forth in the following tables;
      (3) Add the resulting required minimum number of parking spaces in each of the ~~five~~ 18 vertical columns of the table;
      (4) Select the vertical column with the highest total; and
      (5) Use this number as the required minimum number of parking spaces.

~~Shared Parking Ratios (Numbers are listed as percent~~					
	~~Weekday~~			~~Weekend~~	
~~Use~~	~~Morning 12:00 am - 6:00 am~~	~~Day 9:00 am - 4:00 pm~~	~~Evenings 6:00 pm - 12:00 pm~~	~~Day 9:00 am - 4:00 pm~~	~~Evening 6:00 pm - 12:00 pm~~
~~Office~~	~~5.0~~	~~100~~	~~10~~	~~10~~	~~5.0~~
~~Retail~~	~~5.0~~	~~60~~	~~90~~	~~100~~	~~70~~
~~Restaurant~~	~~10~~	~~50~~	~~100~~	~~100~~	~~100~~

~~Entertainment~~	~~10~~	~~40~~	~~100~~	~~80~~	~~100~~
~~Hotel~~	~~75~~	~~75~~	~~100~~	~~75~~	~~100~~
~~Others~~	~~100~~	~~100~~	~~100~~	~~100~~	~~100~~

SHARED PARKING: MONDAY THROUGH FRIDAY									
USE	8:00 AM	10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM	10:00 PM	12:00 AM
Bank	63	100	90	97	77	23	7	3	0
Day Care	100	30	50	25	80	25	0	0	0
Hotel / Motel	65	45	30	35	45	70	90	100	100
Museum	18	68	97	97	87	82	87	32	0
Office, General	60	100	90	97	77	23	7	3	0
Office, Medical	60	100	80	100	100	10	0	0	0
Restaurant, General	5	20	50	60	50	90	100	90	50
Restaurant, Drive-Thru	40	20	70	40	35	100	70	30	5
Residential, Multi-	79	68	60	60	66	85	96	99	100
Retail	18	68	97	97	87	82	87	32	0
School, Elementary	80	100	80	95	85	25	10	5	2
School, High	100	100	70	95	35	20	80	50	15
Theater	0	5	5	70	70	5	100	100	0
Worship, Place of	0	5	1	5	2	1	20	10	0

SHARED PARKING: SATURDAY and SUNDAY									
USE	8:00 AM	10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM	10:00 PM	12:00 AM
Bank	20	25	35	20	15	2	0	0	0
Day Care	0	0	0	0	0	0	0	0	0
Hotel / Motel	60	40	30	35	50	70	90	100	100
Museum	10	45	85	100	90	65	55	38	0
Office, General	20	25	35	20	15	2	0	0	0
Office, Medical	20	90	60	10	10	0	0	0	0
Restaurant, General	3	8	30	45	45	90	100	95	70
Restaurant, Drive-Thru	3	8	30	45	45	90	100	95	70
Residential, Multi-	88	74	71	71	75	85	92	96	100
Retail	10	45	85	100	90	65	55	38	0
School, Elementary	5	15	10	10	5	2	0	0	0
School, High	5	40	10	30	20	5	5	0	0
Theater	0	5	5	100	100	5	100	100	0
Worship, Place of	30	100	50	10	5	30	40	10	0

~~Note— Source: Urban Land Institute's shared parking standards.~~

c. The following documentation shall be submitted as part of a building or zoning permit application or land use review:
   (1) The names and addresses of the uses and of the owners or tenants that are sharing the parking.
   (2) The location and number of parking spaces that are being shared.
   (3) An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses. Calculations for the shared parking ratios table shall be included.
   (4) If the parking is not on the same site as one or more of the uses, a legal instrument satisfactory to the City Attorney and recorded with the Clerk of the Circuit Court of Pinellas County, Florida, providing that the parking area will not be disposed of except in conjunction with the sale of the use or the building the parking area serves, so long as the parking is required. The owner shall bear the expense of recording the instrument and agrees that the instrument shall bind all heirs, successors and assigns. Such instrument shall be recorded prior to approval of any certificate of occupancy.

Section 11. Section 16.40.090.3.2.C.8 pertaining to the administrative adjustment of standards for a bicycle parking reduction is hereby amended as follows:

8. *Bicycle parking, reduction.* Bicycle parking may substitute for up to 20 percent of required motor vehicle parking as set forth herein. For every six bicycle parking spaces above the minimum number of required spaces that meet the bicycle parking standards, the motor vehicle parking requirement is reduced by one space.

Section 12. Section 16.40.090.3.2.C.9 pertaining to the administrative adjustment of standards for a workforce and affordable housing reduction is hereby added as follows:

9. *Workforce and affordable housing, reduction.* Where a multi-family residential development is committing at least 50 percent of the total number of dwelling units for occupancy as affordable to low-income households, as defined in Chapter 17.5, City Code, and for a duration of 15 years or more, the development may hold open space in landscape reserve for future parking needs. Up to 25 percent of the minimum number of required parking spaces and their associated drive lanes may be held in reserve as unimproved open space. An additional 20 percent may be held in reserve if the development is located within one-eight (1/8) mile of a transit stop serving at least two different transit routes; or if the development is not located within 1/8 mile of a transit stop, but is located within 1/4 mile of a transit stop serving at least two different routes, then an additional 10 percent may be held in reserve.

This housing commitment shall be guaranteed by a recorded deed restriction, such as a Land Use Restriction Agreement, Workforce Housing Bonus Density/Intensity Agreement, or a Declaration of Restrictions Agreement, that has been recorded in the Pinellas County Records. Upon termination of any Agreement and conversion from qualified to market rate housing units, the dedicated open space held in landscape reserve shall be improved as shown on the adopted site plan.

Section 13. Section 16.40.090.3.5.1.G.(6) pertaining to the stacking of motor vehicles at controlled entrances for structured parking shall be amended as follows:

Stacking shall not be required for parking spaces in parking garages for which there is ~~only one~~10 parking spaces or less beyond an entry point.

Section 14. Section 16.40.120.15 pertaining to digital or electronic message center signs shall be amended as follows:

16.40.120.15. - Supplementary sign regulations.

In addition to the regulations prescribed by this sign code, the following regulations for certain types of signs shall apply.

B. *Digital or electronic message centers.* Digital or electronic message center signs shall comply with the following regulations:

1. *Location.* Digital or electronic message center signs are permitted in all zoning districts~~, except for neighborhood and corridor residential districts~~ subject to the following conditions~~.~~:

   a. Digital or electronic message center signs are prohibited within the boundary of a locally designated historic structure or site. Performing arts venues are exempt from this prohibition with approval of a certificate of appropriateness.

   b. Digital or electronic message center signs may not directly face a residential one- or two-unit property located within a neighborhood zoning district.

   c. Digital or electronic message center signs are prohibited from being inserted into, or added to, nonconforming signs. No variance to this prohibition may be granted and the POD shall not accept any variance application to this requirement therefore.

   d. In neighborhood and corridor residential districts, digital or electronic message center signs shall only be allowed for nonresidential uses on properties with a minimum of 200-feet of street frontage and a minimum of 2.0 acres of land area.

2. *Design.* An electronic message center sign shall be permitted only as an integral component of a freestanding sign or, to the extent permitted by these regulations, as an integral component of a building sign. An electronic message center sign shall be compatible with the design of the primary sign structure, including width, depth and color of the cabinet.

3. *Size.* An electronic message center sign shall comprise no more than 50 percent of the overall sign area of the sign structure and shall not, in any case, exceed 32 square feet in area.

4. *Dwell time.*

   a. *Legislative findings and determinations.* The recitals (whereas clauses) in Ordinance No. 117-H demonstrate a significant governmental interest and are hereby adopted as the legislative findings of the City of St. Petersburg and are incorporated into the sign code as if set forth *in haec verba.*

b. *Requirements.* The dwell time, defined as the interval of change between each individual message, shall be at least one minute. Any change of message shall be completed instantaneously. There shall be no special effects between messages.

c. *Purpose.* The longer minimum dwell time for electronic message center signs that are not large facility signs or digital or electronic off-premise signs is intended to further the significant governmental interests of this sign code, as specified in Section 16.40.120.1 and this section, including uniformity, aesthetics, and safety, by reducing the density of signs with short dwell times and by minimizing the proliferation of signs with short dwell times throughout the City.

5. *Images and messaging.*

a. *Consecutive images and messages.* Consecutive images and messages on a single electronic changeable message sign face are prohibited when the second message answers a textual question posed on the prior slot, continues or completes a sentence started on the prior slot, or continues or completes a story line started on the prior slot.

b. *Static images and messages.* The image or message shall be static. There shall be no animation, flashing, scintillating lighting, movement, or the varying of light intensity during the message. Messages or images shall not scroll and shall not give any appearance or optical illusion of movement.

6. *Brightness.*

a. Each sign shall have a light sensing device to adjust brightness or illuminance as ambient light conditions change in order to ensure that the message meets the following brightness standards. The maximum brightness shall be 0.2 foot candles and shall be measured using the following formula:

i. Measurement Distance = $\sqrt{\text{Area of EMC Sign Face (sq. ft.)}} \times 100$

b. The sign face shall not display light that is of such intensity or brilliance to cause glare or otherwise impair the vision of a driver. No sign shall display light of such intensity that it interferes with the effectiveness of an official traffic sign, signal or device. Any violation of this section will result in the City requiring the sign owner to turn the sign off or show a "full black" image until the sign can be brought into compliance.

7. *Default mechanism.* The sign shall have a default mechanism or setting that will cause the sign to turn off or show a "full black" image if a visible malfunction or failure occurs.

8. *Safety hazard.* The sign shall not be configured to resemble a warning or danger signal. The sign shall not resemble or simulate any lights or official signage used to control traffic.

9. *Sign at a place of public assembly.* Electronic message center signs at an arena, theater, or other place of public assembly on a site consisting of five acres or more with 1,900 or more fixed seats:

a. May be attached to a wall or to a free standing sign, or both.

b. Shall not exceed 250 square feet per side. At such locations, an electronic message center sign is not subject to the size limitations of subsection B.3. of this section.

c. An electronic message center sign is deemed to be an on-premise sign but may also provide community, governmental and public information announcements.

d. No variances to this subsection may be granted and the POD shall not accept any application therefore.

10. *Sign at large facility.* Electronic message center signs within large facility signs shall not exceed 50 percent of the overall sign area. At such locations, an electronic message center sign is not subject to the size limitations of subsection B.3. of this section.

11. *Sign in neighborhood and corridor residential districts.* Dwell time shall be at least 24-hours in neighborhood and corridor residential districts and shall be subject to all other requirements in this section. The display shall be limited to text on a black background.

~~11~~12. *Fines increased.* Any person who violates any provision of this section shall be subject to the following fines:

a. $300.00 for the first violation.

b. $500.00 for all subsequent violations.

Section 15. Section 16.40.120.15 pertaining to large facility signs shall be amended as follows:

16.40.120.15. - Supplementary sign regulations.

In addition to the regulations prescribed by this sign code, the following regulations for certain types of signs shall apply.

D. Large facility signs. Large facility signs for an arena, theater, or other place of public assembly may be permitted as follows:

1. A maximum of one large facility sign may be permitted if no freestanding or wall signs have been utilized on the site.

2. Large facility signs may be either freestanding or wall signs.

3. The following types of display components shall be permitted as part of a large facility sign and may be combined within any one sign face:

a. The dwell time, defined as the interval of change between each individual message, for electronic message center signs shall be at least ten seconds. Flashing, chasing and scintillating lighting or operations are prohibited.

b. Tri-vision signs shall not exceed 35 percent of the overall sign area.

c. Internally illuminated or non-illuminated cabinets and letters.

4. Operational restrictions. Not less than one-half of the sign area shall at all times provide information relating specifically to the primary use of the site or some form of community, governmental or public information announcement. Less than one-half of the sign area may be on-premises signs providing information relating to products or services available on the facility site.

5. Such signs shall be permitted only on sites that are contiguous to the interstate highway rights-of-way. Such signs shall be installed adjacent to the interstate

highway right-of-way and shall be oriented toward the interstate highway right-of-way.

6. The area of such a large facility sign shall not exceed the otherwise allowable freestanding and wall sign area not being utilized on the site. A large facility sign shall not exceed 1,700 square feet per side. Two-sided signs shall be permissible.

   For the purposes of the area limitations of this subsection, only one side of a two-sided sign shall be counted. No variances to the area limitations may be granted and the POD shall not accept any application for an area limitation variance.

7. The bottom of the sign frame shall not extend more than 20 feet above the crown of the interstate roadway surface closest to the sign, and the top of the sign shall not extend more than 60 feet above the crown of the interstate roadway surface closest to the sign.

8. The sign shall be setback a minimum of ten feet from all property lines or such greater distance as may be required by Florida Department of Transportation.

9. No permit shall be issued for a large facility sign unless the sign is in compliance with the requirements of this sign code and is included in, and consistent with, the uniform sign plan for the site.

10. Prior to the issuance of a permit for a large facility sign the proposed sign and location thereof shall be reviewed and approved by the Florida Department of Transportation for issues relating to public safety and other issues that may be deemed relevant by that agency. Due to the changeable message capabilities of the electronic message center portion of the large facility sign, prior to issuance of the permit for the sign, the operator of the sign shall enter into an agreement with the City to provide for public service announcements on a regular basis. Such announcements shall be provided regularly throughout the day and year and shall include messages of significant public interest related to safety and traffic matters (e.g., Amber Alerts, traffic hazards and congestion, hurricane evacuation notices, and traffic alerts or advisories) and messages related to City-sponsored and co-sponsored events. Messages shall be posted upon receipt of notice from the City or its designee and shall continue to be posted throughout the duration of the event in a manner designed to provide reasonable and effective notice of the event (such posting shall not be exclusive of other messages).

11. Sponsor signs shall be allowed in addition to any other permitted signage provided that the number is limited to one sign per acre of the subject parcel and the sign area is limited to 25 square feet per sign. Sponsor signs shall be oriented to the internal auto and pedestrian circulation network, or be attached directly to the large facility structure and associated structured parking. The design of such signs shall be consistent and feature the name, wordmark, or logo of the sponsors only.

Section 16. Section 16.50.090.3.2 pertaining to separation requirements for Community Residential Homes shall be amended as follows:

Such homes shall not be located within 1,000 feet of another such home with six or fewer residents~~.~~ or within 1,200 feet of another existing community residential home.

Section 17. Section 16.50.220.3 pertaining to the service and repair use restrictions for Motor Vehicle and Boat Sales, Service and Repair shall be amended as follows:

16.50.220.3. - Service and repair use restrictions.

A. All service and repair activities shall be within fully enclosed buildings.

B. Repair bays shall not face any arterial street, but may face a collector or local street, a rear or side lot line or an alley.

C. Service and repair bays facing an abutting a residential use or property in a residential zoning district shall have overhead doors closed at all times, except during the movement of vehicles or boats.

D. The outdoor storage of parts shall be allowed only in the rear and side yards, and shall be a minimum of ten feet from a residential zoning district. Outdoor storage shall comply with the outdoor storage section.

E. The temporary storage of an operable and licensed vehicle or boat waiting to be serviced that day shall be allowed in any approved parking space. The temporary storage of vehicles or boats at night shall be within the building or within an outdoor storage area that is screened from view and landscaped as required by the landscaping and irrigation section.

F. The outdoor storage or parking of any disabled, wrecked or partially dismantled vehicle or boat shall not exceed ten days during any 30-day period.

G. If a gas or filling station use or automobile service use changes to a repair facility, the site shall be brought into compliance with current requirements for landscaping prior to the issuance of a certificate of occupancy.

H. All tires that are stored or displayed outside shall be covered to prevent the accumulation of water.

Section 18. Section 16.50.240.4 pertaining to the use restrictions for Outdoor Sales, Accessory Use shall be amended as follows:

16.50.240.4. - Use restrictions, for all areas.

A. Outdoor sales shall be incidental to a principal use in the district in which outdoor sales is permitted. Only the business or entity occupying the principal structure may sell merchandise in the outdoor sales areas.

B. Outdoor sales are prohibited in any yard that abuts a residential use or residential zoning district.

C. Merchandise and display fixtures within an outdoor sales area shall not exceed five feet in height unless the fence or wall is allowed to be higher than six feet, then this height limit shall be one foot less than the allowed height of the fences or wall.

D. Merchandise shall not be placed or located so as to interfere with pedestrian or building access or egress, required vehicular parking and accessible parking, aisles, access or egress, loading space parking or access, public or private utilities, services or drainage systems, fire lanes, alarms, hydrants, standpipes, or other fire protection equipment, or emergency access or egress.

E. All tires that are stored or displayed outside shall be covered to prevent the accumulation of water.

Section 19. Section 16.50.250.4 pertaining to the use restrictions for Outdoor Sales, Accessory Use shall be amended as follows:

16.50.250.4. – Use restrictions.

A. All tires that are stored or displayed outside shall be covered to prevent the accumulation of water.

Section 20. Section 16.50.260.3 pertaining to the use restrictions for Outdoor Storage, Accessory Use, Commercial shall be amended as follows:

16.50.260.3. - Use restrictions.

A. Accessory outdoor storage areas shall only be used by the principal use of the property.

B. The area of an accessory outdoor storage area shall be part of the floor area of the structure when calculating the number of required off-street parking spaces.

C. Outdoor storage areas shall be completely enclosed with a masonry wall or a solid non-wood fence at least six feet high except along any side which abuts:

1. Industrial use or industrially zoned property;
2. Utility use;
3. Railroad right-of-way;
4. The Pinellas Trail;
5. An interstate highway.

D. The exterior of any fence or wall shall be landscaped as required by landscaping and irrigation section.

E. Materials, goods or equipment stored outside of completely enclosed buildings shall not be visible from outside the wall or fence.

F. Fences and walls shall comply with the height and design standards of the fences, walls and hedges section.

G. All tires that are stored or displayed outside shall be covered to prevent the accumulation of water.

Section 21. Section 16.50.270.3 pertaining to the use restrictions for Outdoor Storage, Accessory Use, Industrial shall be amended as follows:

16.50.270.3. - Use restrictions.

A. Accessory outdoor storage areas shall only be used by the principal use of the property.

B. The area of an accessory outdoor storage area shall be part of the floor area of the structure when calculating the number of required off-street parking spaces.

C. Outdoor storage areas shall be completely enclosed with a solid masonry wall or a solid non-wood fence at least six feet high unless the area abuts:

a. Industrial use or industrially zoned property;
b. Utility use;
c. Railroad right-of-way;
d. The Pinellas Trail;
e. An interstate highway.

D. The exterior of any fence or wall shall be landscaped as required by landscaping and irrigation section.

E. Materials, goods or equipment stored outside of completely enclosed buildings shall not be visible from outside of the wall or fence.

F. Fences and walls shall comply with the height and design standards of the fences, walls and hedges section.

G. All tires that are stored or displayed outside shall be covered to prevent the accumulation of water.

Section 22. Section 16.50.480.8 pertaining to citizen band and amateur radios shall be amended to add a new accommodation for Low Power FM Radios (LPFM) as follows:

16.50.480.8. - Citizen band, ~~and~~ amateur radios, and Low Power FM Radio (LPFM).

A. WCSFs and antennas used in the operation of citizen band,—or LPFMand amateur radios (CBAR), and Low Power FM Radio (LPFM) licensed by the Federal Communication Commission (FCC) are subject to the following requirements:

1. The maximum height of any CBAR–or LPFM WCSF and antenna shall not exceed 75 feet or such lower height as established by federal law. CBAR—or LPFM antennas are permitted on any lawfully existing structure. Only one CBAR—or LPFM WCSF is permitted on each lot. One or more CBAR–or LPFM antennas are permitted on each CBAR—or LPFM WCSF. CBAR—or LPFM antennas shall not exceed the CBAR–or LPFM WCSFs manufacturer's design load limits. Only CBAR or LPFM antenna shall be allowed on a CBAR–or LPFM WCSF.

2. CBAR—or LPFM WCSFs and antennas and their installation shall meet all manufacturers' specifications. The mast or tower shall be of non-combustible and non-corrosive hardware. Hardware such as brackets, turnbuckles, clips and similar type equipment subject to rust or corrosion, shall be protected with a zinc or cadmium coating by either galvanizing or a sherardizing process after forming.

3. The CBAR—or LPFM WCSFs and antennas shall be installed and maintained in compliance with the applicable requirements of all codes, laws and regulations including the Building Code, National Electric Code, FCC regulations and FAA regulations when applicable. Each CBAR–or LPFM WCSF and antenna shall have vertical and horizontal clearance from any and all electric lines as required by the applicable electric power utility and shall be adequately grounded.

4. CBAR—or LPFM WCSFs shall meet all minimum yard requirements in the zoning district. Guy wires, support anchor structures and wire antennas may be located within the required minimum yard. Unless precluded by site conditions or site-specific transmission/reception requirements as determined by the POD, CBAR or LPFM WCSFs and antennas shall be located in the rear of the principal structure on a lot or site except for one single mast, unguyed, push pole or flagpole type CBAR—or LPFM WCSF and antennas not exceeding 35 feet to be used in connection with a wire antenna which may be located anywhere within the buildable area of a lot or site.

5. No sign or symbol shall be affixed to any part of the CBAR—or LPFM WCSF or antenna. WCSF allowed pursuant to this section shall not support any antenna except those licensed by the FCC for CBAR–or LPFM.

6. a. Requests for variances shall be reviewed by the Development Review Commission.
   b. Decisions of the POD may be appealed to the Development Review Commission.
   c. CBAR–or LPFM WCSFs existing on the date of adoption of this section (April 8, 1999), which would be regulated by this section and which exceed the height limitation of these regulations may be replaced up to their existing height without obtaining a variance.

Section 23. Section 16.60.040.2 of the St. Petersburg City Code is hereby amended to read as follows:

A. Any use not listed as a permitted, special exception or accessory use in the use matrix is presumed to be prohibited within the zoning district. In addition to this general prohibition against the following uses, the City Council has made findings concerning reasons why the following uses are prohibited:

1. oil or natural gas wells including those that use hydraulic rock fracturing, acid fracturing, or any other type of well stimulation;

2. the storage of any wastewater generated from a use using hydraulic fracturing, acid fracturing, or any other type of well stimulation;

The listing of specific uses herein is not intended to, nor shall it, suggest or be interpreted to mean that any other use not specifically listed here is, in any way, permitted or allowable. As clearly stated in this subsection, any use not listed in the use matrix is presumed to be prohibited. The doctrine of 'expressio unius est exclusio alterius' shall not apply to this list.

B. If a proposed use is not listed in the use matrix, and is not prohibited by these regulations (these regulations allow some uses in some districts or locations but prohibit them, or some variation of the use, in others) or by law, a property owner may apply to the POD for a determination that the proposed use is materially similar to a use that is listed. The uses specifically listed in subsection A are not materially similar to any use listed in the use matrix. Should the POD determine that a proposed use is materially similar to a use that is listed, such determination shall be reduced to writing and copies shall be transmitted to the property owner and filed with the City Clerk. In such event, the regulations governing the proposed use shall be the same as the regulations governing the use determined to be materially similar. Should the POD determine that a proposed use is not materially similar to a use that is listed in the use matrix, the proposed use will be deemed a prohibited use.

~~B.~~C. The POD may determine that a use is materially similar if:

1. The use is listed as within the same structure or function classification as a use specifically enumerated in the use matrix, as determined by the Land Based Classification Standards (LBCS) of the American Planning Association.

2. If the use cannot be located within one of the LBCS structure or function classifications, the POD shall refer to the North American Industry Classification Manual

(Executive Office of the President, Office of Management and Budget, 1997 or current edition) (NAICS). The use may be considered materially similar if it falls within the same industry classification of the NAICS.

3. In order to assist in interpretation of the use matrix, the LBCS and NAICS numbers are identified for some uses in the use matrix. In interpreting the use matrix, the following rules of construction apply:

a. If a use is listed for a specific classification, while a more general classification within the same industry classification is also listed for another use, the specific classification governs. The specific use is not necessarily allowable in all districts where the uses coded to the general classification are allowable simply because they share a similar LBCS or NAICS code number.

b. Some uses are listed separately, but fall within the same LBCS or NAICS classification. The uses within one such classification are not necessarily allowable in all of the zoning districts as the others simply because they fall within the same LBCS or NAICS classification.

4. The proposed use shall not generate average daily trips exceeding other uses allowed in the zoning district by more than ten percent, as determined by the Institute of Transportation Engineers, Trip Generation (6th edition, 1997, or current edition) (the ITE manual). The POD may also refer to similar local traffic studies.

D~~C~~. Decisions of the POD may be appealed to the Community Planning and Preservation Commission.

Section 24. Section 16.70.040.1.9 pertaining to the qualification for exemptions, demolition of structures of general public interest (SGPI) within DC and CCT-2 zoning districts, shall be amended as follows:

A. Application for exemption. If the POD denies a demolition permit for a SGPI:~~,~~

1. ~~I~~The applicant may apply for an exemption;
2. Properties certified as potentially eligible for local landmark designation in accordance with Section 16.30.070.2.11 of the City's Historic and Archaeological Preservation Overlay are ineligible for consideration and shall not be granted an exemption;

~~2.~~3. The application for an exemption shall be filed in writing, with the City Clerk, not later than 5:00 p.m. on the tenth day after the decision is made.

Section 25. Section 16.70.040.1.20 pertaining to the procedures for bonus development potential associated with the Target Employment Center, shall be added as follows:

16.70.040.1.20. – Target Employment Center (TEC) Overlay.

A. Applicability. Certain zoning districts allow for a 100% FAR (intensity) bonus for manufacturing, office and research & development uses on parcels designated as Target Employment Center (TEC) Overlay on the Future Land Use Map.

B. Application. An application for bonus FAR (intensity) shall include the information that the POD may generally require for a planning and zoning decision application, and any other information the POD may deem appropriate.

C. Procedure.

1. Staff review and recommendation. Upon receipt of the application, the POD shall determine whether the application conforms to all submittal requirements. The following procedures shall not exempt any applicant from complying with any other approval process.

a) POD approval. If the POD determines that the application complies with all submittal requirements and requests approval of 25% percent or less of the FAR bonus, the POD may approve such application with or without conditions.

b) Streamline approval. If the POD determines that the application complies with all submittal requirements and requests approval of more than 25% of the FAR bonus, the POD shall provide written and posted notice prior to making a final decision. The POD's decision shall be in writing and state the reasons for such approval.

c) Appeals. A decision of the POD to approve, approve with conditions or deny an application may be appealed to the commission designated in the Decisions and Appeals Table whose decision shall be deemed the final decision of the City.

2. If the POD determines that the application requires review by the commission designated in the Decisions and Appeals Table because of new or unusual circumstances or that the application does not comply with all the submittal requirements, the POD shall send a report to the commission designated in the Decisions and Appeals Table recommending whether the application should be approved, approved with conditions or denied and the grounds for the recommendation. Upon receipt of the recommendation the Commission shall conduct a public hearing and shall approve, approve with conditions or deny the application.

Section 26. The Decisions and Appeals table within Section 16.70.015 shall be amended to add a new Target Employment Center Overlay FAR Bonus as follows:

Section 16.70.015 – DECISIONS AND APPEALS TABLE

Process Type	City Code Section	POD Decision	Commission Decision	City Council Decision
Target Employment Center (TEC) Overlay FAR Bonus	16.70.040.1.20	Final (Appealable to DRC)	DRC (Final)	Not applicable

Section 27. Section 16.70.040.1.14.E.9 shall be amended to eliminate the prohibition against requesting a variance to the minimum parking requirement, as follows:

9. A dwelling unit having not less than 220 square feet and not more than 375 square feet may be reinstated if the site provides at least the minimum number of off-street parking spaces for the number of units to be reinstated. No variance from this minimum size requirement ~~or this minimum parking requirement~~ may be granted;

Section 28. Chapter 8-3 of the City Code shall be amended to eliminate the requirement for street addresses to be posted on waterside dock structures, as follows:

Sec. 8-3. - Building numbering.

All owners of structures in the City on property abutting any street, alley or waterbody are required to have at the time of certificate of occupancy and thereafter the structure identification number placed on all structures with permanent, attached Arabic numbers in a contrasting color. Unless specifically provided otherwise herein, such numbers shall be a minimum of three inches in height or larger size to be clearly identifiable from the alley, street or waterbody. All such numbers shall be placed either on the front of the structure facing the street, on permanent structures located in front of the structure, on the street side of walls or fences that preclude identification if placed upon the structure, on an affixed post in the front yard of a structure which numbers affixed on the post are clearly identifiable from alley or street or at other locations approved by the POD. If the structure was not displaying identification numbers or if the structure is under construction on September 5, 1991, the required numbers will be a minimum of four inches in height. Lots adjoining an alley must have identification numbers on structures in the same manner as required for the street. ~~Lots adjoining any waterbody must also have identification numbers and the street name or numbers on the dock or on any other structure extending into the waterbody, if there is no such dock or structure then on the seawall or if there is no such dock or structure or seawall then on the closest permanent structure to the waterbody. Such numbers shall be the number of the structure provided by the City.~~ Script or curb numbers may not be used instead of the numbers required in this section.

Section 29. (RESERVED for language removing all references in Chapter 16 to the Dome Industrial Park redevelopment plan)

Section 30. Coding: 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 31. 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 32. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City

Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND CONTENT:

CITY ATTORNEY (designee)

LDR 2016-04 - LAND DEVELOPMENT REGULATIONS (LDRs) CODE IMPROVEMENTS
CITY COUNCIL, OCTOBER 2016

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PAGE	SECTION NO.	SECTION TITLE	COMPLEXITY	DESCRIPTION
7	16.10.020.1	Matrix: Use Permissions and Parking ***Drug Store or Pharmacy***	Regulatory Change	**Problem Statement:** The City's IC/I (Institutional Center / Institutional) zoning category is primarily used for regulating institutional land use types including federal, state, and local public buildings, hospitals, and educational uses. This zoning and future land use combination is most commonly applied to medical and education campuses including, but not limited to: the City's newly-branded Innovation District, including the Bayfront Hospital and John Hopkins All Children's Hospital; St. Anthony's Hospital, St. Petersburg General Hospital, and Eckerd College. Given the primary emphasis on medical care and service delivery, it is incompatible for a "drug store or pharmacy" to be recognized as a non-conforming use rather than an accessory or principle use. The current non-conforming use prohibits the establishment of a *drug store or pharmacy*. **Requested Action:** Amend the Use Matrix to allow *drug store or pharmacy* as accessory use in the IC/I (Institutional Center / Institutional) zoning category.
7	16.10.020.2	Matrix: Zoning Districts and Compatible Future Land Use Categories. ***CCT-1 Activity Center***	Correction	**Problem Statement:** During adoption of the Central Avenue Revitalization Plan, amendments were made to the table in Section 16.10.020.2 thereby adding a new reference line for *CCT-1 Activity Center.* Unfortunately, whereas *CCT-1 Activity Center* should have listed a maximum density of 36 units per acre and floor area ratio of 1.5, the same as what is identified in the table in Section 16.20.080.5, the new reference line erroneously identifies 60 units per acre and a floor area ratio of 2.5. (The incorrect development potential is the same as was proposed for CCT-2, also part of the previous amendment package.) **Requested Action:** Change Section 16.10.020.2 by amending *CCT-1 Activity Center* to reflect a maximum density of 36 and maximum floor area ratio of 1.5, as originally intended.
7	16.20.020	Neighborhood Suburban ***Setbacks Neighborhood Pattern***	Correction	**Problem Statement:** Section 16.20.020.11 allows for administrative approval of building setback reductions where the established setback characteristics of a neighborhood may differ from the requirements of this zoning district. The Section outlines the standards and procedures for approval. At one time, residential variances were processed by the City's Community Planning and Preservation Commission ("CPPC") but have since been transferred to the Development Review Commission ("DRC"). This Section is now incorrect because it currently references the CPPC. **Requested Action:** Amend Section 16.20.020.11 thereby eliminating reference to the "Community Planning and Preservation Commission."
8	16.20.080	Corridor Commercial Traditional ***Density w/in CCT-2 Activity Center***	Correction & Regulatory Change	**Problem Statement:** In Section 16.10.020.1, "Hotel" is identified as a permitted, principle use within the CCT-2 zoning district. However, Section 16.20.080 identifies the allowable hotel density as "NA," meaning not applicable. An appropriate hotel density shall be identified for both the standard *CCT-2* and *CCT-2 Activity Center.* **Requested Action:** Amend Section 16.20.080.5, adding hotel density for *CCT-2* and *CCT-2 Activity Center.* The standard hotel density shall be 45 rooms per acre; the hotel density when located within a designated activity center shall be 80 rooms per acre.
7	16.20.090	Corridor Commercial Suburban ***CCS-3 Zoning Category***	Regulatory Change	**Problem Statement:** In February 2008, City Council adopted Ordinance 876-G establishing a new zoning category known as CCS-3 (Corridor Commercial Suburban). CCS-3 was described as follows, "It is the purpose of this waterfront district to generally allow retail shops, personal services, indoor and outdoor eating and drinking establishments and recreation uses designed primarily to serve tourist and seasonal residents in conjunction with residential and transient accommodation uses, such as hotels for temporary lodging. Additional density and intensity are possible when hotels or workforce housing is provided." This zoning category was subsequently considered for use on a portion of Tierra Verde, which was annexed by private application. A legal challenge blocked the application of CCS-3 to the subject area, which remains CG (Commercial General) in accordance with Pinellas County regulations. Consequently, there does not

				appear to be a practical reason for retaining the CCS-3 zoning classification. **Requested Action:** Delete the CCS-3 zoning classification.
26	16.20.120 and 16.70	Downtown Center and CCT-2 ***Demolition of Buildings***	Regulatory Change	**Problem Statement:** Section 16.20.120.4.4 of the Downtown Center zoning classification states that, "Vacant lots along certain streets within the Downtown Center are detrimental to the goal of promoting a pedestrian oriented downtown area. Vacant lots which are not maintained to certain minimum standards promote visual blight, property maintenance concerns, and erosion of soil into the public stormwater management system." In order to mitigate this problem, regulations were adopted to minimize the creation of vacant lots through voluntary demolition. An exemption to this regulation may be requested through Section 16.70.040.1.9. While the exemption option is a reasonable procedure for handling unique challenges, it also conflicts with the City's interest in protecting landmark structures and potentially eligible landmark structures. Section 16.30.070.2.11 of the City's Historic and Archaeological Preservation Overlay authorizes the creation and maintenance of a list identifying subject properties that are potentially eligible for designation. The purpose of this amendment is to remove the exemption for those properties formally listed on the potentially eligible list of landmark properties. Removing the exemption does not prohibit future demolition, rather it requires that a site plan be approved and a complete application for building permits be submitted. There are currently 44 properties on the potentially eligible list. For your information, the City's Community Planning and Preservation Commission has convened a committee to consider expansion of the potentially eligible list; this effort will extend through the Fall 2016. **Requested Action:** Amend Section 16.70.040.1.9 to disqualify the exemption for those properties formally listed on the potentially eligible list of landmark properties.
14	16.40.060	Landscaping and Irrigation ***Assessment and Lien: Lot Clearing***	Consistency Improvement	**Problem Statement:** Enforcement language regarding the assessment and lien costs for lot clearing shall be updated for consistency with Florida Statutes. **Requested Action:** Amend Section 16.40.060.4.4 updating language and Florida Statute number pertaining to the foreclosure of liens.
14	16.40.070	Lighting ***Grandfathering; and Residential lighting***	Clarification	**Problem Statement:** Section 16.40.070.5 states, "Grandfathered outdoor lights that direct light toward streets or parking lots that cause glare to motorists, cyclists or abutting residential uses shall be either shielded or re-directed before September 10, 2007." Use of the word *abutting* has created enforcement challenges for the City's Codes Compliance Assistance Department ("CCAD") and the City Attorney's office, who have both asked for the section language to be edited. **Requested Action:** Clarify Section 16.40.070.5 so that the regulation is enforceable and legally defensible.
17	16.40.090	Parking and Loading Design Standards ***Reduce Min. No. of Parking for Workforce and Affordable Housing***	Regulatory Change	**Problem Statement:** The City has benefitted from the constructing of various workforce, affordable, and subsidized housing units. Every three years, an entity knows as the Affordable Housing Action Committee ("AHAC") is convened to review affordable housing efforts within the City, identify regulatory barriers, and propose improvements. During the most recent AHAC review, the provisions for parking were identified by affordable house builders as cost-prohibitive. City staff proposed a solution to help reduce front-end costs, while maintaining long-term adaptability to market-rate units. The proposal would essentially reserve the space necessary for providing future parking spaces but defer improvements until they were absolutely needed. **Requested Action:** Amend Section 16.40.090.3.2.C.9 to permit an administrative adjustment where the subject development is under contract for the provision of workforce, affordable, or subsidized housing units. Specifically, the development may hold open space in landscape reserve for future parking needs, subject to the following conditions: 1) at least 50 percent of the total number of dwelling units shall be provided as affordable to low-income households; 2) the agreement shall require a minimum term of 15 years; 3) the agreement shall be recorded in the Pinellas County Records; 4) 25 percent of the minimum number of parking spaces may be held in reserve as unimproved open space; 5) An additional 20 percent may be held in reserve if the development is located within 1/8 mile of a transit stop serving at least two different routes; and 6) If the development is not located within 1/8 mile of a transit stop, but is located within 1/4 mile of a transit stop serving at least two different routes, then an additional 10 percent may be held in reserve.

15	16.40.090	Parking and Loading Design Standards ***Joint Use or Shared Parking Formula***	Regulatory Change	**Problem Statement:** There are two elements to joint use or shared parking; both are intuitive and real. The first element is *overlapping trips*. Consider the employee who drives downtown for work. The employee may park their car, walk to their office, walk to a restaurant for lunch or dinner, and then walk to attend a gallery, the theater, or some other social event in the evening. In this example, there is only one car trip and one parking event, yet many distinct business transactions are possible. The second element is *non-competing parking needs*. Consider the residential tenant who parks their car in a parking facility overnight, typically between 7:00 PM and 7:00 AM. The following morning, they take their car to work leaving those spaces available to meet the demands for commercial uses located within the same mixed-use development. Section 16.40.090.3.2.C.1 provides for a reduction in the minimum number of parking spaces required by using a shared parking formula first published through the Urban Land Institute, a not-for-profit organization representing the entire spectrum of real estate development and land use disciplines. Based on previous experience using the shared parking formula, City staff is proposing refinements to the existing table that will further improve the shared parking reductions. **Requested Action:** Amend Section 16.40.090.3.2.C.1 by replacing the existing table as proposed within the attached ordinance.
18	16.40.090	Parking and Loading Design Standards ***Parking Garages***	Regulatory Change	**Problem Statement:** Section 16.40.090.3.5 of the City's LDRs require a minimum vehicle stacking requirement for parking garages. Based on recent experience, this requirement appears excessive and should be considered for modification. **Requested Action:** Section 16.40.090.3.5.1.G.(6) states, "Stacking shall not be required for parking spaces in parking garages for which there is only one parking space beyond an entry point." Rather than provide an exemption where only one parking space exists, this change would make an exemption where 10 or less parking spaces exist.
18	16.40.120	Sign Ordinance ***Static EMC signs***	Regulatory Change	**Problem Statement:** The advancement of alternative sign technologies has resulted in affordable LED signs that are currently prohibited for use within institutional and residential zoning districts. The City has been requested to consider the installation of *static* LED sign technology in these areas. The signs could be permitted to take advantage of the technology but would be prohibited from any regular rotation of text or images. Staff is currently evaluating all aspects of the proposed change, including benefits and potential impacts. **Requested Action:** Amend Section 16.40.120 to expand opportunities for static LED signs when located within institutional and residential zoning districts, subject to certain conditions: nonresidential uses only, minimum 200 feet of street frontage, and minimum 2.0 acres in land area.
20	16.40.120	Sign Ordinance ***Large Facility Signs***	Regulatory Change	**Problem Statement:** Large public assembly sites such as Tropicana Field, Al Lang, and the Mahaffey Theater typically have sponsors related to their on-site special events, and there is currently no provision to allow signage for such sponsors. **Requested Action:** Amend Section 16.40.120.15.D. to allow additional sponsor signage. Generally, this signage shall be oriented to the internal auto and pedestrian circulation network, or be attached directly to the large facility structure and associated structured parking. The design of such signs shall be consistent and feature the name, wordmark, or logo of the sponsors only. Sponsor signs shall be allowed in addition to any other permitted signage, provided that the number and size is limited.
21	16.50.090	Community Residential Homes ***Separation Requirements***	Consistency improvement	**Problem Statement:** Florida Statute 419.001 states, "Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in single-family or multifamily zoning without approval by the local government, provided that such homes are not located within a radius of 1,000 feet of another existing such home with six or fewer residents *or within a radius of 1,200 feet of another existing community residential home*." City Code does not include the italicized condition and shall be amended accordingly. **Requested Action:** Amend Section 16.50.090.3.2 to add the necessary provision for when a community residential home is proposed within a radius of 1,200 feet of another existing community residential home.

22	16.50.220 16.50.240 16.50.250 16.50.260 16.50.270	Various Use-Specific Sections ***Tires***	Regulatory Change	**Problem Statement:** There a number of motor vehicle service and repair facilities and outdoor storage uses that store new and used vehicle tires outdoors. These exposed tires create a favorable breeding ground for mosquitos. Due to the heightened public health risk associated with the *Aedes* species mosquito, a confirmed carrier of the Zika virus, City staff is evaluating the City Code language and monitoring public health advisories. The Florida Department of Health is currently recommending the general public drain and cover many outdoor items, include tires. **Requested Action:** Amend: 1) Section 16.50.220.3, Motor Vehicle and Boat Service and Repair; 2) Section 16.50.240.4, Outdoor Sales Accessory Use; 3) Section 16.50.250.4, Outdoor Sales, Principal Use; 4) Section 16.50.260.3, Outdoor Storage, Commercial; and 5) Section 16.50.270.3, Outdoor Storage, Industrial, of the City Code to require all tires that are stored or displayed outside to be covered to prevent the accumulation of water.
24	16.50.480	Wireless, Comm. Antenna, Structure ***Citizen Band and Amateur Radios***	Consistency Improvement	**Problem Statement:** The Federal Communication Commission (FCC) recently created a new license accommodation for government and not-for-profit FM radio stations. These licenses are limited to a maximum 100-watt power output and granted only to government and not-for-profit entities with an educational purpose. The City Code does not currently have a provision to accommodate or regulate towers and antennas specifically associated with this type of license. **Requested Action:** Amend Section 16.50.480.8 regulating citizen band and amateur radios to include Low Power FM Radio (LPFM) antennas and towers licensed by the FCC, with the same limitations as citizen band and amateur radios.
25	16.60.040	Permitted Uses and Uses Not Listed ***Uses Not Listed - Fracking***		**Problem Statement:** The City Council previously considered a resolution to support anti-fracking legislation within the State of Florida, including a separate request to amend the City's LDR's. Although the City Code currently prohibits this use, and mining in general, the City Council wishes to more explicitly prohibit fracking within the City. The adoption of this proposed language shall not be interpreted to allow any other prohibited use which is not specifically mentioned in the City Code as prohibited. **Requested Action:** Amend Section 16.60.040.2 to explicitly prohibit fracking within the City of St. Petersburg.
28	16.70.040	Applications and Procedures ***Reinstatement of Abandoned Uses***	Regulatory Change	**Problem Statement:** City Code Section 16.70.040.1.14.E.9 states, "A dwelling unit having not less than 220 square feet and not more than 375 square feet may be reinstated if the site provides at least the minimum number of off-street parking spaces for the number of units to be reinstated. No variance from this minimum size requirement or this minimum parking requirement may be granted." The prohibition against any request for a variance to the minimum number of parking spaces required may be too inflexible. This change will allow the property owner to petition the applicable Commission for relief. **Requested Action:** Amend Section 16.70.040.1.14.E.9 to accommodate a request for variance.
26	16.70.040	Applications and Procedures ***Target Employment Center Overlay***	Consistency Improvement	**Problem Statement:** Following recent amendments to the Countywide Plan Rules, the City of St. Petersburg added a new Temporary Employment Center ("TEC") overlay to its Future Land Use Map. The purpose of this amendment is to add the associated procedures in Section 16.70.040. **Requested Action:** Add Target Employment Center (TEC) procedures.
27	16.70.015	Applications and Procedures ***Decisions and Appeals Table*** ***Target Employment Center Overlay***	Consistency Improvement	**Problem Statement:** Following recent amendments to the Countywide Plan Rules, the City of St. Petersburg added a new Temporary Employment Center ("TEC") overlay to its Future Land Use Map. The purpose of this amendment is to add the associated appeal procedures in Section 16.70.015 **Requested Action:** Add Target Employment Center (TEC) appeal procedures.

28	Chapter 8-3	Buildings and Building Regulations ***Building Numbering - Docks***	Regulatory Change	**Problem Statement:** City Code Chapter 8-3 requires street addresses to be prominently displayed on waterfront docks. According to representatives from both the City's Fire Department and Police Department, this code requirement is now obsolete. **Requested Action:** Amend Section 8-3 eliminating the requirement for a street address to be displayed on a waterfront dock.
28	Chapter 16	Dome Industrial Park ***Numerous References in LDRs***	Consistency Improvement	**Problem Statement:** The Dome Industrial Park Redevelopment Plan has been terminated and replaced with the South St. Petersburg Community Redevelopment Plan. **Requested Action:** Delete all references to the Dome Industrial Park Redevelopment Plan throughout the City's LDRs.

PUBLIC HEARING

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DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Economic Development Department,
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday, September 7, 2016
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

APPLICATION: LDR 2016-04

APPLICANT: City of St. Petersburg
275 5th Street North
St. Petersburg, Florida 33701

REQUEST: The City of St. Petersburg requests that the Development Review Commission ("DRC") review and recommend approval of the attached proposed amendments to the City Code of Ordinances, Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan ("Comprehensive Plan").

AUTHORITY: Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the DRC, acting as the Land Development Regulation Commission ("LDRC"), is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs.

EVALUATION:

Recommendation

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

Background

In October 2006 and August 2007, the City Council adopted several significant ordinances related directly to the implementation of the St. Petersburg Vision 2020 Plan and the new Land Development Regulations (LDRs). The adopted ordinances included text amendments to the City's Comprehensive Plan, including a new Vision Element, amendments to the Future Land Use Map (FLUM), the rezoning of the entire City and establishment of new land development regulations.

Proposal

The Planning and Economic Development Department, working with the City Attorney's office, has prepared the attached proposal to amend the Land Development Regulations (LDRs). The proposal includes approximately 23 items for consideration, generally classified into one (1) of four (4) categories:

- **Substantive (Regulatory) Changes** *means* amendments resulting from new issues that were not originally contemplated or whose need has emerged from staff's experience in administering the city code. This amendment package includes 13 substantive (regulatory) changes;

- **Clarifications** *means* the ongoing effort to provide the clearest language in the city code for benefit of staff and customers using the regulations. This amendment package includes one (1) clarification;

- **Consistency Improvements** *means* to maintain consistency with changes in federal, state and local law or to remove internal inconsistencies within the City Code. This amendment package includes six (6) consistency reviews;

- **Technical Corrections** *means* to correct spelling, punctuation or other grammatical mistakes. This amendment package includes three (3) technical corrections.

For the benefit of City staff, residents, and customers interpreting and using the City's land development regulations, the proposed amendments are part of the department's ongoing effort to provide the clearest language possible. Most of these amendments involve aspects of the LDRs that are applied city-wide. The appendix of this report includes the full list of items proposed for amendment.

Compliance with the Comprehensive Plan

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposed amendments:

Objective V1: When considering the probable use of land in a development application, the principles and recommendations noted in the Vision Element should be considered where applicable.

Policy V1.1: Development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process.

Objective LU7: The City will continue to revise and amend the land development regulations, as necessary, to ensure compliance with the requirements of Chapter 163.3202, Florida Statutes and Chapter 9J-24 F.A.C. The City will amend its land development regulations consistent with the requirements of Chapter 163.3202, Florida Statutes and Chapter 9J-24 F.A.C. so that future growth and development will continue to be managed through the preparation, adoption, implementation and enforcement of land development regulations that are consistent with the Comprehensive Plan.

Policy LU7.1: Pursuant to the requirements of Chapter 163.3202 F.S. and Chapter 9J-24 F.A.C. the land development regulations will be amended, as necessary, to ensure consistency with the goals, objectives and policies of the Comprehensive Plan.

Objective LU20: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing and/or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.

Policy LU20.1: The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, 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.

Housing Affordability Impact Statement

The proposed amendments will have positive impact on housing affordability, availability or accessibility. This application includes one (1) regulatory change pertaining to the minimum number of parking spaces required for workforce and affordable housing units. Specifically, the proposal will allow a certain percentage of required parking spaces to be held in reserve as unimproved open space. This will help reduce front-end costs, while maintaining long-term adaptability of the site. Additional details are included in the following attachments.

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 amendments:

- October 6, 2016: First Reading and First Public Hearing
- October 20, 2016: Second Reading and Adoption Public Hearing

Exhibits and Attachments

1. Table of Proposed Amendments
2. Proposed Ordinance

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **September 19, 2016**

COUNCIL DATE: **October 6, 2016**

RE: ***Referral to the Budget, Finance & Taxation Committee***
Payment in Lieu of Franchise Fee

ACTION DESIRED:

Respectfully request to refer to the Budget, Finance & Taxation Committee a discussion about reducing the Payment in Lieu of Franchise Fee (PILOF) that comes out of the wastewater enterprise fund to the city's general fund budget for the 2018 fiscal year budget. In addition, I also request that our budget staff provide a report on the amount of staff services costs that are taken out of the wastewater budget and put into the general fund budget.

RATIONALE:

The City's wastewater fund is set up as an enterprise, which means that the entire operation should be funded with user fees, rather than property taxes. State law does not typically allow for the transfer of monies from this fund to the general fund with exception for what is termed Payment in Lieu of Taxes (PILOT) and Payment in Lieu of Franchise Fee (PILOF). The PILOT and PILOF allow the city to treat the wastewater operations as if they were a private utility and to charge them an equivalent amount for taxes and franchise fee. These dollars are removed from the wastewater budget and put into the city's general fund, where they can be spent on a wide variety of city services. In light of the crisis we are experiencing with our wastewater system, consideration of reducing the amount removed from this fund is appropriate.

Steve Kornell, Council Member
District 5

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: September 16, 2016

COUNCIL DATE: October 6, 2016

RE: Referral to BF&T

ACTION DESIRED:

Respectfully requesting a referral to the BF&T Committee to add to the Weeki Wachee Project List building a youth sports field at Thurgood Marshall Middle School.

Lisa Wheeler-Bowman
Council Member, District 7

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **August 26, 2016**

COUNCIL DATE: **October 6, 2016**

RE: ***Resolution of Support – National Association for Civilian Oversight of Law Enforcement (NACOLE)***

ACTION DESIRED:

Respectfully requesting a Resolution of Support seeking to host the Twenty-Fourth Annual Conference of the National Association of Civilian Oversight of Law Enforcement – Fall 2018.

Steve Kornell
Council Member

RESOLUTION NO._____

A RESOLUTION OF THE CITY OF ST. PETERSBURG SUPPORTING THE PROPOSAL TO HOST THE TWENTY-FOURTH ANNUAL CONFERENCE OF THE NATIONAL ASSOCIATION FOR CIVILIAN OVERSIGHT OF LAW ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in September, 2016 the National Association for Civilian Oversight of Law Enforcement (NACOLE) will host its annual conference in Albuquerque, New Mexico and NACOLE has asked cities to submit proposals to host the 24th annual conference in the fall of 2018; and

WHEREAS, the conference would have a positive economic impact on the region, bringing 400 to 600 conference attendees from across the United States and internationally to the City for a five-day period, which would include extended stays creating an even larger economic impact on our region; and

WHEREAS, the conference would provide workshops, sessions and discussions to further the training and development of those involved in civilian oversight; and

WHEREAS, the conference will provide specific and up to date training for oversight practitioners, members of government concerned with the oversight of police departments, community members and elected officials; and

WHEREAS**,** the conference will create national exposure for the City of St. Petersburg regarding our emerging civilian oversight program which involves participation of elected officials; and

WHEREAS, the City of St. Petersburg supports hosting NACOLE's 24th annual conference which would serve as the first time the conference has been held in the southern region of the United States.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg that the City supports hosting the 24th annual conference for the National Association for Civilian Oversight of Law Enforcement.

This resolution shall take effect immediately upon its passage.

Approved as to form and content:

_____

City Attorney (designee)

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **September 20, 2016**

COUNCIL DATE: **October 6, 2016**

RE: ***Referral to the Public Services & Infrastructure Committee***
Possible Reopening of the Albert Whitted Facility

ACTION DESIRED:

Respectfully request to refer to the Public Services & Infrastructure Committee a further discussion regarding the possibility of reopening the Albert Whitted facility so there will be a chance to ask questions raised in the Brown and Caldwell study. I would also request that we have a report on the bio-solids project which, when complete, will divert all bio-solids in the entire City of St. Petersburg to the Southwest Plant and leave no capacity to process bio-solids at any other sewer treatment plant in the event something happens to the Southwest Plant.

RATIONALE:

On July 31, 2014 Brown and Caldwell completed a study of the Southwest Water Reclamation Facility entitled "Wet Weather and Liquid Process Capacity Assessment". This study was not shared with the St. Petersburg City Council prior to our recent workshop discussing the possibility of reopening the Albert Whitted Water Reclamation Facility.

Steve Kornell, Council Member
District 5

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **September 22, 2016**

COUNCIL DATE: **October 6, 2016**

RE: ***Referral to the Public Services & Infrastructure Committee***
Sewer Discharge Communication Requirements

ACTION DESIRED:

Respectfully request to refer to the Public Services & Infrastructure Committee a discussion concerning communication requirements to the public in regards to sewer discharges. I also request that the City's Legal Department begin researching a possible ordinance that will legally require immediate public notice within an hour of a sewer discharge that is legally required to be reported to the Florida Department of Environmental Protection (FDEP). I also request that the proposed ordinance mandate the creation of a website containing clear and accurate information in regard to the sewer discharges, copies of all reports submitted to the FDEP and other pertinent information. This would include a list of all the capital and maintenance projects that need to be completed in order to prevent these discharges, as well as regular status updates on each stage of completion of these projects.

Steve Kornell, Council Member
District 5

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **September 29, 2016**

COUNCIL DATE: **October 6, 2016**

RE: ***Anti-Hate Resolution***

ACTION DESIRED:

Request Council support of a resolution condemning violence and hate speech, expressing solidarity with Muslims and all those targeted for their ethnicity, race or religion.

See attached draft.

Darden Rice, Vice Chair
Council Member, District 4

DRAFT

Anti-Hate Council Resolution

Res. No. _____

Resolution condemning violence and hate speech, expressing solidarity with Muslims and all those targeted for their ethnicity, race or religion.

Sponsors:

WHEREAS the United States was founded by immigrants, many fleeing religious persecution, who enshrined freedom of religion as one of our nation's fundamental legal and ethical principles; and

WHEREAS, the history of Islam in the United States began even before its founding when African Muslims were enslaved and brought to the Americas, where they later helped in numerous ways to build this country, including sacrificing their lives on the line in every major war from the Revolutionary War on; and

WHEREAS there are more than 3 million Muslims living in the United States today, and approximately _____ living in the city of _____ , making invaluable contributions to our economy, our social and political life, and our culture; and

WHEREAS there has been an unprecedented backlash since 9/11 in the form of hate crimes and employment discrimination toward Arab and Muslim Americans and those perceived as Muslims; and

WHEREAS Arab and Muslim Americans, and those perceived as Muslims, are frequently the targets of abusive and discriminatory police practices sanctioned by the state including surveillance in their neighborhoods and places of worship; and

WHEREAS we are saddened and outraged at the recent escalation of hateful rhetoric against Muslims, those perceived to be Muslims, immigrants, and all people of color, and we are particularly concerned to see political figures and elected government officials leading this escalation and using it in order to gain power; and

WHEREAS in the face of extreme bigotry and violence, Muslim communities and their leaders are using the language and teachings of Islam to promote peace and justice and service, and their institutions are continuing to play an essential societal role providing charitable and humanitarian services to those in need; and

WHEREAS we, as elected representatives of the people, have a special responsibility not to stay silent in the face of hate violence and discrimination against any of our constituents or countrymen:

Now therefore be it resolved, that the [NAME OF GOVERNING BODY] –

(1) Condemns all hateful speech and violent action directed at Muslims, those perceived to be Muslims, immigrants and people of color;

(2) Categorically rejects political tactics that use fear to manipulate voters or to gain power or influence;

(3) Commits to pursuing a policy agenda that affirms civil and human rights, and ensures that those targeted on the basis of race, religion or immigration status can turn to government without fear of recrimination

(4) Reaffirms the value of a pluralistic society, the beauty of a culture composed of multiple cultures, and the inalienable right of every person to live and practice their faith without fear.

City of St. Petersburg
Public Services & Infrastructure Committee
Meeting of September 22, 2016 – 8:30 a.m.
City Hall, Room 100

Members and Alternates: Chair Steve Kornell, Vice-Chair Ed Montanari, Councilmembers Charlie Gerdes and Jim Kennedy.

Others present: Support Staff : John C. Norris, Stormwater, Pavement and Traffic Operations Director, Jeannine Williams, Chief Assistant City Attorney, Heather Judd, Assistant City Attorney, Sally Everett, Government Affairs Director & Pat Beneby, City Clerk

1) Call to Order 8:29 A.M.

2) Approval of Agenda

   a) Motion for approval - Motion for approval by CM Kennedy. Unanimously Passed: 4-0.

3) Approval of Minutes

   a) September 8, 2016 – Motion for approval by CM Gerdes. Unanimously Passed: 4-0

4) New Business

   a) Continue discussion of Vehicle for Hire Ordinance - Legal - Judd

      i. Chair Kornell opened with stating that Mayor Kriseman could not attend the meeting and that Sally Everett was attending in place. He also stated that there will be a public hearing for citizens to speak on this issue before the ordinance can be passed.

      ii. Sally Everett began with explaining that the Mayor had scheduled an out of the office meeting before the PS&I meeting time was moved to earlier. She wanted to go over the previous comments made at the last meeting. The Mayor was looking for proof of insurance for the company of the driver, proof of the driver having a background check, a national sex offender check and a driver history check. The driver's company pays the business tax based on the current tax rate. The ordinance that has been created has an optional City of St Petersburg certification that any vehicle could obtain if it meets the list of requirements over and above the previous requirements. There would also be a cost associated with processing the paperwork. For all of the other kinds of vehicles for hire that the City currently has licensed, the ordinance would remain the same. Everett stated that there were comments made by stakeholders on version 18 of the ordinance and version 19 (the most up to date) shows the revision per the stakeholders comments.

iii. CM Kennedy commented that due to the late distribution of the most up to date ordinance, there was not enough time to be able to "digest" the information and be well prepared for the meeting because of it. He did want to ask Judd how people with disabilities were covered in the ordinance to be able to partake in the ride sharing as well.

iv. Heather Judd responded that on page 9 of the new section 28-10. That is not just for ride sharing but also for all public vehicles. CM Kennedy wants to know how that would actually operate in reality. He stated that his observation is that Uber does not provide handicap accessible vehicles. What are the ramifications for not being handicap accessible? Judd responded that currently the other types of transportation services available without wheelchair accessible vehicles carry a card that refers them to a company who is equipped with wheelchair accessible service. In the new ordinance in part D it is stated that they would have to direct the passenger to an alternate provider and if it needs to be more specifically articulated it can be. Jeannine Williams stated that in addition to our ordinance, if it is passed, the Americans with Disabilities Act does require private transportation services to make reasonable accommodation in some way. CM Kennedy wants to know if there is any indication whether the private ride share companies would abide by the ordinance. Judd deferred the question to Everett.

v. Sally Everett responded that the whole point of this exercise was to come up with an ordinance that all the stakeholders feel gives them a reasonable opportunity to operate in the city. CM Kennedy would like to understand what that response may be. Everett stated that her friends at Uber will comply with everything in the ordinance.

vi. CM Gerdes stated that he was able to read the new up to date ordinance (version 19) and that he was extremely grateful of what he read. The old ordinance pertaining to taxi drivers only was established decades ago and now the new version of the ordinance is re-looking at the entire way the ordinance was originally written rather than "adding more" to the old existing ordinance. CM Gerdes stated he was very impressed and appreciates the new ordinance. CM Gerdes questioned that on page 2 towards the bottom there is a definition of "Public Vehicle Company" and on page 3 section 28-3 in the last paragraph, "Proof required under this section may be provided by an individual driver or the public vehicle company that contracts with or employs the driver by affidavit." He would like the definition on page 2 for "Public Vehicle Company" to be defined as any company that owns, contracts with or operates two or more public vehicles. He also had a question on his understanding of the way the ordinance operates. He stated his understanding is that it provides options for people who want to drive people for money. He stated that one of those options is that you can go through the certification process that the city approves and there's requirement for providing information, as well as doing an annual update and getting an optional certification. If you do that the benefit to you is your insurance limits are $100,000.00 per incident compared to $1,000,000.00 coverage.

vii. Heather Judd stated that is was contemplated that a specific difference between optional certification and the base minimum. Even though the base minimum has higher limits for companies, what is specific about the optional certification is what the City is actually getting. The limits are different because a company employing vehicles for hire would have a blanket coverage of the $1,000,000.00 for coverage on all vehicles under them and the $100,000.00 policy is for an individual person who wants to be a vehicle for hire independently. The individual driver would have to provide all vehicle information and go through the optional certification process. CM Gerdes would like to suggest a revision on page 3 section 28-2 "Public Vehicle Insurance Requirements." It currently reads, "A public vehicle company must be covered by a commercial general liability insurance policy of at least $1,000,000 per occurrence, automobile liability insurance policy of at least $1,000,000, and property insurance policy of at least $25,000." He would like to add "Such automobile liability insurance coverage to be in effect from the time the public service vehicle is traveling to a new fair and transporting any fair to its destination." Something that states the policy has to be in effect from this moment in time to another moment in time. CM Gerdes also pointed out that on Page 4 section 28-3 number 6, the wording "Transportation Network Company Service" needs to be corrected to "Public Vehicle for Hire".

viii. CM Gerdes wants to make a motion for approval with this ordinance with his stated revisions.

ix. CM Kennedy asked to clarify the insurance policies aspect of the ordinance. He wants to know if the $100,000.00 policy is in addition to the $1,000,000.00 policy or in lieu of it. Judd explained that they would have to tie a $100,000.00 policy to a specific vehicle. CM Kennedy asked if that would be in "addition to" the $1,000,000.00 policy. Judd stated that there are some companies that don't want to provide vehicle numbers or vehicle VIN information. If you want to provide that vehicle information you would have to tie a $100,000.00 policy to that vehicle. CM Gerdes stated that he still needs clarification on whether it is in addition to the $1,000,000.00 policy or in lieu of. CM Kennedy agreed that it has to be one or the other. Judd stated that she did not think that was the Mayor's intention and that it was everyone meets the base minimum and the individuals have to have what the limits are per the Florida Statutes and all companies have to have the overlying policy of $1,000,000.00. CM Gerdes explained his understanding of the ordinance to CM Kennedy.

x. Chair Kornell explained that his understanding is that it's optional. Either the driver can have a policy of $100,000.00 or in lieu of that, the company can for the $1,000,000.00 policy. Jeannine Williams stated that all drivers have to have some sort of coverage, but if they're not under the umbrella of a company, then they need the optional $100,000.00 policy. There was still confusion as to what direction the Mayor was going with the new ordinance in terms of the insurance policies.

xi. CM Gerdes states that his current understanding of the ordinance, he is in favor of, but if what is written is NOT what was intended then he is not in support of it. Judd

stated that she thinks his understanding would be an option of a way to go. Everett interjected that she agrees with Judd and Williams that she is unclear. The concept the Mayor had on an option certification was to provide an opportunity for cars, driver and or companies to get an additional seal of approval from the City that would be above and beyond the minimum requirements of the first option. CM Gerdes stated that if it is "in addition to" the $1,000,000.00 policy, then at that point it would make no sense.

xii. CM Gerdes withdrew his motion to move the ordinance forward due to not having a clear understanding as to what was intended and what was actually written in the ordinance and how it reads.

xiii. Chair Kornell said that we need to get clarification on the ordinance and then have it come back to the next meeting on October 13, 2016 for motion of approval.

xiv. Jeannine Williams added that this draft ordinance is not ready to go to council at this very moment. Section 28-4 Business Tax Requirements is not complete. In order to change the Business Tax Requirement, there may have to be a study done in order to be able to make changes depending on what those changes may be.

xv. CM Montanari had some questions about when the insurance requirements actually go into effect. He would like some clarification as to when exactly the increase in insurance requirements actually starts and that all of his other questions are withheld until the revised ordinance comes back at the next PS&I meeting on October 13, 2016.

5) Upcoming Meetings

a) October 13, 2016

i. Continued discussion of Vehicle for Hire Ordinance – Heather Judd

ii. A revision to the sign ordinance to all advertisement on bus shelters that are constructed with private sector funds – Legal

iii. A recommendation to strengthen wage theft ordinance enforceability – Eve Epstein

b) October 27, 2016

i. To Be Determined

6) Adjournment 9:05 A.M.

ST. PETERSBURG CITY COUNCIL
Housing Services Committee Report
Council Meeting of October 6, 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 Bowman, Council Member, and Ed Montanari, Council Member

RE: Housing Services Committee Meeting of September 22, 2016

New Business:

Request by the St. Petersburg Housing Authority to terminate the Contractor Agreement and satisfy the Leasehold Mortgage and Leasehold Mortgage Note in the amount of $3,167,000 between Jordan Park Development Partners, Ltd., and the City

Mike Dove, Neighborhood Affairs Administrator began the discussion by disclosing that to update the Committee, in July the City was notified by the St. Petersburg Housing Authority (SPHA) that it has made an offer to purchase the Jordan Park property from Jordan Park Development Partners, Ltd. The original closing date was scheduled for the end of December 2016, but was moved to an earlier date to allow the SPHA to realize some cost savings.

The City of St. Petersburg's contribution to the redevelopment of Jordan Park was $3,167,000 for infrastructure improvements. Certain rights were guaranteed in the documents, the Legal Department (Legal) has drafted documents for the retention of the original rights. SPHA owns the underlying dirt that was leased to the developer. There is a CDBG Promissory Note, Contractor Agreement and Leasehold Mortgage on the property.

Brett Pettigrew of Legal discussed the documents that were drafted by Legal and that it may only be implemented if all parties agree to the terms and conditions which authorizes City to prevent default and SPHA will not terminate the lease agreement without notice to the City. T

Mr. Tony Love, Chief Executive Officer of the St. Petersburg Housing Authority introduced Ms. Sandy McClinton the Attorney for SPHA. Ms. McClinton discussed that most of what was previously said is accurate. She discussed who has ongoing daily contact with Jordan Park operations. She responded that the original documents required a first right of refusal. Usually property may be sold to another entity who take the proceeds from the sale and move on. SPHA originally had no intention of purchasing the property but was advised that it was available for sale. The current price to purchase was $500,000, but prior to Mr. Love's employment with SPHA, it had no intentions of purchasing the property.

Ms. McClinton discussed that the idea is to forgive the loans now instead of the next 15 years which would allow a reduction in the closing costs. Mr. Love held that Jordan Park is public housing and not affordable housing. Ms. McClinton discussed that existing reserves has been used to pay for operating deficits, and that the purchase of Jordan Park will be done with current reserves. She discussed that the Richman Group has agreed to forgo its $500,000 proceeds from the sale of the property to allow SPHA to put that funding back into the maintenance of the units. Mr. Love discussed that an assessment is being conducted to determine the needs of the Jordan Park development. He believes in will be somewhere in the $10 – $12 million range.

Jordan Park will be sold to Rise Development and SPHA will assume management of the property. However, the property will remain challenged to replace its capital needs. The most reasonable way to make improvements is to utilize tax credits. Ms. McClinton held that allowing the City to determine who is selected to manage SPHA is something that a Limited Partner would do. SPHA is in the business of providing affordable housing but not have the City to provide oversight. She indicated that SPHA will allow the City access to its documents, but will not allow itself to have its hands tied by the City.

Council Member Kornell asked did the limited partner have nothing to say in its current operations. Ms. McClinton responded that Richman had a major control with compliance because of its tax credits. She stressed that the autonomy to select a management company could not lie with the City.

Mr. Love discussed that the books have been closed since 2008 and that there may have been things that were planned and did not materialize such as the Achievement Center, but he only wanted to speak about the $28 million that is outstanding today.

Chair Nurse asked why would SPHA not be comfortable with the City's ability for oversight while it is in pursuit of a second tax credit deal. Council Member Kornell also asked does it matter that a developer say that they will provide for capital improvement and not honor their pledge. Ms. McClinton responded that there has been deferred maintenance due to cash flow issues.

Council Member Kornell spoke of tenants who did not have air conditioners that worked properly, and wanted to know what will be different. Ms. McClinton responded that SPHA will operate and manage Jordan Park. Mr. Love also discussed that SPHA is looking at removing units from public housing to project based to derive more revenue.

Mr. Love restated that SPHA does not feel that the City should have oversight of Jordan Park because this would impact their ability to comply with HUD and tax credit requirements. He reminded that SPHA wants to move forward with management of the property. SPHA will conduct a need assessment to determine what needs to be replaced, and would like to go into the marketplace and secure a tax credit developer to own the facility. This is the only way it can raise the $10-$12 million that is needed for improvements.

Council Member Gerdes asked what oversight ability did SPHA have over its Limited Liability Partner. Ms. McClinton responded that anytime SPHA received complaints they were forwarded to the management company. Council Member Gerdes asked if SPHA reject its right of first refusal, it would still own the Ground Lease. What oversight could be put in place? If the City inserts itself in some oversight role, the prospect of financing the project could be impacted. He is trying to ensure that without some kind of hook where this does not happen again and not impede the SPHA to secure assistance.

Chair Nurse responded that the City was looking for two areas on interjecting itself (entering the facility) and (determining management of the facility).

Mr. Love said that the current SPHA administration is committed to maintaining affordable housing. He does not believe more oversight than what is currently allowed by ordinance.

Ms. Virginia Littrell, Housing Authority Member of the Board of Commissioners responded that she was a member of City Council when the HOME VI grant was approved. She believes that City Council has the right to ask the questions. She believes the City currently has oversight, but does not believe it should have more oversight.

Council Member Kennedy responded that he would like to have Codes Compliance inspect the property without residents being fearful of their ability to remain at the development.

Ms. Littrell asked whether it is no longer the case where City Codes allow inspection of rental properties. Rob Gerdes, Director of Codes Compliance Assistance responded that there is a Certificate of Inspection available. His department has visited Jordan Park and placed flyers on property and attended meetings. He would recommend inspection of 20% of units annually.

Council Member Kennedy asked Mr. Love does he have a list of what needs to be addressed at Jordan Park at this time. Mr. Love responded that SPHA is evaluating a needs assessment and does not currently have that information.

Council Member Kornell wanted to know what happens to the floor of reserve funds totaling $2 million. Ms. McClinton responded that reserve funds were set aside for operating reserve, affordability reserve, and replacement reserves of $1.7 million.

Mr. Love discussed that at this time he cannot provide a date as to when he may be able to provide a list of repairs that needs to be made to the property.

Ms. Jeannine Williams, Assistant City Attorney asked has SPHA determined any other area of oversight concern. Does it have a concern with inspections by Codes? Ms. McClinton responded that SPHA has no issues with Codes inspecting the property.

Council Member Foster discussed that history suggest that there are past problems that have occurred at other developments (like Graham Rogall). She believes that residents should not be in fear of losing their housing.

Council Member Wheeler-Bowman discussed that members of her family reside in public housing. It is hard for her to believe it will be different. The gymnasium was sold when the community asked that it be given to them.

Action: A motion was made for a deferment of the item until the City's Legal Department and the St. Petersburg Housing Authority's Legal team can come to an agreement.

Council Member asked about leaks of sewer pipes and requested a report of the work that was implemented at the site. Mr. Love responded that he believes the leak of which Mr. Kornell spoke was at the Historic Village that consists of 31 units (9 villas) that were rehabilitated and had original pipes.

Next meeting: The next meeting to be held on September 29, 2016 beginning at 10:30 a.m.

Topics:

Discussion items to be determined.

Committee Members
Karl Nurse, Chair
Darden Rice, Vice-Chair
Charlie Gerdes, Council Chair
Lisa Wheeler-Bowman, Council Member
Ed Montanari, Council Member

MEMORANDUM

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

FROM: Macall Dyer, Managing Assistant City Attorney - Contracts

DATE: Meeting of October 6, 2016

RE: Final approval of City of St. Petersburg Health Facilities Authority approval of the issuance of bonds by the Orange County Health Facilities Authority for health facilities in St. Petersburg, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended

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REQUEST: Approve for the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, the issuance by the Orange County Health Facilities Authority of not to exceed $170,000,000 in aggregate principal amount of its Revenue Bonds (Presbyterian Retirement Communities Project), Series 2016. The City of St. Petersburg Health Facilities Authority will conduct a properly noticed public hearing (TEFRA hearing) on October 5, 2016. Notice of such public hearing was published in the *Tampa Bay Times* on September 17, 2016 and the meeting will be placed on the Weekly Meeting Schedule.

INFORMATION AND HISTORY OF THE AUTHORITY: The City of St. Petersburg Health Facilities Authority ("Authority") was created by City Council Resolution No. 81-40 pursuant to Chapter 154, Florida Statutes. In creating the Authority, the City Council found that there was a need for a health facilities authority to perform the functions set forth in the statute to provide a method for tax exempt financing and refinancing for not-for-profit organizations authorized by law to provide hospital, nursing home or other types of health related services. The Authority has always conducted the required TEFRA hearings for health facilities projects. Delegation of that duty to the Authority allows Council to avoid addressing some complex financial transactions and avoids the duplication of hearings, presentations, and information already provided. The City Attorney's Office and Finance Department have provided assistance to the Authority since its creation. The current members of the Authority are Mary Wyatt Allen, Mary Hilton Cross, Wayne Fraser, John Green, Jr. and William Johnson.

CURRENT PROJECT: Presbyterian Retirement Communities, Inc. and its affiliated entities (collectively, "PRC") filed a request with the St. Petersburg Health Facilities Authority ("Authority") to approve an Interlocal Agreement with the Orange County Health Facilities Authority ("Issuer") and other jurisdictions to allow the Issuer to issue bonds not to exceed $170,000,000 in aggregate principal amount. PRC owns several facilities across the State and will use the bond proceeds to refinance, reimburse and finance capital expenditures at a number of their facilities, including facilities located in St. Petersburg known as Westminster Shores and Westminster Palms.

An Authority meeting and public hearing will be held on October 5, 2016 to answer any questions of the Authority, hold the TEFRA hearing, and approve the Interlocal Agreement. If there is any

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public comment at the TEFRA hearing I will provide you a summary thereof before you act on this matter.

RECOMMENDATION: Attached is a resolution which you are being asked to approve that gives your final approval of the City of St. Petersburg Health Facilities Authority's approval of the issuance of bonds by the Orange County Health Facilities Authority for projects at health facilities in St. Petersburg, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended. Also attached are the Executive Summary received from the Chief Financial Officer of Presbyterian Retirement Communities, Inc., the resolution which the Authority will be asked to approve after the public hearing required by the TEFRA, and the Affidavit of Publication of the TEFRA notice.

Attachments

290132

RESOLUTION NO. 2016-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA APPROVING, SOLELY FOR THE PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE BY THE ORANGE COUNTY HEALTH FACILITIES AUTHORITY OF ITS REVENUE BONDS (PRESBYTERIAN RETIREMENT COMMUNITIES PROJECT), SERIES 2016; PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of St. Petersburg, Florida (the "Council"), as a political subdivision created and existing under the laws of the State of Florida, created the City of St. Petersburg Health Facilities Authority, which is a special district and a body corporate and politic in St. Petersburg, Florida (the "Authority"), and the Authority is authorized pursuant to the Constitution and the laws of the State of Florida, including particularly the Health Facilities Authorities Law (Part III of Chapter 154, Florida Statutes, as amended) and Part II of Chapter 159, Florida Statutes, as amended (collectively, the "Act"), to enter into interlocal agreements pursuant to the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, as amended, authorizing the issuance of bonds to finance any project (as defined in the Act) within its jurisdiction, in furtherance of the public purpose for which it was created; and

WHEREAS, Presbyterian Retirement Communities, Inc., Palm Shores Retirement Community, Inc., Suncoast Manor Retirement Community, Inc., Wesley Manor, Inc., Westminster Retirement Communities Foundation, Inc., Westminster Services, Inc. and Westminster Shores, Inc., each a Florida not-for-profit corporation organized and existing under the laws of the State of Florida, have formed an obligated group for financing purposes (together with any other not-for-profit corporations affiliated therewith which become a member of the obligated group financing, collectively, the "Obligated Group"); and

WHEREAS, the Authority has considered the request of the Obligated Group that the Authority execute and deliver an interlocal agreement relating to the issuance by the Orange County Health Facilities Authority (the "Issuer") of its Revenue Bonds (Presbyterian Retirement Communities Project), Series 2016, in one or more series, in an aggregate principal amount not to exceed $170,000,000 (collectively, the "Bonds") for the purposes of loaning to the Obligated Group the proceeds of the Bonds in order to refinance, reimburse and finance certain capital expenditures including to: (i) refund the outstanding St. Johns County Industrial Development Authority Revenue Bonds (Presbyterian Retirement Communities Project), Series 2010A, a portion of the proceeds of which were used to construct 20 residential units and the main common areas including dining, administration, library and activities and 40 new residential units, both at Westminster Shores and renovate 100 residential units at Westminster Palms (such projects at Westminster Shores and Westminster Palms, collectively, the "St. Petersburg

Refunded Project") and (ii) construct up to 60 residential units at Westminster Shores (the "St. Petersburg New Project," together with the St. Petersburg Refunded Project, the "St. Petersburg Project"); and

WHEREAS, the proceeds of the Bonds will also be used to finance the construction of and reimbursement for improvements outside the jurisdiction of the Authority including construction of (a) a parking garage including administrative office space at Westminster Towers in Orlando, (b) 80 residential units at Westminster Winter Park—Baldwin Park in Orlando, (c) up to 50 residential units and an assisted living memory support building containing 40 units, both at Westminster Oaks in Tallahassee, and (d) an assisted living memory support unit of up to 40 units at Westminster Bradenton Manor in Bradenton (such projects, together with the St. Petersburg Project and funding a debt service reserve fund and costs of issuance for the Bonds, collectively, the "Project"); and

WHEREAS, the Authority has agreed to execute and deliver such interlocal agreement subject to the approval by the Council of such Bonds and the refinancing, reimbursing and financing of the St. Petersburg Project for the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, Section 147(f) of the Code requires as a condition of exclusion from gross income for federal income tax purposes of the interest on private activity bonds, that the issuance of private activity bonds, as defined in Section 141(a) of the Code, such as the Bonds, be approved, after a public hearing following reasonable public notice, by the governmental unit on behalf of which such obligation is to be issued and the governmental unit having jurisdiction over the area in which the facility is located; and

WHEREAS, the Authority has requested the Council, pursuant to Section 147(f) of the Code, to approve the Bonds and the execution and delivery of the interlocal agreement by the Authority; and

WHEREAS, the Authority on September 17, 2016, caused to be published in *The Tampa Bay Times*, a newspaper of general circulation in the City of St. Petersburg, Florida (the "City"), a notice of public hearing and meeting to be held on the 5th day of October, 2016 at 3:30 p.m. in Room 100 of City Hall of the City of St. Petersburg located at 175 5th Street North, St. Petersburg, Florida to consider the proposed issuance of the Bonds and the use of the proceeds therefrom on the St. Petersburg Project; and

WHEREAS, the public hearing so noticed, as indicated by the affidavit of the publisher of *The Tampa Bay Times* attached hereto as Exhibit A, was duly held by the Authority on October 5, 2016, during which hearing members of the public were afforded the opportunity to express their views on the issuance of the Bonds and the use of a portion of the proceeds thereof for the purposes set forth herein.

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

Section 1. The issuance by the Issuer of the Bonds for the purpose, in part, of providing funds to refinance, reimburse and finance the St. Petersburg Project is hereby approved pursuant to and in accordance with Section 147(f) of the Code.

Section 2. Such approval by the Council shall not be construed as (i) an endorsement of the creditworthiness of the Obligated Group or the financial viability of the Project, including the St. Petersburg Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to the St. Petersburg Project, and the Council shall not be construed by reason of its adoption of this resolution to make any such endorsement, finding or recommendation, to have waived any right of the City, or estopping the City from asserting any rights or responsibilities it may have in such regard. Further, the Bonds shall not constitute an indebtedness of the State of Florida, the City or any political subdivision thereof, but shall be payable solely from revenues of the Obligated Group pledged to the payment of the Bonds. The approval by the Council of the issuance of the Bonds by the Issuer is solely for the purposes of Section 147(f) of the Code and shall not be construed to obligate the City to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the acquisition and renovation of the Project, including the St. Petersburg Project.

Section 3. No representation, statement, covenant, warranty, stipulation, obligation or agreement herein contained, or contained in any certificate or other instrument to be executed on behalf of the City in connection herewith, shall be deemed to be a representation, statement, covenant, warranty, stipulation, obligation or agreement of any member, officer, official, employee or agent of the City in his or her individual capacity, and none of the foregoing persons nor any officer, official, employee or agent of the City executing any certificate or other instrument to be executed in connection herewith shall be liable personally thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

Section 4. This resolution shall take effect immediately upon its adoption.

[Remainder of Page Intentionally Left Blank]

Adopted at a regular session of the City Council held on the _____ day of _____, 2016.

LEGAL: _____

DEPARTMENT: _____

EXHIBIT A

AFFIDAVIT OF PUBLICATION

356681

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pinellas County

Before the undersigned authority personally appeared **Johnnie Murry** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: TEFRA Notice** was published in **Tampa Bay Times: 9/17/16.** in said newspaper in the issues of **Baylink All Pinellas**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Johnnie Murry
Signature of Affiant

Sworn to and subscribed before me this 09/17/2016.

Signature of Notary Public

Personally known ✓ or produced identification

Type of identification produced

CAROL ANN CHEWNING
MY COMMISSION # FF992051
EXPIRES May 12, 2020
FloridaNotaryService.com
(407) 398-0153

NOTICE OF PUBLIC HEARING
AND PUBLIC MEETING
OF THE CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY

NOTICE IS HEREBY GIVEN that a public hearing and meeting will be held on the 5th day of October, 2016 at 3:30 p.m. in Room 100 of City Hall of the City of St. Petersburg located at 175 5th Street North, St. Petersburg, Florida 33701 by the City of St. Petersburg Health Facilities Authority ("SPHFA") relating to the issuance by the Orange County Health Facilities Authority (the "Issuer") of the Issuer's Revenue Bonds (Presbyterian Retirement Communities Project), Series 2016, in one or more series in an aggregate principal amount not to exceed $170,000,000 (collectively, the "Bonds") for the purpose, among others, of (i) constructing an approximately 450-space parking garage which will also include approximately 6,000 square feet of office space at Westminster Towers (Cost: $8.5 million), 70 West Lucerne Circle, Orlando, Florida. Westminster Towers is a 191-residential unit, 45-assisted living unit and 120-skilled nursing bed facility owned by PRC; (ii) constructing 80 residential units aggregating approximately 184,000 square feet at Westminster Winter Park—Baldwin Park (Cost: $24 million), 2653 Lake Baldwin Lane, Orlando, Florida 32814. The Baldwin Park portion of Westminster Winter Park is an 80-residential unit and 40-skilled nursing bed facility under construction and owned by PRC; (iii) constructing up to 50 residential units aggregating approximately 103,500 square feet at Westminster Oaks (Cost: $13 million) and constructing an assisted living memory support building aggregating approximately 50,000 square feet containing 40 units at Westminster Oaks (Cost: $5 million), both at 4449 Meandering Way, Tallahassee, Florida. Westminster Oaks is a 366-residential unit, 86-assisted living unit and 120-skilled nursing bed facility owned by Presbyterian Retirement Communities, Inc. ("PRC"); (iv) constructing an assisted living memory support unit of up to 40 units aggregating approximately 50,000 square feet at Westminster Bradenton Manor (Cost: $5 million), 1700 21st Avenue West, Bradenton, Florida. Westminster Bradenton Manor is a 143-residential unit, 45-assisted living unit and 59-skilled nursing bed facility owned by PRC; (v) constructing up to 60 residential units aggregating approximately 140,000 square feet at Westminster Shores (Cost: $20 million), 125 56th Avenue South, St. Petersburg, Florida 33075. Westminster Shores is composed of 159 apartments, villas and houses for independent living and 38 assisted living units owned by Westminster Shores, Inc.; (vi) refunding the outstanding St. Johns County Industrial Development Authority Revenue Bonds (Presbyterian Retirement Communities Project), Series 2010A presently outstanding in the aggregate principal amount of $112,960,000. These bonds financed: (a) $14,216,000 for construction of 20 residential units and construction of the main common areas including, dining, administration, library and activities and $6.9 million for 40 new residential units, both at Westminster Shores (at the above address), owned by Westminster Shores, Inc.; (b) $8,252,000 for construction of 47 residential units and $5.4 million for construction of 40 residential units, both at Westminster Woods on Julington Creek, 25 State Road 13, Jacksonville, Florida, located in Fruit Cove in St. Johns County. This facility is composed of 381 units including 284 residential units, 62 assisted living units and 60 skilled nursing beds and is owned by Wesley Manor, Inc.; (c) $3,617,000 for window replacements at Westminster Winter Park, 1111 South Lakemont Avenue, Winter Park, Florida (a 306-residential unit, 55-assisted living unit and 120 nursing assisted unit facility) and Westminster Towers (at the address herein), both owned by PRC; (d) $4,019,000 for construction of 20 villa homes and $12.1 million for construction of a 120-bed skilled nursing center at Westminster Oaks (at the above address) owned by PRC; (e) $15 million for renovation of the 100 residential units at Westminster Palms, located at 939 Beach Drive, St. Petersburg, Florida. This facility consists of 245 total units composed of 181 residential units, 32 assisted living units and 32 skilled nursing units. This facility is owned by Palm Shores Retirement Community, Inc.; and (f) $9.7 million for construction of 54 residential units and a 400-space parking deck at Westminster Winter Park, (at the above address) owned by PRC. The Bonds will also finance a debt service reserve fund to secure the bonds and costs of issuance of the Bonds. The Bonds and the interest thereon will be limited obligations of the Issuer payable solely from (i) loan payments to be made by the Obligated Group (composed of PRC, Palm Shores Retirement Community, Inc., Suncoast Manor Retirement Community, Inc., Wesley Manor, Inc., Westminster Retirement Communities Foundation, Inc., Westminster Services, Inc. and Westminster Shores, Inc.), and (ii) other moneys pledged therefor under the financing documents for the Bonds. The Bonds will not constitute a general indebtedness or a charge against the general credit of the Issuer. Neither the faith nor credit of the Issuer, the City of St. Petersburg, Florida, the SPHFA, the State of Florida, or any political subdivision thereof, will be pledged to the payment of the principal of or interest on the Bonds and the Bonds shall not constitute a debt, liability or obligation of the Issuer, the City of St. Petersburg, Florida, the SPHFA, the State of Florida, or any political subdivision thereof. Neither the Issuer nor the SPHFA have taxing power.

The public hearing held by the SPHFA is required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"). Any person interested in the proposed issuance of the Bond may appear and be heard. Subsequent to the public hearing, the City Council of the City of St. Petersburg, Florida (the "Council"), will consider whether to approve the Bonds, as required by Section 147(f) of the Code.

The public hearing held by the SPHFA will be conducted in a manner that provides a reasonable opportunity to be heard for persons with differing views on the issuance of the Bonds. Any person desiring to be heard on this matter is requested to attend the public hearing held by the SPHFA or send a representative. Written comments may be submitted to the SPHFA, and further information relating to this matter is available for inspection and copying during regular business hours, at the SPHFA, c/o Macall Dyer, Assistant City Attorney, One Fourth Street North, 10th Floor, St. Petersburg, FL 33701.

In accordance with the Americans With Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at least 24 hours prior to the public hearing by calling (727) 893-7448.

Comments made at the hearing and the meeting are for the consideration of the Council and the SPHFA, and will not bind any legal action to be taken by the Council or the SPHFA in connection with the consideration and approval of the financing and the issuance of the Bonds. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPHFA WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, SUCH PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

DATED: September 17, 2016.

By: CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY

(356681) 9/17/2016 By: Mary Wyatt Allen, Chairperson

Executive Summary
Presbyterian Retirement Communities, Inc.

Presbyterian Retirement Communities, Inc., Palm Shores Retirement Community, Inc., Suncoast Manor Retirement Community, Inc., Wesley Manor, Inc., Westminster Retirement Communities, Foundation, Inc., Westminster Services, Inc. and Westminster Shores, Inc. (collectively, the "Obligated Group") are requesting that the City of St. Petersburg Health Facilities Authority hold a public hearing and that the City of St. Petersburg, Florida approve for purposes of the Internal Revenue Code a tax-exempt bond financing to be issued by the Orange County Health Facilities Authority involving the refunding for debt service savings of certain debt issued in 2010 for the benefit of the Obligated Group by the St. Johns County Industrial Development Authority (the "St. Johns Authority") and providing new money for reimbursing the Obligated Group for certain capital expenditures and financing a portion of capital expenditures to be made in the future at up to five of the Obligated Group's continuing care retirement communities located in the State of Florida, including one (Westminster Shores), located in the City of St. Petersburg. The improvements at Westminster Shores include the construction of up to 60 residential units aggregating approximately 140,000 square feet. Among other things, the 2010 St. Johns Authority Bonds were used to finance the renovation of the 100 residential units at Westminster Palms, located in the City of St. Petersburg.

The resolution of the City of St. Petersburg Health Facilities Authority also approves entering into an Interlocal Agreement with the Orange County Health Facilities Authority, the St. Johns County Industrial Development Authority, Leon County and the City of Bradenton to facilitate the financing by the Orange County Health Facilities Authority of projects located in St. Petersburg.

The bonds are being underwritten by Herbert J. Sims & Co., Inc. Robert Gall of its Orlando office is the lead investment banker on the transaction.

It is anticipated that the bonds will have an investment grade rating. Financial information regarding the Obligated Group is publicly available at emma.msrb.org. Search for CUSIP No. 790417AN9.

The financing does not involve the issuance of bonds by the City of St. Petersburg Health Facilities Authority or the City of St. Petersburg.

Dated: September 30, 2016.

PRESBYTERIAN RETIREMENT COMMUNITIES, INC.

By: _____
Henry T. Keith
Chief Financial Officer

JAX\2068886_2

RESOLUTION

A RESOLUTION OF THE CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERLOCAL AGREEMENT BY AND AMONG THE CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY, THE CITY OF BRADENTON, FLORIDA, THE ORANGE COUNTY HEALTH FACILITIES AUTHORITY, THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AND THE ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, PURSUANT TO WHICH THE ORANGE COUNTY HEALTH FACILITIES AUTHORITY IS AUTHORIZED TO ISSUE ITS REVENUE BONDS FOR THE BENEFIT OF PRESBYTERIAN RETIREMENT COMMUNITIES, INC. AND CERTAIN OTHER CORPORATIONS AFFILIATED WITH IT; REQUESTING THE CITY OF ST. PETERSBURG CITY COUNCIL GRANT HOST COMMUNITY APPROVAL PURSUANT TO THE INTERNAL REVENUE CODE; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of the Constitution of the State of Florida, Chapter 154, Part III, Florida Statutes, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, as amended (the "Interlocal Act"), and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS. The City of St. Petersburg Health Facilities Authority (the "Authority"), based solely upon the information provided to the Authority from the Obligated Group (as hereinafter defined), hereby finds, determines, and declares as follows:

A. Presbyterian Retirement Communities, Inc. ("PRC"), Palm Shores Retirement Community, Inc., Suncoast Manor Retirement Community, Inc., Wesley Manor, Inc., Westminster Retirement Communities Foundation, Inc., Westminster Services, Inc. and Westminster Shores, Inc. (collectively, the "Obligated Group") each has represented that it is a not-for-profit corporation organized and existing under the laws of the State of Florida and is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). PRC has represented that additional not-for-profit corporations that are organizations described in Section 501(c)(3) of the Code and which are affiliated with PRC may be added to the Obligated Group.

B. Westminster Shores, Inc. owns an approximately 159-residential unit and 38-assisted living unit facility, located at 125 56th Avenue South, St. Petersburg, Florida ("Westminster Shores"). Westminster Shores is located within the jurisdiction of the Authority.

C. The Obligated Group desires to refinance, reimburse and finance the cost of acquisition, construction, improvement and equipping various continuing care retirement facilities operated and maintained by the Obligated Group, including Westminster Shores. The Obligated Group desires to (i) refund the St. Johns County Industrial Development Authority Revenue Bonds (Presbyterian Retirement Communities Project), Series 2010A, a portion of the proceeds of which were used to construct 20 residential units and the main common areas including dining, administration, library and activities and 40 new residential units, both at Westminster Shores and renovate 100 residential units at

Westminster Palms (owned by Palm Shores Retirement Community, Inc.) (such projects at Westminster Shores and at Westminster Palms, collectively, the "St. Petersburg Refunded Project") and (ii) construct up to 60 residential units at Westminster Shores (the "St. Petersburg New Project," together with the St. Petersburg Refunded Project, the "St. Petersburg Project"). The Bonds (as defined below) will also be used to finance the construction of and reimbursement for improvements outside the jurisdiction of the Authority including construction of (a) a parking garage including administrative office space at Westminster Towers in Orlando, (b) 80 residential units at Westminster Winter Park—Baldwin Park in Orlando, (c) up to 50 residential units and an assisted living memory support building containing 40 units, both at Westminster Oaks in Tallahassee, and (d) an assisted living memory support unit of up to 40 units at Westminster Bradenton Manor in Bradenton (such projects, together with the St. Petersburg Project and funding a debt service reserve fund and costs of issuance for the bonds, collectively, the "Project). The Obligated Group further has requested that financing of the Project be from debt issued by the Orange County Health Facilities Authority (the "Issuer") in conjunction with an interlocal agreement among the Issuer, the City of Bradenton, Florida, the Board of Commissioners of Leon County, the Authority and St. Johns County Industrial Development Authority.

D. The Obligated Group represents that the Issuer has received an application from PRC requesting that the Issuer issue not to exceed $170,000,000 of the Issuer's Revenue Bonds (Presbyterian Retirement Communities Project), Series 2016 (in one or more series, the "Bonds") to finance, reimburse and refinance the Project, fund a debt service reserve fund for the Bonds and fund costs of issuance of the Bonds.

E. In order to satisfy the requirements of Section 147(f) of the Code, a public hearing was held by the Authority on October 5, 2016, upon public notice published in *The Tampa Bay Times*, a newspaper of general circulation within the jurisdiction of the Authority, no less than 14 days prior to the scheduled date of such public hearing, at which hearing members of the public were offered reasonable opportunity to be heard on all matters pertaining to the St. Petersburg Project and to the issuance of the Bonds to finance, reimburse and refinance the St. Petersburg Project. The public hearing provided a reasonable opportunity for interested individuals to express their views, both orally and in writing, on the proposed issuance of the Bonds and the use of the proceeds therefrom on the St. Petersburg Project, and was held at a location which was convenient for those living within the jurisdiction of the Authority. The notice was reasonably designed to inform those living within the jurisdiction of the Authority, of the proposed issue, stated that the issuer of the Bonds would be the Issuer, stated the time and place for the hearing, and contained the information required by the Code. An affidavit of publication of the notice is attached hereto as Exhibit C.

F. The Authority has made no investigation as to the creditworthiness of the Obligated Group or as to the investment quality of the Bonds and neither the purchasers of the Bonds, the underwriters of the Bonds or the Issuer should rely upon the Authority with regard to any such determinations. The Authority has not reviewed nor participated in the preparation of any offering materials with respect to the issuance of the Bonds by the Issuer.

G. The City Council of the City of St. Petersburg, Florida (the "Council") is the elected legislative body of the City of St. Petersburg, Florida.

H. Pursuant to the Interlocal Act, in order to make efficient use of shared powers, the Authority, the Issuer, the Board of County Commissioners of Leon County, Florida, the City of Bradenton, Florida and St. Johns County Industrial Development Authority desire to enter into an Interlocal Agreement, a proposed form of which is attached hereto as Exhibit A.

I. All requirements precedent to the adoption of this Resolution, including the Act, have been complied with.

SECTION 3. AUTHORIZATION OF INTERLOCAL AGREEMENT. The Interlocal Agreement among the Authority, the Issuer, the Board of County Commissioners of Leon County, Florida, the City of Bradenton, Florida and St. Johns County Industrial Development Authority (the "Interlocal Agreement"), substantially in the form attached hereto as Exhibit A with such changes, corrections, insertions and deletions as may be approved by the Chairperson of the Authority ("Chairperson") or any other member of the Authority in consultation with counsel for the Authority, such approval to be evidenced conclusively by his or her execution thereof, is hereby approved; the Authority hereby approves the Interlocal Agreement and authorizes and directs the Chairperson or any other member of the Authority to execute and the Secretary of the Authority to attest under the official seal of the Authority, the Interlocal Agreement and to deliver the Interlocal Agreement to the other parties thereto; *provided*, the Council approves the financing described herein for purposes of Section 147(f) of the Code.

SECTION 4. APPROVAL BY COUNCIL. The Authority hereby requests the Council to adopt a resolution generally in the form attached hereto as Exhibit B, with such additions, deletions or changes as may be necessary or incidental thereto prior to adoption by the Council and as may be approved by the Chairperson, and by counsel for the Authority, in connection with the approval of the issuance of the Bonds for the purposes of Section 147(f) of the Code.

SECTION 5. SEVERABILITY OF INVALID PROVISIONS. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Resolution, and this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein. This Resolution is adopted and the Interlocal Agreement shall be executed with the intent that the laws of the State of Florida shall govern their construction, except as shall otherwise be expressly provided by the terms thereof.

SECTION 6. NO PERSONAL LIABILITY. No representation, statement, covenant, warranty, stipulation, obligation or agreement herein contained, or contained in the documents referred to herein or any certificate or other instrument to be executed on behalf of the Authority in connection herewith, shall be deemed to be a representation, statement, covenant, warranty, stipulation, obligation or agreement of any member, officer, employee, attorney or agent of the Authority in his or her individual capacity, and none of the foregoing persons nor any officer of the Authority executing any document referred to herein or any certificate or other instrument to be executed in connection herewith shall be liable personally thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

SECTION 7. NO THIRD PARTY BENEFICIARIES. Except as otherwise expressly provided herein, or in the documents authorized herein, nothing in this Resolution, or such documents, express or implied, is intended or shall be construed to confer upon any person, firm, corporation or other organization, other than the Authority, the Obligated Group and the purchasers of the Bonds, any remedy or claim, legal or equitable, under or by reason of this Resolution or any provision hereof, or the documents authorized herein, all provisions hereof and thereof being intended to be and being for the sole and exclusive benefit of the Authority, the Obligated Group and the purchasers of the Bonds.

SECTION 8. REPEALING CLAUSE. All resolutions of the Authority or parts thereof in conflict herewith are hereby repealed.

SECTION 9. NO ENDORSEMENT. The approval given herein shall not be construed as (i) an endorsement of the creditworthiness of the Obligated Group or the financial viability of the Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, or (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds; and the Authority shall not be construed by reason of adoption of this Resolution to make any such endorsement, finding or recommendation or to

have waived any right of the Authority or estopping the Authority from asserting any rights or responsibilities it may have in such regard. Further, the approval by the Authority of the issuance of the Bonds by the Issuer shall not be construed to obligate the Authority to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the financing, reimbursing and refinancing of the Project, and the Issuer shall so provide in the financing documents setting forth the details of the Bonds.

[Remainder of Page Intentionally Left Blank]

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this ___ day of _____, 2016.

CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY

By:_____
Mary Wyatt Allen, Chairperson

Attest:

By: _____
Mary Hilton Cross, Secretary

EXHIBIT A

FORM OF INTERLOCAL AGREEMENT

Prepared by, record and return to:
Irvin M. Weinstein, Esquire
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (this "Agreement") dated as of _____, 2016 entered into by and among the **ORANGE COUNTY HEALTH FACILITIES AUTHORITY** (the "Issuer"), the **ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY** (the "SJCID Authority"), the **BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA** ("Leon County"), the **CITY OF BRADENTON, FLORIDA** (the "City") and the **CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY** (the "SPHF Authority").

RECITALS:

The Issuer is a public body corporate and politic created and existing under the Health Facilities Authorities Law, Chapter 154, Part III, Florida Statutes (the "Health Act"). Leon County is a political subdivision of the State of Florida and a public body corporate and politic. The City is a municipal corporation organized and existing under the laws of the State of Florida. The SPHF Authority is a public body corporate and politic created and existing under the Health Act. The SJCID Authority is public body corporate and politic created and existing under Chapter 159, Part III, Florida Statutes. All of the parties hereto are public agencies within the meaning of the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes (the "Interlocal Act").

The Obligated Group (as defined below) has represented that Presbyterian Retirement Communities, Inc., Palm Shores Retirement Community, Inc., Suncoast Manor Retirement Community, Inc., Wesley Manor, Inc., Westminster Retirement Communities Foundation, Inc., Westminster Services, Inc. and Westminster Shores, Inc., each a Florida not-for-profit corporation organized and existing under the laws of the State of Florida (together with any other not-for-profit corporations affiliated therewith which become a member of the obligated group financing, collectively, the "Obligated Group"), taken together maintain continuing care retirement facilities within the jurisdiction of each of the parties hereto.

The Issuer represents that it intends to issue its Orange County Health Facilities Authority Revenue Bonds (Presbyterian Retirement Communities Project), Series 2016, in one or more series, in an aggregate principal amount not to exceed $170,000,000 (collectively, the "Bonds") for the purpose of (i) reimbursing or financing (a) the construction of a parking garage including space for administrative offices at Westminster Towers in Orlando, (b) the construction of 80 residential units at Westminster Winter Park—Baldwin Park in Orlando, (c) the construction of up to 50 residential units and an assisted living memory support building containing 40 units at Westminster Oaks in Tallahassee, (d) the construction of an assisted living memory support unit of up to 40 units at Westminster Bradenton Manor in Bradenton, (e) the

construction of up to 60 residential units at Westminster Shores in St. Petersburg, (ii) refunding the SJCID Authority's Revenue Bonds (Presbyterian Retirement Communities Project), Series 2010A, and (iii) establishing a debt service reserve fund to secure the Bonds and paying costs of issuance of the Bonds (collectively, the foregoing clauses (i) – (iii), the "Project").

In consideration of the mutual promises contained herein, and based solely upon information provided by the Obligated Group, the parties hereto agree as follows:

1. The Issuer may, upon finding that all applicable provisions of law have been complied with, issue the Bonds. The proceeds of the Bonds may be used for the Project.

2. The Bonds shall be issued pursuant to the provisions of the Health Act and Chapter 159, Part II, Florida Statutes. The Issuer shall assume responsibility for determining compliance with the Health Act and with Chapter 159, Part II, Florida Statutes, including but not limited to, the criteria set forth in Section 159.29, Florida Statutes.

3. It is recognized that the capital improvements financed, refinanced and reimbursed are for facilities which have been or will be acquired, constructed, improved and equipped and are located within the respective jurisdictions of the parties hereto.

4. The Bonds shall be limited obligations of the Issuer payable solely from the revenues received from the Obligated Group and as otherwise provided in the financing documents for the Bonds. The Bonds shall not constitute a debt, liability or obligation of Orange County, St. Johns County, the Issuer, Leon County, the City, the City of St. Petersburg, the SPHF Authority, the SJCID Authority or the State of Florida or any political subdivision thereof, and Orange County, the Issuer, St. Johns County, the SJCID Authority, Leon County, the City, the City of St. Petersburg, the SPHF Authority and the State of Florida and any other political subdivision thereof shall not be liable thereon nor in any event shall the Bonds or the interest thereon be payable out of the funds or property other than those received from the Obligated Group and as otherwise described in the financing documents for the Bonds. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation of the laws of the State of Florida. The Bonds shall not, directly or indirectly, obligate Orange County, St. Johns County, the Issuer, the SJCID Authority, Leon County, the City, the City of St. Petersburg, the SPHF Authority or the State of Florida or any political subdivision thereof to levy any form of taxation therefor or to make any appropriations for their payment; and the Bonds shall not constitute a charge against the general credit or taxing powers of Orange County, St. Johns County, the Issuer, the SJCID Authority, Leon County, the City, the City of St. Petersburg, the SPHF Authority or the State of Florida or any political subdivision thereof. The Issuer, the SPHF Authority and the SJCID Authority have no taxing power.

5. The Issuer shall take all actions it deems necessary or appropriate in connection with the issuance of the Bonds, including, in its discretion, the preparation, review, execution and filing with government agencies of certificates, opinions, agreements and other documents to be delivered at the closing of the Bonds and the establishment of any funds and accounts pursuant to a bond indenture related to the Bonds.

6. None of the parties hereto shall be liable for the costs of issuing the Bonds or the costs incurred by any of them in connection with the preparation, review, execution or approval of this Agreement or any documentation or opinions required to be delivered in connection therewith by Orange County, the Issuer, Leon County, the City, the City of St. Petersburg, the SPHF Authority, St. Johns County, the SJCID Authority or the State of Florida or any political subdivision thereof or counsel to any of them. All of such costs shall be paid from the proceeds of the Bonds or from other monies of the Obligated Group.

7. The Obligated Group, by its approval and acknowledgment at the end of this Agreement, agrees to indemnify and hold harmless the parties hereto, and their respective elected and appointed officials, members, officers, employees, attorneys and agents, from and against any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever, including, but not limited to, losses, claims, damages, liabilities or expenses (including reasonable fees and expenses of attorneys, accountants, consultants and other experts), arising out of, resulting from, or in any way connected with this Agreement or the issuance of the Bonds.

8. Upon filing as hereinafter provided, this Agreement will remain in full force and effect from the date of its execution, until such time as it is terminated by any party hereto upon 10 days advance written notice to the other parties hereto. Notwithstanding the foregoing, it is agreed that this Agreement may not be terminated so long as any of the Bonds remains outstanding or unpaid. Nothing herein shall be deemed in any way to limit or restrict any party hereto from issuing its own obligations or entering into any other agreement for the financing or refinancing of any facility which any party hereto may choose to finance or refinance.

9. It is agreed that this Agreement shall be filed by the Obligated Group or its authorized agent or representative with the Clerks of the Circuit Courts of Leon, Manatee, Orange, Pinellas and St. Johns Counties, all in accordance with the Interlocal Act, and that this Agreement shall not become effective until so filed.

10. If any one or more of the covenants, agreements or provisions herein contained shall be held contrary to any express provisions of law or contrary to the policy of any express provisions of law, though not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of any of the other provisions hereof.

11. The approval given herein shall not be construed as (i) an endorsement of the creditworthiness of the Obligated Group or the financial viability of the Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to the Project, and the parties hereto shall not be construed by reason of their execution and delivery of this Agreement to make any such endorsement, finding, recommendation or approval, to have waived any right of the parties hereto or estopping the parties hereto from asserting any rights or responsibilities they may have in such regard. Further, the approval by the Board of County Commissioners of Orange County,

Florida of the issuance of the Bonds by the Issuer shall not be construed to obligate any public agency to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the refinancing, reimbursing and financing of the acquisition and construction of the Project.

12. This Agreement shall be construed and governed by the laws of the State of Florida.

13. This Agreement shall be effective from the date last executed by a party hereto, and shall expire upon the refunding or redemption of the Bonds.

14. This Agreement may be executed in counterparts which, when combined with executed counterparts signed by each of the parties hereto, shall be deemed an original executed Agreement.

[Signature pages to follow]

IN WITNESS WHEREOF, this Interlocal Agreement has been executed and delivered by and on behalf of the authorized officers and representatives of the parties hereto.

ORANGE COUNTY HEALTH FACILITIES AUTHORITY

DATE: _____, 2016

_____

Chairperson

Attest: _____

Member

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by _____, Chairperson of the Orange County Health Facilities Authority, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida
Name: _____

My Commission Expires: _____
My Commission Number is: _____

ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Date:_____

By: _____

_____

Attest: _____

_____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ___ day of_____, 2016, by _____, Chairman of the St. Johns County Industrial Development Authority, who is personally known to me or who have produced _____ as identification.

Notary Public, State of Florida

Name: _____

My Commission Expires: _____
My Commission Number is: _____

LEON COUNTY, FLORIDA

By: _____
Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court
Leon County, Florida

By: _____
Clerk

APPROVED AS TO FORM:
Leon County Attorney's Office

By: _____
Name: Herbert W.A. Thiele, Esq.
County Attorney

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by Bill Proctor, Chairman of the Board of County Commissioners of Leon County, Florida, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida
Name: _____

My Commission Expires: _____
My Commission Number is: _____

CITY OF BRADENTON, FLORIDA

Date:_____

By: _____
Name: Wayne H. Poston
Mayor

Attest: _____
Name: Carl A. Callahan
City Clerk

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by Wayne H. Poston, Mayor of the City of Bradenton, Florida, who is personally known to me or who has produced _____ as identification.

_____
Notary Public, State of Florida
Name: _____

My Commission Expires: _____
My Commission Number is: _____

CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY

DATE:_____

By: _____
Name: Mary Wyatt Allen
Title: Chairperson

Attest: _____
Name: Mary Hilton Cross
Title: Secretary

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by Mary Wyatt Allen, Chairperson of the City of St. Petersburg Health Facilities Authority, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida
Name: _____

My Commission Expires: _____
My Commission Number is: _____

APPROVAL AND ACKNOWLEDGMENT OF THE OBLIGATED GROUP

Presbyterian Retirement Communities, Inc., a Florida not for profit corporation on behalf of the obligated group for which the Bonds are being issued, hereby approves this Interlocal Agreement and acknowledges acceptance of its obligations arising hereunder, including, without limitation, its obligations under Section 7 hereof regarding indemnification, by causing this Approval and Acknowledgment to be executed by its proper officer as of the date of said Interlocal Agreement.

PRESBYTERIAN RETIREMENT COMMUNITIES, INC.

By:_____

Henry T. Keith
Treasurer

EXHIBIT B

FORM OF COUNCIL RESOLUTION

EXHIBIT C

AFFIDAVIT OF PUBLICATION

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 6, 2016

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

Subject: Renewing a blanket purchase agreement with Ring Power Corp, Inc., a sole source supplier, for the maintenance and repairs of generators for the Water Resources Department at an estimated annual amount of $210,000.

Explanation: On January 24, 2013, City Council approved a 3 year agreement for maintenance and repairs of generators through January 31, 2016. The agreement has two one-year renewal options. Inadvertently the first renewal was not presented to Council. Therefore approval is requested retroactively for the first renewal, as well as this final renewal.

The vendor provides warranty and non-warranty service and parts for Caterpillar generators. The generators provide critical and emergency back-up power at all four water reclamation facilities, two lift stations and one portable generator unit. Because Ring Power is the only authorized service center for Caterpillar generators in Florida, a sole source procurement was recommended.

The Procurement Department, in cooperation with the Water Resources Department, recommends for renewal:

Ring Power Corporation..... $210,000

8 a.m.- 5 p.m. Hourly Labor Rate	$100.00/hr.
5 p.m.- 8 a.m. Hourly Labor Rate	$150.00/hr.
Saturday Hourly Rate	$150.00/hr.
Shop Work Rate	$90.00/hr.

Administration recommends renewals based upon the vendor's past satisfactory performance, demonstrated ability to comply with contract terms and conditions, and no requested increase in rates. The renewal will be effective from date of approval through January 31, 2018.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department (420).

Attachments: Sole Source
Resolution

Approvals:

Administrative **Budget**

CITY OF ST. PETERSBURG

REQUEST FOR SOLE SOURCE

Department: Water Resources Requisition No. FOR BPA 173896

Check One: X Sole Source ____ Proprietary Specifications

Proposed Vendor: Ring Power

Estimated Total Cost: $75,000 (per each year)

Description of Items (or Services) to be purchased:

Caterpillar Generators, Caterpillar Generator Parts & Caterpillar Repair Services

Purpose of Function of items: Our Caterpillar Generators provide critical emergency & back-up electrical power at all four of our Water Reclamation Facilities, two Lift Station & one portable/trailer unit.

Justification for Sole Source of Proprietary specification:

1 Ring Power is the only OEM supplier for Caterpillar generator parts in Florida.

2 Ring Power can supply the proper OEM parts from their inventory for our Cat. generators.

3 Ring Power is the only *authorized* service center for Caterpillar generators in Florida.

4 Ring Power is currently the warranty holder for several of our generators and/or systems.

5 Ring Power can perform PM and Routine Maintenance using records already in their system.

I hereby certify that in accordance with Section 2-232(d) of the City of St. Petersburg Purchasing 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.

Steve Leventhal — 1/2/13

Department Director — Date

Michael Lauren — 1-4-13

Administrator/Chief — Date

1-4-13

Louis Moore, Director — Date
Purchasing and Materials Management

A RESOLUTION RATIFYING THE FIRST RENEWAL OPTION AND APPROVING THE SECOND RENEWAL OPTION TO THE BLANKET PURCHASE AGREEMENT WITH RING POWER CORPORATION, A SOLE SOURCE SUPPLIER ("AGREEMENT") AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $210,000 FOR THE PURPOSE OF PROVIDING MAINTENANCE AND REPAIR SERVICES FOR CATEPILLAR GENERATORS FOR THE WATER RESOURCES DEPARTMENT; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 24, 2013, City Council declared Ring Power Corporation ("Ring Power") a sole source supplier pursuant to the prior City Code Section 2-232(d) to provide maintenance and repair services for Catepillar generators for the Water Resources Department; and

WHEREAS, on January 24, 2013, City Council approved the award of a Blanket Purchase Agreement with two one-year renewal options to Ring Power ("Agreement"); and

WHEREAS, the City desires to ratify the first one-year renewal option of the Agreement; and

WHEREAS, the City desires to exercise the second and final renewal option of the Agreement; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approving the ratification of the first renewal option and exercise of the second renewal option of the Agreement.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that ratifying the first renewal option to the Blanket Purchase Agreement with Ring Power Corporation, a sole source supplier ("Agreement"), at an estimated annual cost not to exceed $210,000 to provide maintenance and repair services for Catepillar generators for the Water Resources Department is hereby approved; and

BE IT FURTHER RESOLVED by the City Council of the City of St. Petersburg, Florida that the second renewal option of the Agreement is hereby approved; and

BE IT FURTHER RESOLVED that 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 October 6, 2016

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

Subject: Awarding a contract to Himes Electrical Service, Inc. in the amount of $206,850 for the Mirror Lake Complex Electrical & Civil Upgrades (Engineering/CID Project No. 11201-017; Oracle No. 12868; and providing an effective date.

Explanation: The Procurement Department received three bids for electrical and civil upgrades for the Mirror Lake Complex.

The work consists of providing all labor, materials and equipment to construct a new primary and secondary electrical service to the Mirror Lake Complex. The work includes construction of a new concrete pad for a Duke Energy provided 300 kVA, three phase utility transformer, the directional bore and underground trenching to provide conduit for new secondary services to each of the tenants, the demolition and removal of existing electrical feeds to the tenant spaces, replacing load centers with new service panels and new service disconnects, installation of new pull boxes and complete feeder wiring from the meters to the panels.

The City issued Bid No. 6125 on June 20, 2016 seeking proposals from interested contractors for the installation of a meter bank to be fed from a new transformer (by Duke Energy) and install new electric service to each tenant space from the new meter center. This work is necessary for the installation of new heating, ventilation, and air conditioning (HVAC) systems for the Solarium, the Ballroom, the Cue House and the SPIFFS offices. The HVAC upgrades will be done as a separate project.

The City received three proposals from Himes Electrical Service, Inc., Riley Electric Company, Inc. and Hodge Management, LLC.

The contractor will begin work on the project within approximately ten (10) calendar days from written Notice to Proceed. Construction period will be one hundred twenty (120) calendar days starting when a Notice to Proceed is issued.

Bidder	Bid Amount
Himes Electrical Service, Inc. (Lutz, FL)	$206,850.00
Riley Electric Company, Inc. (Largo, FL)	$217,339.50
Hodge Management, LLC. (Seminole, FL)	$413,922.00

Himes Electrical Services, Inc., the lowest responsible and responsive bidder, has met the specifications, terms and conditions of Bid No. 6125, dated June 20, 2016. They have done work for the City in the past and have performed satisfactorily. They have performed similar work for Sun Coast Parkway and Tampa Port Authority and have performed satisfactorily. Himes Electrical Service, Inc. is a City Certified SBE. The principal of Himes Electrical Services, Inc. is Vivian Himes, President.

Continued on Page 2

Recommendation: Administration recommends awarding this contract to Himes Electrical Service, Inc. in the amount of $206,850.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Recreation and Culture Capital Improvement Fund (3029), the Mirror Lake Complex Upgrade 11 Project (12868).

Attachments: Resolution

Approvals:

Administrative **Budget**

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO HIMES ELECTRICAL SERVICE, INC. FOR THE MIRROR LAKE COMPLEX ELECTRICAL & CIVIL UPGRADES PROJECT (ENGINEERING PROJECT NO. 11201-017; ORACLE PROJECT NO. 12868) AT AN ESTIMATED TOTAL COST NOT TO EXCEED $206,850; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received three bids for the Mirror Lake Complex Electrical and Civil Upgrades Project pursuant to Bid No. 6125 dated June 20, 2016; and

WHEREAS, Himes Electrical Service, Inc. has met the specifications, terms and conditions of Bid No. 6125; and

WHEREAS, the Administration recommends approval of this award.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the bid and award of an agreement to Himes Electrical Service, Inc. for the Mirror Lake Complex Electrical & Civil Upgrades Project (Engineering Project No. 11201-017; Oracle Project No. 12868) at an estimated total cost not to exceed $206,850 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 October 6, 2016

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

Subject: Renewing a blanket purchase agreement with Paramount Power, Inc. for maintenance and repair of generators at an estimated annual amount of $106,000.

Explanation: On January 24, 2013, City Council approved a three-year agreement for maintenance and repairs of generators through January 31, 2016. The agreement has two one-year renewal options. Inadvertently the first renewal was not presented to Council. Therefore approval is requested retroactively for the first renewal, as well as this final renewal.

The generators are used for backup power in critical city facilities during power outages and rolling blackouts. In addition, the city uses generators at its water and waste water treatment plants, pumping stations, lift stations and various other sites. The city's generators range from 4.5 to 1,825 kw capacity. They include stationary and portable types and run on diesel, natural gas or propane. The primary users of these agreements are the Water Resources, Fire Rescue, Parks and Recreation and Police departments.

The Procurement Department, recommends for renewal:

Paramount Power, Inc. $106,000

Scheduled Hourly Labor Rate	$140.00/hr.
Overtime Hourly Labor Rate	$140.00/hr.
Emergency Service Call Hourly Labor Rate	$140.00/hr.
Shop Work Rate	$85.00/hr.

The vendor has agreed to hold pricing firm under the terms and conditions of IFB No. 7393 dated November 9, 2012. Administration recommends renewal of this agreement based upon the vendor's past satisfactory performance, and demonstrated ability to comply with the terms and conditions of the agreement. The renewal will be effective from date of approval through January 31, 2018.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Police Department (140); Water Resources Operating Fund (4001), Water Resources Department (420); Stormwater Utility Operating Fund (4011), Stormwater, Pavement & Traffic Operations Department (400), Municipal Office Building Fund (5005), Real Estate & Property Management Department (360).

Attachments: Resolution

Approvals:

Administrative **Budget**

A RESOLUTION RATIFYING THE FIRST RENEWAL OPTION AND APPROVING THE SECOND RENEWAL OPTION TO THE BLANKET PURCHASE AGREEMENT WITH PARAMOUNT POWER, INC. ("AGREEMENT") AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $106,000 FOR THE PURPOSE OF PROVIDING MAINTENANCE AND REPAIR SERVICES FOR GENERATORS FOR THE WATER RESOURCES DEPARTMENT; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 24, 2013, City Council approved the award of a Blanket Purchase Agreement with two one-year renewal options to Paramount Power, Inc. ("Agreement") to provide maintenance and repair services for generators for the Water Resources Department; and

WHEREAS, the City desires to ratify the first one-year renewal option of the Agreement; and

WHEREAS, the City desires to exercise the second and final renewal option of the Agreement; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approving the ratification of the first renewal option and exercise of the second renewal option of the Agreement.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that ratifying the first renewal option to the Blanket Purchase Agreement with Paramount Power, Inc. ("Agreement"), at an estimated annual cost not to exceed $106,000 to provide maintenance and repair services for generators for the Water Resources Department is hereby approved; and

BE IT FURTHER RESOLVED by the City Council of the City of St. Petersburg, Florida that the second renewal option of the Agreement is hereby approved; and

BE IT FURTHER RESOLVED that 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)

Item CB-4 backup will be available at a later date.

Accepting a proposal from American Blast Systems, Inc., a sole source supplier, for rifle protection plates for the Police Department at a total cost of $275,080.

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 6, 2016

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

Subject: Accepting a proposal from American Blast Systems, Inc., a sole source supplier, for rifle protection plates for the Police Department at a total cost of $275,080.

Explanation: The City received one proposal for rifle protection plates.

The vendor will furnish and deliver 460 shooter cut rifle protection plates and 460 SAPI cut rifle protection plates for police ballistic vests. The plates are designed to supplement the effectiveness of the existing ballistic vests which are not suitable for stopping high caliber rifle rounds.

A sole source purchase is recommended because American Blast Systems, Inc. is the sole manufacturer of the NIJ Level III ICW plates, which are the lightest weight and only neutrally buoyant plates available.

The Procurement Department, in cooperation with the Police Department, recommends for award:

American Blast Systems, Inc.....$275,080

Plate Shooter Cut	460 @	299 ea.	$137,540
SAPI	460 @	299 ea.	$137,540

This purchase is made in accordance with Section 2-249 Sole Source Procurement of the Procurement Code, which authorizes City Council to approve the purchase of a supply over $100,000 without competitive bidding if it has been determined that the supply is available from only one source.

Cost/Funding/Assessment Information: Funds for this purchase are included in the FY17 recommended budget and will be available after its approval by City Council in the General Fund (0001), Police Department, Uniform Services Administration (140-1461).

Attachments: Sole Source
Resolution

Approvals:

Administrative **Budget**

City of St. Petersburg

Sole Source Request

Procurement & Supply Management

Department: Police - 140 Requisition No. TBD

Check One: X Sole Source ____ Proprietary Specifications

Proposed Vendor: American Blast and Bullet Resistant

Estimated Total Cost: $ 275,080

Description of Items (or Services) to be purchased:

American Blast NIJ Level III ICW Rifle Protection Plates, Shooter Cut and SAPI Cut (460 each)

Purpose of Function of items:

A set of ballistic plates, including one Shooter Cut and one SAPI cut will be provided to officers as part of their protective gear. These plates are designed to supplement the effectiveness of the existing ballistic vests which are not suitable for stopping high caliber rifle rounds.

Justification for Sole Source of Proprietary specification:

American Blast is the manufacturer and provider of these ballistic plates.

(See Attached)

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.

Department Director — Date: 8/11/2016

Administrator/Chief — Date: 8/11/16

Louis Moore, Director
Procurement & Supply Management — Date: 8/16/16

Rev (1/11), (6/15)

A RESOLUTION DECLARING AMERICAN BLAST SYSTEMS, INC. TO BE A SOLE SOURCE SUPPLIER FOR STAND-ALONE CERAMIC RIFLE PLATES ("SAPI"); ACCEPTING THE PROPOSAL AND APPROVING THE PURCHASE OF 460 SAPI CUT RIFLE PROTECTION PLATES AT A TOTAL COST NOT TO EXCEED $275,080 FOR THE POLICE DEPARTMENT; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, American Blast Systems, Inc. is the sole manufacturer of the NIJ Level III ICW stand-alone ceramic rifle plates ("SAPI"), which are the lightest weight and only neutrally buoyant plates available; and

WHEREAS, Administration desires to purchase 460 SAPI cut rifle protection plates for ballistic vests used by the Police Department; and

WHEREAS, Section 2-249 of the City Code provides requirements for sole source procurement; 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; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Police Department, recommends approval of this purchase from American Blast Systems, Inc.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that American Blast Systems, Inc. is a sole source supplier for 460 stand-alone ceramic rifle plates ("SAPI"); and

BE IT FURTHER RESOLVED that the purchase of 460 SAPI cut rifle protection plates at a total cost not to exceed $275,080 for the Police Department is hereby approved and the Mayor or the Mayor's designee is authorized to execute all necessary documents to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 6, 2016

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

SUBJECT: A resolution authorizing the Mayor, or his Designee, to execute a Subordination Agreement with the Florida Department of Transportation ("FDOT") to subordinate the City of St. Petersburg's interest in a portion of a water main easement at 49th Street North and 118th Avenue North in Pinellas Park, Florida, associated with FDOT's Parcel No. 141.03 and to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: The Florida Department of Transportation ("FDOT") has requested the City of St. Petersburg ("City") to subordinate a portion of a water main easement at 49th Street North and 118th Avenue North in Pinellas Park, Florida, associated with FDOT's Parcel No. 141.03 ("Parcel").

The subordination of the City's interest in the Parcel does not require the City to remove or relocate any utilities, but does involve construction activity within the City's easement. The portion of the easement to be subordinated contains ±15,275 square feet.

The Subordination Agreement was developed with the City's Legal Department and FDOT to maintain essential City easement rights. The Subordination Agreement also provides that in the event the City's facilities need to be relocated at a future time, the cost associated with such relocation will be at FDOT's expense.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a Subordination Agreement with the Florida Department of Transportation ("FDOT") to subordinate the City of St. Petersburg's interest in a portion of a water main easement at 49th Street North and 118th Avenue North in Pinellas Park, Florida, associated with FDOT's Parcel No. 141.03 and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration: Alan DeLucca

Budget: N/A

Legal: Asst City Atty
(As to consistency w/attached legal documents)

ILLUSTRATION

Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A SUBORDINATION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") TO SUBORDINATE THE CITY OF ST. PETERSBURG'S INTEREST IN A PORTION OF A WATER MAIN EASEMENT AT 49TH STREET NORTH AND 118TH AVENUE NORTH IN PINELLAS PARK, FLORIDA, ASSOCIATED WITH FDOT'S PARCEL NO. 141.03 AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation ("FDOT") has requested the City of St. Petersburg ("City") to subordinate a portion of a water main easement at 49th Street North and 118th Avenue North in Pinellas Park, Florida, associated with FDOT's Parcel No. 141.03 ("Parcel"); and

WHEREAS, the subordination of the Parcel does not require the City to remove or relocate any utilities, but does involve construction activity within the City's easement; and

WHEREAS, the portion of the easement to be subordinated contains ±15,275 square feet; and

WHEREAS, the Subordination Agreement was developed with the City's Legal Department and FDOT to maintain essential City easement rights; and

WHEREAS, the Subordination Agreement also provides that in the event the City's facilities need to be relocated at a future time, the cost associated with such relocation will be at FDOT's expense.

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 Subordination Agreement with the Florida Department of Transportation ("FDOT") to subordinate the City of St. Petersburg's interest in a portion of a water main easement at 49th Street North and 118th Avenue North in Pinellas Park, Florida, associated with FDOT's Parcel No. 141.03 and to execute all documents necessary to effectuate the same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)

APPROVED BY:

Steven Leavitt, Director
Water Resources

APPROVED BY:

Bruce E. Grimes, Director
Real Estate and Property Management

Item CB-6 backup will be provided at a later date.

Authorizing the Mayor or his designee to execute a Supplemental Agreement to an existing Florida Department of Transportation (FDOT) Joint Participation Agreement (JPA) to expand the scope of the JPA to include the design and construction of Taxiway C; Approving a rescission of $75,000 from a previous appropriation to the Hangar #1 Rehabilitation Project (#14075); Approving a Supplemental Appropriation of $75,000 from the Airport CIP Fund (4033).

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 6, 2016

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

SUBJECT: A Resolution authorizing the Mayor or his designee to execute a Supplemental Agreement to an existing Florida Department of Transportation ("FDOT") Joint Participation Agreement ("JPA") to expand the scope of the JPA to include the design and construction of Taxiway "C"; Approving a rescission of $75,000 from a previous appropriation to the Hangar #1 Rehabilitation Project (#14075); Approving a Supplemental Appropriation of $75,000 from the Airport CIP Fund (4033); providing an effective date.

EXPLANATION: On August 17, 2016 the Federal Aviation Administration ("FAA") offered the City a grant to fund the design phase for the Taxiway "C" Rehab Project (Project #15120). Although FAA grants normally provide ninety percent (90%) of an airport project's costs, the FAA determined that a portion of the project area does not meet eligibility requirements to use federal funds. Accordingly, the FAA grant will only fund a portion of the project area. As the pavement in the entire project area is in poor condition and in order to take advantage of the efficiencies of completing design/construction of the entire area as a single project, the City requested the Florida Department of Transportation ("FDOT") to allow the City to utilize some of the funds from an existing airport FDOT grant and re-apply it toward the design phase of the Taxiway "C" project. The FDOT has agreed to allow the City to pursue this avenue and will be issuing a Supplemental Agreement to the Joint Participation Agreement ("JPA") that was issued for the Hangar #1 Rehabilitation Project (#15120) to expand the scope of the JPA to included design and construction of Taxiway "C". The non-eligible portion of the design phase should not exceed $75,000 of which eighty percent (80%) would be FDOT funds and the remaining twenty percent (20%) the City match.

Anticipating the construction phase planned to follow within the next fiscal year, the City is in further discussions with FDOT about some additional funding opportunities in the near future. Any additional funding would come as a separate approval request to City Council.

RECOMMENDATION: Administration recommends i) the execution of a Supplemental Agreement to an existing Florida Department of Transportation ("FDOT") Joint Participation Agreement ("JPA") to expand the scope of the JPA to include the design and construction of Taxiway "C"; ii) approving a rescission of $75,000 from a previous appropriation to the Hangar #1 Rehabilitation Project (#14075); and iii) approving a Supplemental Appropriation of $75,000 from the Airport CIP Fund (4033).

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after a rescission from previously appropriated funding from the Hangar #1 Rehabilitation Project (#14075) $75,000 in the Airport Capital Projects Fund (4033) to cover the federally-ineligible portion of the design phase of the Taxiway "C" Rehab Project (#15120); approving a supplemental appropriation in the amount of $75,000 resulting from the rescission to the Taxiway "C" Rehab Project (#15120). The funds will be in the amount not to exceed $75,000 with the State and City participation levels to remain at eighty percent (80%) FDOT and twenty percent (20%) City.

ATTACHMENTS: Resolution

APPROVALS:

Administrative

Devris C. Fuller 9.22.13
Budget

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A SUPPLEMENTAL AGREEMENT TO AN EXISTING FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") JOINT PARTICIPATION AGREEMENT ("JPA") TO EXPAND THE SCOPE OF THE JPA TO INCLUDE THE DESIGN AND CONSTRUCTION OF TAXIWAY "C"; APPROVING A RESCISSION OF $75,000 FROM A PREVIOUS APPROPRIATION TO THE HANGAR #1 REHABILITATION PROJECT (#14075); APPROVING A SUPPLEMENTAL APPROPRIATION OF $75,000 FROM THE AIRPORT CIP FUND (4033); PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 17, 2016 the Federal Aviation Administration ("FAA") offered a grant to the City to fund federally-eligible costs for the design phase of the Taxiway "C" Rehab Project (#15120); and

WHEREAS, the FAA grant only covers a portion of the total funds needed to complete the Taxiway "C" Rehab Project (#15120); and

WHEREAS the City has requested the Florida Department of Transportation ("FDOT") to expand the grant scope of an existing Joint Participation Agreement ("JPA") through a Supplemental Agreement from the Hangar #1 Rehabilitation Project (#14075) to include the design and construction of Taxiway "C"; and

WHEREAS, a rescission of a previous appropriation and a supplemental appropriation from the Airport CIP fund (4033) are necessary; and

WHEREAS, this Supplemental Agreement does not extend the restrictions for airport use approved in Ordinance 74-H.

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 Supplemental Agreement to an existing FDOT JPA to expand the scope of the grant to include the design and construction of Taxiway "C".

BE IT FURTHER RESOLVED that $75,000 of a previous appropriation to the Hangar #1 Rehabilitation Project (#14075) is hereby rescinded:

Hangar #1 Rehabilitation Project (#14075) ($75,000)

BE IT FURTHER RESOLVED that the following supplemental appropriation from the Taxiway C Rehab Project (#15120) is hereby approved for FY2017:

Taxiway C Rehab Project (#15120) $75,000

This Resolution shall become effective immediately upon its adoption

Approved as to Form and Substance:

City Attorney (Designee)

Budget

Administration

ST. PETERSBURG CITY COUNCIL

CONSENT AGENDA

Meeting of October 6, 2016

TO: City Council Chair & Members of City Council

SUBJECT:
A resolution authorizing the Mayor or his designee to accept a Childcare Food Program grant in the amount of $191,212 from the Florida Department of Health, Bureau of Childcare Food Programs for after school programs at City recreation centers and to execute all other documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION:
The State of Florida Department of Health, Bureau of Childcare Food Programs ("Department") has again awarded the City of St. Petersburg a Childcare Food Program grant in the amount of $191,212 to provide funding for snacks for children attending after school programs at City recreation centers. The program provides for a nutritious snack to be given to any child registered in a recreation facility throughout the school year. The grant will reimburse the City for snacks for children at 11 sites in St. Petersburg.

In the past, the grant agreement for the after school snacks has been for a term of one year. This is the fourth year of a "permanent contract" between the Department and the City executed in FY13 to receive the grant. This permanent contract has no expiration, but is terminable at will by the City or the Department.

RECOMMENDATION:
The Administration recommends that the City Council adopt the attached resolution authorizing the Mayor or his designee to accept a Childcare Food Program grant in the amount of $191,212 from the Florida Department of Health, Bureau of Childcare Food Programs for after school programs at City recreation centers and to execute all other documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION:
Revenues of approximately $191,212 will be received from the Florida Department of Health, Bureau of Childcare Food Programs, State of Florida and available in the FY17 Budget in the Parks and Recreation Department. Subsequent awards will be appropriated as received.

ATTACHMENTS: Resolution

APPROVALS: Administration: _____ Budget: _____

RESOLUTION No. 2017 - _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A CHILDCARE FOOD PROGRAM GRANT IN THE AMOUNT OF $191,212 FROM THE FLORIDA DEPARTMENT OF HEALTH, BUREAU OF CHILDCARE FOOD PROGRAMS FOR AFTER SCHOOL PROGRAMS AT CITY RECREATION CENTERS AND TO EXECUTE ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of St. Petersburg Parks and Recreation Department applied for and received a grant award in the amount of $191,212, from the Florida Department of Health ("Department"), to provide funding for snacks for middle and elementary school-aged children at City recreation centers; and

WHEREAS, the Department has executed a permanent contract with the City to provide a Childcare Food Program (CCFP) which will continue in effect from year to year until terminated by the City of St. Petersburg or the Department; and

WHEREAS, the grant funds from this award are available in the Parks and Recreation Department budget (FY17) and any subsequent awards will be appropriated as received.

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 Childcare Food Program grant in the amount of $191,212 from the Florida Department of Health, Bureau of Childcare Food Programs for after school programs at City recreation centers and to execute all other documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal:_____ Administration:_____

Budget:_____

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 6, 2015

TO: City Council Chair & Members of City Council

SUBJECT:
Authorizing the Mayor or his designee to accept the Partnerships to Improve Community Health ("PICH") grant in the amount of $46,850 from the State of Florida Department of Health and to execute a grant agreement along with all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $46,850 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 Health has awarded a grant to the City of St. Petersburg Parks and Recreation Department to support the implementation of voluntary policy and system changes to encourage healthy choices in physical activity and nutrition on a local level. The funding is for the period from October 1, 2016 to September 30, 2017.

Through this grant the Florida Department of Health will work with the City towards achieving the overall goal of reducing the prevalence of obesity and chronic diseases in St. Petersburg and to provide improved access to environments with healthy food and beverage options and improved access to safe, low cost physical activity opportunities.

RECOMMENDATION:
Administration recommends this Council adopt the attached resolution authorizing the Mayor or his designee to accept the Partnerships to Improve Community Health ("PICH") grant in the amount of $46,850 from the State of Florida Department of Health and to execute a grant agreement along with all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $46,850 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 $46,850 will be received from Florida Department of Health. A supplemental appropriation in the amount of $46,850 from the increase in the unappropriated balance of the General Fund (0001) resulting from the additional revenues, to the Parks and Recreation Department (190-1573).

ATTACHMENTS: Resolution

APPROVALS: Administrative: Shey L McBee

Budget: Tony McKee

RESOLUTION NO. 2016-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT THE PARTNERSHIPS TO IMPROVE COMMUNITY HEALTH (PICH) GRANT IN THE AMOUNT OF $46,850 FROM THE STATE OF FLORIDA DEPARTMENT OF HEALTH AND TO EXECUTE A GRANT AGREEMENT ALONG WITH ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $46,850 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 State of Florida Department of Health ("Department") through the Pinellas County Health Department has awarded the City of St. Petersburg ("City") a grant in the amount of $46,850.00 to support the implementation of voluntary policy and system changes to encourage healthy choices in physical activity and nutrition; and

WHEREAS, in order to receive such grant funds from the Department, the City must execute the Department's grant agreement; and

WHEREAS, the City must expend such grant funds for the services and deliverables required by the grant agreement during the period commencing on October 1, 2016 and ending September 30, 2017.

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 the Partnerships to Improve Community Health grant in the amount of $46,850 from the State of Florida Department of Health and to execute a grant agreement along with all other documents necessary to effectuate this transaction.

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 FY 2017:

General Fund
Parks and Recreation Department
Administration (190-1573) $46,850

This resolution shall take effect immediately upon its adoption.

Approvals:

Budget Director

Legal

Administration

00288102

ST. PETERSBURG CITY COUNCIL

Council Agenda

Meeting of October 6, 2016

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

SUBJECT: Approving the first amendment to the amended and restated architect/engineering agreement between the City of St. Petersburg and Harvard Jolly, Inc. dated August 20, 2015 for additional design and construction administration services related to a multi-level parking garage with a top deck solar photovoltaic system for the new St. Petersburg Police Department Headquarters project in an amount not to exceed $188,800, for a total contract amount not to exceed $4,638,230; authorizing the Mayor or his designee to execute the First Amendment and all other necessary documents ; and providing an effective date. (Engineering Project No.11234-018, Oracle No.12847).

EXPLANATION: On August 20, 2015, City Council approved an amended and restated A/E agreement between the City of St. Petersburg and Harvard Jolly, Inc. for design and construction administration services related to the new Police Department Headquarters project in the amount of $4,449,430. The scope of services included planning, programming, design and construction administration services for an approximately $53 million single phase construction project, as part of an overall $70 million budget.

The program update and verification phase was completed in November of 2015 and the site concept options were concluded by February of 2016. Given extreme cost escalation in the Tampa Bay market between the times the budget was established (2013) and the detailed design services commenced (2016), it became evident during the site concept option phase that the $53 million construction cost budget would only cover the construction costs for the new Police Headquarters buildings and site improvements. Alternative parking options would need to be explored in lieu of a parking garage.

Schematic Design was authorized in March 2016 and completed in June 2016. On July 21, 2016 staff presented a Schematic Design Update report to the City Council Committee of the Whole (COW) including discussion on the parking situation. The following is a summary of the COW parking presentation:

- The parking count for the existing Police Department facility is 590 spaces. Based on a study of the maximum parking need during normal business hours, plus weekly Patrol Read-off requirements and other special occasions, the recommended number of parking spaces (including future growth) is 550.

- During Schematic Design, a site plan was provided confirming that 334 on-surface parking spaces could be accommodated on the site. In addition, 45 parking spaces will be provided on the City owned lot at the southeast corner of 1st Ave, North and 13th Street North (also known as the Detective Lot), for a total of 379 parking spaces.

- In Scenario A, acquisition of the adjacent AAA property was explored to determine if acquiring the off-site parcel for civilian parking could achieve the overall number of spaces required. Redeveloping the AAA parcels to code standards failed to achieve the total number of spaces needed.

- In Scenario B, an on-site parking garage could accommodate all department personnel (sworn and civilian) in one location and achieve the total number of spaces required.

- In order to meet the long term parking requirements of the department, the COW agreed with administration's recommendation to design and construct Scenario B, within the secure confines of the Police compound. Funding for Scenario B would be additional debt issued with the Police Headquarters financing.

- The COW requested additional cost and feasibility information on a potential solar photovoltaic system on the top deck of the parking garage. The parking garage will be designed to withstand the structural loads, including wind uplift, of the solar photovoltaic panels and support system. The cost estimate for the solar PV system will be developed during the design phase and carried through the completion of design as a bid add alternate. The bid add alternate will be included as a line-item in the Guaranteed Maximum Price (GMP) proposal for City Council's approval, at which time funding for the PV system will need to be determined.

The First Amendment for additional design and construction administration services in the amount of $188,800 includes; a) the design of alternative concepts to determine the most cost effective garage/surface parking configuration; b) the design of a third elevated deck as a separate bid add alternate through the completion of design and development of the GMP proposal.; c) additional parking garage structural analysis and design to accommodate solar photovoltaic system on the top deck of the parking garage; and d) the architectural and electrical design and coordination of the solar photovoltaic system.

The exact cost and configuration of the parking garage will be determined as part of the additional design services being requested. Initial studies indicate that a garage with two elevated decks will provide approximately 520 total spaces (site surface, garage and Detective lot), while a garage with three elevated decks could provide just over 600 total spaces.

The detailed development of a bid alternate for the third elevated deck provides the option of maximizing the parking if it can be achieved within the budget. It is anticipated that the construction of the parking garage will not exceed $5 million.

The Amended and Restated Architect/Engineering Agreement, as amended by the First Amendment, includes the following phases and associated lump sum fees and costs:

Phase 1A – Initial Programming & Master Planning (completed)	$348,967
Phase 1B – Program and Site Plan updating (completed)	$98,600
Phase 2 - Schematic Design (completed)	$569,825
Phase 3 - Design Development	$776,420
Phase 4 - Construction Documents	$1,444,064
Phase 5 - Bidding Assistance	$177,650
Phase 6 - Construction Administration	$710,604
Owner's Design Contingency and Allowances	$223,300
Reimbursable Expense Allowance	$100,000
Current Subtotal A/E Fees	$4,449,430
Additional Services – Parking Garage & Solar PV System	$ 188,800
Revised Total A/E Fees	$4,638,230

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution approving the first amendment to the amended and restated architect/engineering agreement between the City of St. Petersburg and Harvard Jolly, Inc. dated August 20, 2015 for additional design and construction administration services related to a multi-level parking garage with a top deck solar photovoltaic system for the new St. Petersburg Police Department Headquarters project in an amount not to exceed $188,800, for a total contract amount not to exceed$4,638,230; authorizing the Mayor or his designee to execute the First Amendment and all other necessary documents ; and providing an effective date (Engineering Project No.11234-018, Oracle No.12847).

COST/FUNDING/ASSESSMENT INFORMATION: Funding for the construction of the parking garage will be additional debt issued with the future Police Headquarters financing. Funds in the amount of $188,800 for the additional design and construction administration services have previously been appropriated in the Public Safety Capital Improvement Fund (3025), Police Facility/EOC Project (12847), and will be reimbursed from the future borrowing for the Police Headquarters.

ATTACHMENTS: Resolution

APPROVALS:

rq

Administrative

Budget

RESOLUTION NO.___

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE AMENDED AND RESTATED ARCHITECT/ENGINEERING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND HARVARD JOLLY, INC. ("A/E") DATED AUGUST 20, 2015, FOR ADDITIONAL DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES RELATED TO A MULTI-LEVEL PARKING GARAGE WITH A TOP DECK SOLAR PHOTOVOLTAIC SYSTEM FOR THE NEW ST. PETERSBURG POLICE DEPARTMENT HEADQUARTERS PROJECT IN AN AMOUNT NOT TO EXCEED $188,800, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $4,638,230; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT AND ALL OTHER NECESSSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 20, 2015, the City of St. Petersburg, Florida ("City") and Harvard Jolly, Inc. ("A/E") executed amended and restated architect/engineering agreement ("Agreement") for A/E to provide design and construction administration services for the New St. Petersburg Police Department Headquarters project; and

WHEREAS, at the July 21, 2016, City Council Committee of the Whole meeting, Administration presented the Schematic Design report and discussed the parking situation; and

WHEREAS, an on-site parking garage which can accommodate all Police Department personnel (sworn and civilian) in one location and achieve the total number of spaces required was recommended; and

WHEREAS, the City desires to amend the Agreement for A/E to provide additional design and construction administration services related to a multi-level parking garage with a top deck solar photovoltaic system in an amount not to exceed $188,800, for a total contract amount not to exceed $4,638,230.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the First Amendment to the Amended and Restated Architect/Engineering Agreement between the City of St. Petersburg, Florida, and Harvard Jolly, Inc. ("A/E") dated August 20, 2015, for additional design and construction administration services related to a multi-level parking garage with a top deck solar photovoltaic system for the New St. Petersburg Police Department Headquarters project in an amount not to exceed $188,800, for a total contract amount not to exceed $4,638,230 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the First Amendment and all other necessary documents.

This Resolution shall become effective immediately upon its adoption.

Approvals:

Marah M

City Attorney (Designee)

Michael Byle

Administration

288979

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 6, 2016

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

SUBJECT: A Resolution rescinding an unencumbered appropriation in the amount of $48,956.32 in the City Facilities Capital Improvement Fund (3031) from the Dwight Jones Improvements Project (14664); approving a supplemental appropriation in the amount of $48,956.32 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from this rescission, to the Jamestown Buildings (constructed in 2008) Repair & Repainting Project (TBD); providing an effective date (Engineering & CID No. 16239-019; Oracle No. TBD).

EXPLANATION: The Jamestown Apartments and Townhomes ("Jamestown") are located in the Methodist Town neighborhood and were constructed by the City in 1975-1978 as part of the Jamestown Redevelopment Plan. In 2008 the City replaced some pre-1975 circa units with twenty-one new units bringing the total number of units to 76.

The twenty-one units constructed in 2008 are in overall good shape; however, many of the exterior metal components are showing signs of corrosion due to their exposure to moisture. These include metal railings and hand rails, hollow metal doors and door frames, metal base plates and structural steel columns. The damaged areas need to be repaired to return them to structurally sound and stable condition.

The work will include but not be limited to the following activities; removal of the rust and existing finishes on the metal building components located in areas prone to moisture exposure, treating them with the proper chemicals and coatings to protect them from deterioration from their exposure to moisture from this point forward. Following the repairing, cleaning and treating of the metal surfaces they will be coated with a protective finish to prevent future degradation. Following the completion of the metal work the building and metal components will be pressure cleaned and repainted.

The Dwight Jones Improvement Project included replacement of the windows and repaving of the parking lot. The window replacement was completed in 2015, and the remaining funds from the window scope of the work in the amount of $48,956.32 can be rescinded. The Dwight Jones Improvement Project will remain open until the parking lot repaving project can be closed-out.

RECOMMENDATION: Administration recommends rescinding an unencumbered appropriation in the City Facilities Capital Improvement Fund (3031) in the amount of $48,956.32 from the Dwight Jones Improvements Project (14664); approving a supplemental appropriation in the amount of $48,956.32 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from this rescission, to the Jamestown Buildings (constructed in 2008) Repair & Repainting Project (TBD); providing an effective date (Engineering & CID No. 16239-019; Oracle No. TBD).

Continued on Page 2

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after the rescission of an unencumbered appropriation from the following project in the City Facilities Capital Improvement Fund (3031) $48,956.32 from the Dwight Jones Improvements Project (14664) and a supplemental appropriation in the amount of $48,956.32 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from this rescission, to the Jamestown Buildings (Constructed in 2008) Repair & Repainting Project (TBD).

Attachments: Resolution

Approvals:

Administrative **Budget**

RESOLUTION NO. 2016-_____

A RESOLUTION RESCINDING AN UNENCUMBERED APPROPRIATION IN THE AMOUNT OF $48,956.32 IN THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031) FROM THE DWIGHT JONES IMPROVEMENTS PROJECT (14664); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $48,956.32 FROM THE UNAPPROPRIATED BALANCE OF THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031), RESULTING FROM THIS RESCISSION, TO THE JAMESTOWN BUILDINGS (CONSTRUCTED IN 2008) REPAIR & REPAINTING PROJECT (TBD); PROVIDING AN EFFECTIVE DATE (ENGINEERING & CID NO. 16239-019; ORACLE NO. TBD).

WHEREAS, the Jamestown Apartments and Townhomes ("Jamestown") are located in the Methodist Town neighborhood and were constructed by the City in 1975-1978 as part of the Jamestown Redevelopment Plan; and

WHEREAS, in 2008 the City replaced some pre-1975 circa units with twenty-one new units bringing the total number of units to 76; and

WHEREAS, the twenty-one units constructed in 2008 are in overall good shape; however, many of the exterior metal components including metal railings and hand rails, hollow metal doors and door frames, metal base plates and structural steel columns are showing signs of corrosion due to their exposure to moisture; and

WHERERAS, the damaged areas need to be repaired to return them to structurally sound and stable condition; and

WHEREAS, the Dwight Jones Improvement Project included replacement of the windows and repaving of the parking lot; and

WHEREAS, the window replacement was completed in 2015, and the remaining funds from the window scope of the work in the amount of $48,956.32 can be rescinded; and

WHEREAS, the Dwight Jones Improvement Project will remain open until the parking lot repaving project can be closed-out.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the rescission of an unencumbered appropriation in the amount of $48,956.32 in the City Facilities Capital Improvement Fund (3031) from the Dwight Jones Improvements Project (14664) is hereby approved; and

BE IT FURTHER RESOLVED that the following supplemental appropriation in the amount of $48,956.32 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from this rescission, to the Jamestown Buildings (Constructed in 2008) Repair & Repainting Project (TBD):

City Facilities Capital Improvement Fund (3031)	
Jamestown Buildings (Constructed in 2008)	
Repair & Repainting Project	$48,956.32

This resolution shall become effective immediately upon its adoption.

Approved by:

Legal Department
By: (City Attorney or Designee)

Budget Director

Approved by:

Michael Kyle for TBG
Thomas B. Gibson, P.E.
Engineering Director

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 6, 2016

TO: The Honorable Chair, and Members of City Council

SUBJECT: Approval of Arts Advisory Committee recommendations for FY2017 funding of $275,000.00 for Arts and Cultural Grants for the period of October 1, 2016 through September 30, 2017.

EXPLANATION: The Arts Advisory Committee ("Committee") had several meetings to review the process of determining eligibility for arts and culture grants, the method for apportioning available funds, and the submission of eligible applicants for arts and culture grants for FY2017. The Committee consists of twelve (12) members, one of whom is a City Council member and the others are individuals who exhibit an interest in and support arts and culture in the community.

The Committee met as the grants panel on August 2, 2016. The Committee reviewed applications of the eighteen (18) eligible arts and cultural organizations and recommended the method of allocating funds be based upon the applicants' average scores. Sixteen (16) organizations received an average score of 80 or above to qualify for funding. In addition, nine (9) organizations applied for and were granted second year funding in FY2017 based on their FY2016 average scores of 90 or above.

The FY2017 Adopted Budget includes $275,000 for grants for arts and cultural organizations. The agencies and grant award are set forth in the Grant Award List, which is attached hereto.

RECOMMENDATION: Administration recommends approval of the arts and culture grant awards as recommended by the Arts Advisory Committee.

COST/FUNDING/ASSESSMENT INFORMATION: $275,000 have been previously appropriated in the General Fund (0001), Mayor's Office of Cultural Affairs, Administration (020-1777)

ATTACHMENTS: Resolution and Grant Award List

APPROVALS: Administrative: _____

Budget: Devrts L. Fuller 9.19.16

Legal: SBM
(As to consistency with attached legal documents)

Resolution No. _____

A RESOLUTION APPROVING FUNDING FOR VARIOUS ARTS AND CULTURAL AGENCIES IN AN AMOUNT NOT TO EXCEED $275,000.00 FOR THE PERIOD OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2017; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECT THE INTENT OF THIS RESOLUTION WITH EACH AGENCY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg authorizes financial assistance to arts and cultural agencies in the community; and

WHEREAS, the Arts Advisory Committee has reviewed all eligible agencies and presented its recommendations in an amount not to exceed $275,000.00 for the period of October 1, 2016, through September 30, 2017; and

WHEREAS, each eligible agency is a voluntary non-profit corporation which is open to the public and is dedicated to a valid public purpose; and

WHEREAS, funds will be provided from the Fiscal Year 2017 Operating Budget in the General Fund, Mayor's Office of Cultural Affairs.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that on the advice of the Arts Advisory Committee the following agencies be funded, as listed below, for the period of October 1, 2016 through September 30, 2017.

Agencies and Funding for FY2017
25 Agencies

Academy of Ballet Arts, Inc.	10,687.69
American Stage Company, Inc.	16,134.66
Arts Center Association, Inc. dba Morean Arts Center	15,841.05
Choral Masterworks Festival, Inc. dba The Master Chorale of Tampa Bay	10,501.50
Creative Clay, Inc.	16,027.24
DMG School Project, Inc.	4,765.82
EMIT	4,647.96

Florida Craftsmen dba Florida CraftArt	15,812.40
Florida Holocaust Museum, Inc.	15,812.40
Florida West Ballet, Inc.	4,368.05
freeFall Theatre, Inc.	15,962.79
Friends of the Festival, Inc.	10,604.62
Great Explorations, Inc.	15,812.40
In Touch With Communities Around The World, Inc.	10,965.56
Museum of Fine Arts, St. Petersburg, Inc.	15,959.72
The Palladium	16,475.34
St. Petersburg Clearwater Film Society	10,518.68
St. Petersburg Historical Society, Inc.	10,687.69
St. Petersburg International Folk Fair Society, Inc. (SPIFFS)	10,432.75
St. Petersburg Opera Company	16,180.70
A Simple Theatre in Residence at Eckerd College	1,975.00
The Studio@620, Inc.	11,257.74
Tampa Bay Symphony, Inc.	4,670.06
Venture Compound	4,294.39
Warehouse Arts District Association	4,603.77

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effect the intent of this resolution with each agency.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)

APPROVED BY:

Wayne Atherholt, Director
Office of Cultural Affairs

Item CB-12 will be deleted. Deadline constraints prevented this revision from being reflected on the published agenda.

Approving funding in an amount not to exceed $148,633 for the Society of St. Vincent de Paul, South Pinellas, Inc. to operate the St. Vincent de Paul Care Center for the period commencing October 1, 2016 and ending September 30, 2017; Authorizing the Mayor or his designee to execute the Citys form grant agreement and all other documents necessary to effectuate this transaction.

9/23/16

CB-12

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 6, 2016

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

Subject: A resolution authorizing the Mayor or his designee to execute an Agreement between the City of St. Petersburg and the University of South Florida Board of Trustees for the St. Petersburg Archaeological Parks Virtual Application Planning and Design Project at a cost not to exceed $91,361.49; and providing an effective date.

Explanation: On June 17, 2016, the City received a proposal from the University of South Florida Board of Trustees ("USF") for the spatial surveys, digital data collection, and heritage interpretative planning design as the first step for the St. Petersburg Archaeological Parks Virtual Application Project ("Project"). The purpose of the Project is to create a virtual application that will connect the City's archaeological parks and be an educational resource for heritage tourism within the City.

The Project scope of work includes spatial and digital media collection at all park areas included in the Archaeological Parks Master Plan (inclusive of park infrastructure mapping, trails, and areas for use with the virtual application and heritage tourism development); archaeological survey and topographical/feature mapping at the Kuttler tract; spatial mapping survey, remote sensing, and analysis of the Abercrombie Park erosion areas (inclusive of coordination with professional surveyor control establishment); 3D modeling (close range) of representative artifact pieces (coordination with local collections) for use in heritage tourism development, website applications, and other visual presentations; and preparation of all data for use with the virtual application and heritage tourism development, including interpretative "storyboard" and heritage tourism plan development and prioritizing suggestions to the City. A report will include ideas for signage, heritage tours, the use of digital content and digital data implementation, branding and marketing suggestions as well as phasing and upcoming tasks for implementation.

On September 22, 2016, City Council adopted Resolution 2016-421 authorizing the Mayor or his designee to accept a Small Matching Grant in the amount of $35,308 from the Florida Department of State, Division of Historical Resources for the Project. In order to complete the Small Matching Grant, the City needs mapping data that will be provided by USF per this Agreement. The $35,308 from the Small Matching Grant is not included in this Agreement with USF and will be contracted separately.

The City partnered with the USF within the Archaeological Parks Master Plan process that occurred in 2013-2014. USF, as a local educational partner, was selected for the Project because it has proprietary technology and techniques specifically developed for historical mapping and reconstruction not found by other surveying firms. USF's previous work on the planning of this Project, as well as specific technology and educational resources, cannot be mirrored by another potential consultant. In accordance with Section 2-249 of the City of St. Petersburg Purchasing Code, USF is the only firm that can provide this service.

Recommendation: Administration recommends adoption of the attached resolution authorizing the Mayor or his designee to execute an Agreement between the City of St. Petersburg and the University of South Florida Board of Trustees for the St. Petersburg Archaeological Parks Virtual Application Planning and Design Project at a cost not to exceed $91,361.49.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Recreation and Culture Capital Improvement Fund (3029), Indian Mounds Restoration/Improvements Project, Oracle Project 15101.

Attachment: Resolution

Approvals:

Administration: _____ Budget: _____

V.2

Resolution No. 2016-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND THE UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES FOR THE ST. PETERSBURG ARCHAEOLOGICAL PARKS VIRTUAL APPLICATION PLANNING AND DESIGN PROJECT AT A COST NOT TO EXCEED $91,361.49; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg ("City") is proud of its heritage and history; and

WHEREAS, on June 17, 2016, the City received a proposal from the University of South Florida Board of Trustees ("USF") for the spatial surveys, digital data collection, and heritage interpretative planning design as the first step for the St. Petersburg Archaeological Parks Virtual Application Project ("Project"); and

WHEREAS, the purpose of the Project is to create a virtual application that will connect the City's archaeological parks and be an educational resource for heritage tourism within the City; and

WHEREAS, the Project scope of work includes spatial and digital media collection at all park areas included in the Archaeological Parks Master Plan (inclusive of park infrastructure mapping, trails, and areas for use with the virtual application and heritage tourism development); archaeological survey and topographical/feature mapping at the Kuttler tract; spatial mapping survey, remote sensing, and analysis of the Abercrombie Park erosion areas (inclusive of coordination with professional surveyor control establishment); 3D modeling (close range) of representative artifact pieces (coordination with local collections) for use in heritage tourism development, website applications, and other visual presentations; and preparation of all data for use with the virtual application and heritage tourism development, including interpretative "storyboard" and heritage tourism plan development and prioritizing suggestions to the City; and

WHEREAS, on September 22, 2016, City Council adopted Resolution 2016-407 authorizing the Mayor or his designee to accept a Small Matching Grant

in the amount of $35,308 from the Florida Department of State, Division of Historical Resources for the Project; and

WHEREAS, in order to complete the Small Matching Grant, the City needs mapping data that will be provided by USF per this Agreement; and

WHEREAS, the $35,308 from the Small Matching Grant is not included in this Agreement with USF and will be contracted separately; and

WHEREAS, the City partnered with USF within the Archaeological Parks Master Plan process that occurred in 2013-2014; and

WHEREAS, USF, as a local educational partner, was selected for the Project because it has proprietary technology and techniques specifically developed for historical mapping and reconstruction not found by other surveying firms; and

WHEREAS, USF's previous work on the planning of this Project, as well as specific technology and educational resources, cannot be mirrored by another potential consultant; and

WHEREAS, in accordance with Section 2-249 of the City of St. Petersburg Purchasing Code, USF is the only firm that can provide this service.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to execute an agreement between the City of St. Petersburg and the University of South Florida Board of Trustees for the St. Petersburg Archaeological Parks Virtual Application Planning and Design Project at a cost not to exceed $91,361.49.

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal: _____ Administration: _____

00289579 V 2

St. Petersburg City Council

Consent Agenda
Meeting of October 6, 2016

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

SUBJECT: A resolution authorizing the Mayor or his designee to execute a Letter of Agreement and Contract with the University of South Florida ("USF") for pass through of funds from the Florida Department of Transportation ("FDOT") in the amount of $70,000.00 to fund Police Department overtime costs incurred by High Visibility Enforcement for the Pedestrian and Bicycle Safety Campaign; and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $70,000.00 from the increase in the unappropriated balance of the General Fund (0001) resulting from these additional revenues to the Police Department, Traffic & Marine (140-1477), High Visibility Enforcement Grant (TBD); and providing an effective date.

EXPLANATION: Statistics show that additional emphasis should be placed on pedestrian and bicycle safety. In 2014, traffic crashes in Florida resulted in 606 pedestrian fatalities, 7,737 pedestrian injuries, 135 bicyclist fatalities and 6,680 bicyclist injuries, nearly double the national average for pedestrians and nearly triple the national average for bicyclists according to the National Highway Traffic Safety Administration (NHTSA) Traffic Safety Facts. The program effort will utilize law enforcement support in high priority counties throughout the state to educate and enforce safe pedestrian, bicyclist and driver behaviors with the main objective being to reduce traffic crashes and fatalities involving pedestrians and bicyclists through the use of selected traffic education and enforcement operations. This campaign is a component of Florida's Bicycle/Pedestrian Focused Initiative Communication and High Visibility Enforcement Implementation under the direction of the Florida Department of Transportation ("FDOT") and the University of South Florida ("USF").

The High Visibility Enforcement for Pedestrian and Bicycle Safety Campaign Grant ("Grant") has been awarded by FDOT to the City of St. Petersburg in the amount of $70,000.00 for the High Visibility Enforcement for the Pedestrian and Bicycle Safety Campaign. The Grant requires no matching funds. 100% of the Grant funds will be allocated to the Police Department for pedestrian and bicycle safety enforcement overtime costs. The Grant is administered by USF.

RECOMMENDATION: The Administration recommends that City Council adopt the attached resolution authorizing the Mayor or his designee to execute a Letter of Agreement and Contract with the University of South Florida ("USF") for pass through of funds from the Florida Department of Transportation ("FDOT") in the amount of $70,000.00 to fund Police Department overtime costs incurred by High Visibility Enforcement for the Pedestrian and Bicycle Safety

Campaign; and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $70,000.00 from the increase in the unappropriated balance of the General Fund (0001) resulting from these additional revenues to the Police Department, Traffic & Marine (140-1477), High Visibility Enforcement Grant (TDB); and providing an effective date.

COST/FUNDING INFORMATION: The grant will provide funds through May 31, 2017. A supplemental appropriation in the amount of $70,000.00 from the increase in the unappropriated balance of the General Fund (0001) resulting from these additional funds, to the Police Department Traffic & Marine (140-1477), High Visibility Enforcement Grant (TBD) is required.

Attachments: Resolution
Grant Agreement

Approvals:

Administration:_____ Budget:_____

Legal: 00289597.doc V. 1

Resolution No. 2016-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A LETTER OF AGREEMENT AND CONTRACT WITH THE UNIVERSITY OF SOUTH FLORIDA ("USF") FOR PASS THROUGH OF FUNDS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") IN THE AMOUNT OF $70,000.00 TO FUND POLICE DEPARTMENT OVERTIME COSTS INCURRED BY HIGH VISIBILITY ENFORCEMENT FOR THE PEDESTRIAN AND BICYCLE SAFETY CAMPAIGN; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $70,000.00 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE POLICE DEPARTMENT, TRAFFIC & MARINE (140-1477), HIGH VISIBILITY ENFORCEMENT GRANT PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation ("FDOT") has awarded a pass through grant to the City of St. Petersburg in the amount of $70,000.00 ("Grant") for the High Visibility Enforcement for Pedestrian and Bicycle Safety Campaign ("Campaign"); and

WHEREAS, the Campaign is a component of Florida's Bicycle/Pedestrian Focused Initiative Communication & High Visibility Enforcement Implementation; and

WHEREAS, law enforcement support will be used to educate and enforce safe pedestrian, bicyclist, and driver behaviors in high priority counties throughout the state; and

WHEREAS, the City and the University of South Florida ("USF"), FDOT's contract manager for the Grant, have entered into a Letter of Agreement and Contract ("Contract") to receive the Grant funds, subject to City Council approval; and

WHEREAS, the Contract provides that the Police Department is required to submit monthly reports to USF; and

WHEREAS, 100% of the grant funds will be allocated to the Police Department for pedestrian and bicycle safety enforcement overtime costs; and

WHEREAS, a supplemental appropriation in the amount of $70,000.00 from the increase in the unappropriated balance of the General Fund (0001) resulting from the grant funds is required.

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 Letter of Agreement and Contract with the University of South Florida ("USF") for pass through of funds from the Florida Department of Transportation ("FDOT") in the amount of $70,000.00 to fund Police Department

overtime costs incurred by High Visibility Enforcement for the Pedestrian and Bicycle Safety Enforcement Campaign; and to execute all 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 Fund (0001), resulting from these additional revenues the following supplemental appropriation for FY 2017;

General Fund (0001)
Police Department, Traffic & Marine (140-1477),
High Visibility Enforcement Grant (TBD)
$70,000.00

This resolution shall take effect immediately upon its adoption.

Approvals:

Legal:_____Administration:_____

Budget:_____

Legal: 00289598.doc V. 1

COUNCIL AGENDA
CONSENT AGENDA ITEM

TO:	**Members of City Council**
DATE:	**September 29, 2016**
COUNCIL DATE:	**October 6, 2016**
RE:	***Reappointment of Council member Lisa Wheeler-Bowman to the PSTA Board of Directors for the term beginning October 1, 2016 – September 30, 2019***

Back up to follow

Resolution No. 2016 ____

A RESOLUTION APPOINTING LISA WHEELER-BOWMAN TO THE GOVERNING BOARD OF THE PINELLAS SUNCOAST TRANSIT AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has three appointments to the governing board of the Pinellas Suncoast Transit Authority ("PSTA Board") and the term for one of the three appointments ends on September 30, 2016; and

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

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

WHEREAS, the appointment is for a three-year term beginning on October 1, 2016, and ending on September 20, 2019.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that Lisa Wheeler-Bowman is appointed to one of the City Councilmember position on the PSTA Board beginning October 1, 2016, and ending on September 20, 2019.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content:

Legal: 00242321.doc